

December 8, 2023

Stacey Nerger
Town of Parker Community Development Department
20120 East Mainstreet
Parker, CO 80138

RE: The Exchange Lot 1
Project number: SP23-080

Dear Stacey,

Please find below our responses addressing the Town's 1st Submittal Review comments for the proposed project located at 19590 Mainstreet, Parker, CO 80138.

The following text will address review comments we received on the initial plans. To facilitate your review, we have included the original outstanding concept comments and have provided our responses in **bold blue text**.

General Project Comments:

Please see additional pdf with responses from the Planning Division

Traffic and Roadway Review Comments

Construction Plans - Civil

1. Since all adjacent and proposed paving is concrete, a formal cross pan will not be required. To ensure that flows are adequately conveyed across the east access point, provide additional details on the grading plan to identify an appropriate valley in the concrete for conveying flow from flow line to flow line. Additionally, provide a detail for the proposed driveway utilizing the Town's standard detail 20 to the extent feasible.

Response: Additional grading detail added to show flows

2. Provide the overall utility plan as part of the Town CD set as well.

Response: Overall utility plan has been added to set

3. Provide the following note on the Overall Utility Plan:
 - a. Any proposed utility connection within an existing roadway within public right of way will require a town right-of-way permit prior to commencing work. The town required connections to be bored to the extent possible, and any street cut allowed by the town will be required to be patched according to the town's construction standards and details. The limits of patching will be determined by the town at the time of construction. The town of Parker does not allow roadway closures for utility work.

Response: Note added



Public Improvement Cost Estimate

1. As the project nears approvals, provide a public improvement cost estimate for any proposed improvements within Town right-of-way extents. Please note this includes any restoration work required for proposed utility connections.
 - a. Example: 02 Site Plan

Response: Acknowledged, cost estimate will be provided closer to approvals

Stormwater Review Comments

Construction Plans - Environmental

Please note that a CBMP Cost Estimate will be required and reviewed with the Grading Permit after all CBMP comments have been addressed and the final site plan is near approval.

Response: Acknowledged

1. Please add a note stating – “The VTC pad for a CWA does not need to conform to the formal VTC detail.”

Response: Note added

2. Please add a note stating – “The true location of the CWA may be determined by the town and the ECS.”

Response: Note added

3. Please add a note stating – “The true location of the portable toilet protection (PTP) may be determined by the Town and the ECS.”

Response: Note added

4. Please add a note stating – “Masonry work protection is required for construction of buildings.”

Response: Note added

5. Please add the following note to the Initial and Interim/Final CBMP plan sheets: “Lot protection (LP) is required on commercial lots when completion of landscaping is not possible and prior to issuance of a temporary certificate of occupancy.”

Response: Note added

6. Please add a note station – “Any onsite bulk fuel storage requires a fire line safety permit from the town of Parker prior to installation.” Contact Randy Capra at 303-805-3136 or rcapra@parkeronline.org for FLS permit questions.

Response: Note added

7. Please add a callout/label on all properties adjacent to the project stating “No wor shall occur in this area”. These areas must be shaded for easy identification.

Response: Callout added

8. Please provide a callout outside the perimeter controls along the public sidewalk to be modified/replaced with the project that states the following: "All work within public right-of-way (ROW) will require a town ROW permit. Initial and Interim CBMPs for work within the Town's ROW shall be coordinated with the Town's environmental inspector prior to beginning of any ROW work."

Response: Callout added

9. Please show multiple Portable Toilet Protections (PTP), a site this size must have at least 2 at initial phase. Additional PTPs may be needed in the interim and final phases.

Response: Addition PTP has been added

10. Please Include within the plans, immediately following the Final Erosion Control Plan sheet, all 71 pages of the Town of Parker's CBMP Legends/Symbols, General Notes & CBMP Details.

Response: Sheets have been added to the end of the set

11. Please provide and identify Masonry Work Protection (MWP) on the plans for construction on the building.

Response: MWP identified on plans

12. Provide and identify Debris and Trash Control (DTC) for the construction site and surrounding areas.

Response: DTC has been identified on the plans

Drainage Report

1. Provide a brief memo detailing the proposed change in impervious are for the site and any change in existing flow paths for future designer's use.

Response: Memo has been provided

Parker Water and Sanitation District

1. Due to the addition of a fire hydrant please submit a Standard Improvement Agreement with all required exhibits.

Response: Standard Improvement Agreement will be submitted with future submission

2. A wet stamped and signed Engineer's Estimate with a 20% contingency must be submitted for verification and District approval. The approved document will be an Exhibit for the Standard Improvement Agreement and Letter of Credit. Only the fire hydrant, gate valves and taps to our main will be required to be added to this estimate. It will not be necessary to add the grease interceptor and the service line material as this is considered private.

Response: Acknowledged, cost estimate will be provided closer to approvals

3. Due to the addition of a grease interceptor an Industrial Waste Permit application must be completed. Application is available at www.pwsd.org.

Response: Acknowledged, an industrial waste permit will be provided

4. Is there going to be plumbing fixtures added during this remodel? If yes please submit the plumbing plans for the building for verification and calculation of tap size (include engineer's fixture count worksheet). Please include both existing fixtures and proposed fixtures. The District uses the 2009 IPC for sizing water taps.

Response: Plumbing Plans will be submitted as separate submittal

5. No more than one fire hydrant may be out of service with the closing of two or more valves.
 - a. Due to the addition of the fire hydrant and an existing fire hydrant south of the building an additional gate valve will need to be added to the existing 8" water line just south of the proposed new fire hydrant, see redline plans.

Response: Gate valve added to water main

6. Please add a 4" gate valve to the proposed underground fire line right after the tap.

Response: 4" gate valve added to fire line

7. Please show the existing sanitary sewer service line on the plans. Will this line be abandoned or will it still be used for all non-grease related sanitary sewer flows?

Response: Existing sanitary line shown on plans. This will remain and serve the existing restrooms.

8. Is the proposed new sanitary sewer service for grease only or will it be for all sanitary sewer flow? If it is for all sewer flow a 2nd line will need to be run parallel to the proposed line and tie in to the sanitary sewer service line after the grease interceptor, see redline plans.

Response: Additional parallel sanitary service line has been added

9. A sampling manhole will be required to be right after the grease interceptor, see redline plans.

Response: Sampling manhole added

10. The clean out after the interceptor will need to be a double cleanout after the interceptor, see redline plans.

Response: Cleanout updated to double cleanout

11. Please add a materials list to the cover sheet.

Response: Materials list added

12. How is the irrigation water going to be supplied for the new landscaping, will it be coming off the building tap? Is more water going to be used to irrigate after the remodel or will less water be used with the proposed new drip system?

Response: Irrigation plan has been added to the set

13. Please add water and sanitary sewer detail W2.6, W5.18, S4.13, S4.14, S5.3, and S4.12.

Response: Details added

14. A letter of credit or Cash in Lieu based on the approved Engineer's Estimate must be submitted before final approval.

Response: Acknowledged

15. Prior to project final approval the following documents will be required, SIA, original wet stamped Engineer's Estimate, Letter of Credit, updated easement documents with PWSD agreement attached, engineering review fees, and plans signed by a Town of Parker life safety official.

Response: Acknowledged

Fire/Life Safety

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.

Response: Acknowledged

2. The applicant shall be aware that the access road hydrant distribution was not planned to address the suppression needs for all commercial properties within this subdivision; this site requires the addition of one hydrant on the east side of the building. Note – this issue was addressed by the applicant; thank you!

Response: Acknowledged

3. Per the requirements of [21 IFC Section 503.1.1 Buildings and Facilities] approved fire apparatus access roads shall be provided for every facility, building, portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility (the building, as approximately 4,000 sf (or 40'x 100') cannot meet the requirement as measured from the center line of the fire apparatus as measured by an approved route from any point that a fire engine might park when responding to a call at this building).

Response: Building is sprinklered and within 225' of the closest fire hydrants

4. Per the requirements of the code, the fire code official is allowed to increase the dimension of the 150 feet provided that the applicant meets Exception 1.1 of this section... "The building is equipped throughout with an approved automatic sprinkler suppression system installed in accordance with section 903.1.1, 903.1.2, or 903.3.1.3; a sprinkler suppression system will be required. ***As access cannot be met this building is required to be sprinklered per the requirements of the code (this was also noted as a requirement during the pre-application meeting discussions). Note – this issue was addressed; thank you!***

Response: Building is sprinklered

5. The overall utility plan provided needs to be cleaned up to address the following:

- a. When resubmitting, ensure that the required Fire Life Safety signature block is provided in two locations on the utility drawings (this information has been shared with Galloway on multiple occasions making the information here a reminder); the locations of the required Fire Life Safety signature block are required on the cover page and on the overall utility page. This signature block can be found at the end of this document.

Response: Signature block has been provided

- b. The length of the UFL, as measured from the “T” in the road to the flange in the building, shall be documented on the overall utility plan (not a note on the side of the plan) in the same area that the size of the ULF is noted on the plan set.

Response: Length of the fire line has been added to the callout

6. The applicant shall provide a room layout (in advance of a plan set for the commercial building permit) so as to ensure that the riser room is sized appropriately. With regard to the fire sprinkler control valve room, ensure that the following is addressed:
 - Exterior access is required into the riser room with access into the building provided either adjacent to the riser room or through the riser room.
 - The FACP will be required to be located on an interior wall in the fire sprinkler control valve room; ensure that the riser room is sized to accommodate the FACP and the riser. A three-foot clearance is required in front of the FACP as well as the sprinkler riser.
 - The underground shall enter the building and turn up no further than 24 inches from foundation wall; three feet of clearance is required in front of the fire riser with a minimum of 12” of clearance behind the riser and 18” to each side of the riser.
 - The FDC location requires three feet of clear space on either side of the FDC... just as a fire hydrant requires the same clear spaces.

Note – This is a requirement that is not allowed to be deferred until the building submittal has been made. Exterior door access, riser room location, water entry, etc. all must be confirmed prior to site plan approval. Please work with your design team to ensure that the required information is provided. The site plan will not be approved without the required information.

Response: Room layout will be provided to show compliance with the code

7. A sidewalk shall be extended to the riser room door as well as the FDC; a 5'x 5' pad shall be provided in front of the FDC. Note – It appears that the existing sidewalks will satisfy this requirement. Confirmation is all that is required.

Response: Correct, a 5’x5’ pad will be provided in front of the FDC

8. **Utility Plan Set:** The applicant shall provide a utility plan that identifies the locations of all utilities on the site (including natural gas and electricity). The overall utility plan shall identify the location of the required fire hydrant(s) and the required underground fire line UFL). **The plan set shall identify the UFL on the plan (not just providing a note) while providing the length and diameter of the UFL (as measured from the T at the water main to the flange within the building).**

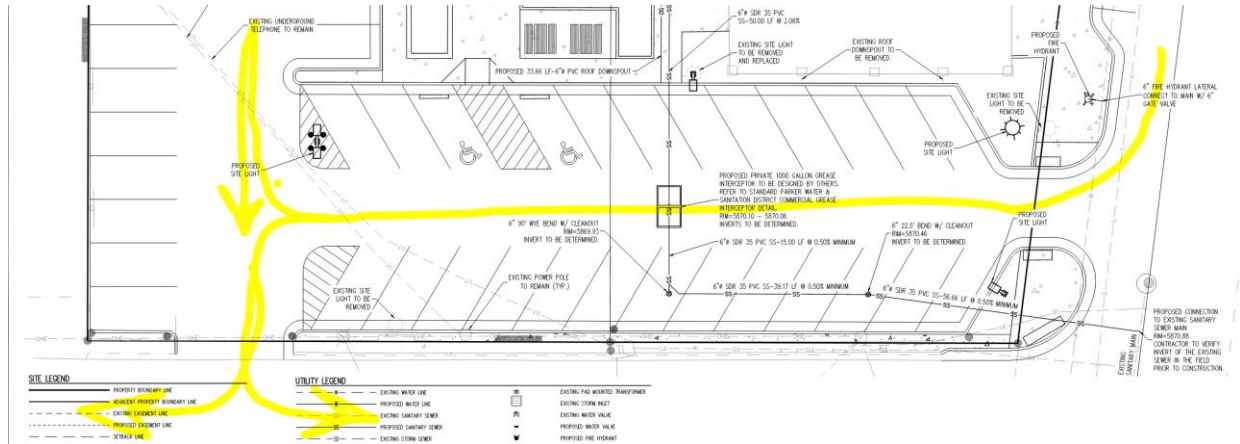
Note – The UFL shall have its own tap; domestic water and the required fire hydrant shall have separate taps.

Response: Length, diameter, and tap for the fire line have been identified

- The Town of Parker requires that 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, two axle and 40-ton three, axle vehicles. An unimpeded clear width of 20-feet shall be maintained at all times (though Planning and Zoning requirements may require a minimum of 24 feet). Where building exceed 30 feet in height, a fire department access is required to be 26 feet in width. 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. For this application, this signage is required on both the inside and outside islands shown south of the building and east along the access drive.* Note – as the modifications to this site do not address this requirement, documentation as to why the access provided is not typical of the code requirements when resubmitting.

Response: Fire access lane will be the existing roads surrounding the site

- The applicant shall provide an auto turn analysis indicating that apparatus can navigate all portions of this site (both sides of the gas canopy). As noted in item # 8, NO PARKING – FIRE LANE signage is required for any portion of the access where the 20-foot clear width requirement cannot be met. See below the areas required for the auto-turn analysis and address when resubmitting:



Response: The fire access will be provided around the site rather than be routed through it. Truck turn and fire plan have been provided to show that all sides of the building can be reached by fire apparatus.

- As noted in item 9, the site is tight and the areas on the west end of the angled parking create an opportunity for people to park when the parking lot is at capacity; signage shall be provided indicating that this area is a NO PARKING – FIRE LANE in both areas shown (either side of the parking lot). Address this issue when resubmitting.

Response: The fire access is intended to route around the site, not through it.

- Anticipated deferred submittals for this project would include the following (as Applicable):

- Underground Fire Line
- Sprinkler Suppression
- Fire Alarm System
- Radio Amplification System (Dependent upon test results)
- Access Control (as applicable)

Response: Acknowledged

GENERAL COMMENTS (as applicable)

1. All engineering documents submitted to the Town of Parker shall bear the wet signature and seal of the engineer or architect in responsible charge of the design.

Response: Acknowledged

2. Water distribution and site access components shall be installed and in service prior to the construction of any portion of the structure, except by special permit issued by the Fire District.

Response: Acknowledged

Underground fire lines

1. When thrust blocks are used as part of the pipe restraint system, submitted plans for permit shall provide detailed documentation that the thrust blocks satisfy all requirements of 19 NFPA 24: 10.8.2, including specific thrust block dimensions and mathematical calculations for block dimensions per guidelines provided in Annex A.10.8.2.

Response: Thrust block details will be provided

2. PRIVATE ROADS that provide access to more than two dwellings or one or more commercial buildings shall be constructed to meet the roadway standards approved by the South Metro Fire Rescue Authority for fire apparatus access. Private roads that do not meet the roadway standard may be accepted provided that alternative methods and materials are incorporated into the subdivision that addresses the fire and life safety of the citizens.

Response: All buildings and roads for this site are existing with no proposed changes

Underground Fire Line – Submittal Requirements

Reference: 2019 NFPA 24 Installation of Private Fire Service Mains and Their Appurtenances

A separate permit is required and will be issued pending review of a detailed submittal which must include the following: [21 IFC 901.2]

4.1.1 Working plans shall be submitted for approval to the authority having jurisdiction before any equipment is installed or replaced.

4.1.2 Deviation from approved plans shall require permission of the authority having jurisdiction.

4.1.3 Working plans shall be drawn to an indicated scale on sheets of uniform size, with a plan of each floor as

applicable, and shall include the following items that pertain to the design of the system:

- (1) Name of owner

- (2) Location, including street address
- (3) Point of compass
- (4) A graphic representation of the scale used on all plans
- (5) Name and address of contractor
- (6) Size and location of all water supplies
- (7) The following items that pertain to private fire service mains:
 - (a) Size
 - (b) Length
 - (c) Location
 - (d) Material (ductile-iron, PVC., etc.)
 - (e) Point of connection to city main
 - (f) Sizes, types, and locations of valves, depth at which the top of the pipe is laid below grade
 - (g) Method of restraint (Meg-a-Lug or similar)

4.1.4 The working plan submittal shall include the manufacturer's installation instructions for any specially listed equipment, including descriptions, applications, and limitations for any devices, piping, or fittings. Submittals must include installation specifications for thrust blocks, corrosion protection, restraint system, bedding, detail of pipe under the building up to, and including, the flange. When it is intended that a different contractor will extend the fire line from a stopping point outside the building, to the inside flange, a second submittal and permit is required.

All tees, plugs, reducers, valves, and hydrant branches shall be restrained against movement by thrust blocks [10.8.2] or restrained joint systems [10.8.3]. When thrust blocks are used as part of the pipe restraint system, submitted plans shall provide detailed documentation that the thrust blocks satisfy all requirements of Section 10.8.2, including specific thrust block dimensions and mathematical calculations for block dimensions per guidelines provided in Annex A.10.8.2.

Any individual or company who physically works on or installs any part of a fire suppression system, including underground supply lines, from public water lines to system risers and backflow preventers, **must** be registered with the Colorado Division of Fire Safety. [Dept of Public Safety, Division of Fire Safety, Fire Suppression Program 8 CCR 1507-11:3.1.2] Documentation of valid annual registration may be required with plan submittal.

The following website for the Colorado Division of Fire Safety will provide registration instructions.

<http://dfs.state.co.us/SuppAppsProclnsp.htm>

All submittals must display a wet stamp and original signature by a Colorado licensed professional engineer or NICET III, or higher, in fire suppression systems. [Dept of Public Safety, Division of Fire Safety, Fire Suppression Program 8 CCR 1507

Response: Underground fire line submittal will be provided in subsequent submittals

Sincerely,
GALLOWAY

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