

February 2, 2024

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 2<sup>nd</sup> Submittal Review comments for the proposed project located at 19590 Mainstreet, Parker, CO 80138.

The following text will address review comments we received for the second submittal. 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. Update the sheet index on the cover sheet with the revised sheet list.

**Response: Sheet index updated**

#### 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.

**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 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. These must be on the CDs (6-8 pages per sheet)8 so they can be printed with the plan set.

**Response: Details added**

### **Parker Water and Sanitation District**

1. The utility plans call out and existing irrigation tap meter to be moved. Does the irrigation system have a separate meter and tap.
  - a. PWSD will require the backflow on the irrigation system to be updated to a reduced pressure (RP) style backflow. Please call out an RP backflow on the plans for the irrigation system.

**Response: The existing irrigation system does have a meter tap, it will be removed and replaced as shown on the irrigation plans**

2. Prior to project final approval the following documents will be required, SIA, original wet stamped Engineers Estimate, Letter of Credit, engineering review fees, Industrial Waste Permit completed, Plumbing plans with an IPC fixture count worksheet included and plans signed by a Town of Parker life safety official.

**Response: Acknowledged, documents will be provided closer to approvals**

### **Fire/Life Safety**

1. 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 expanded**

2. 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.**

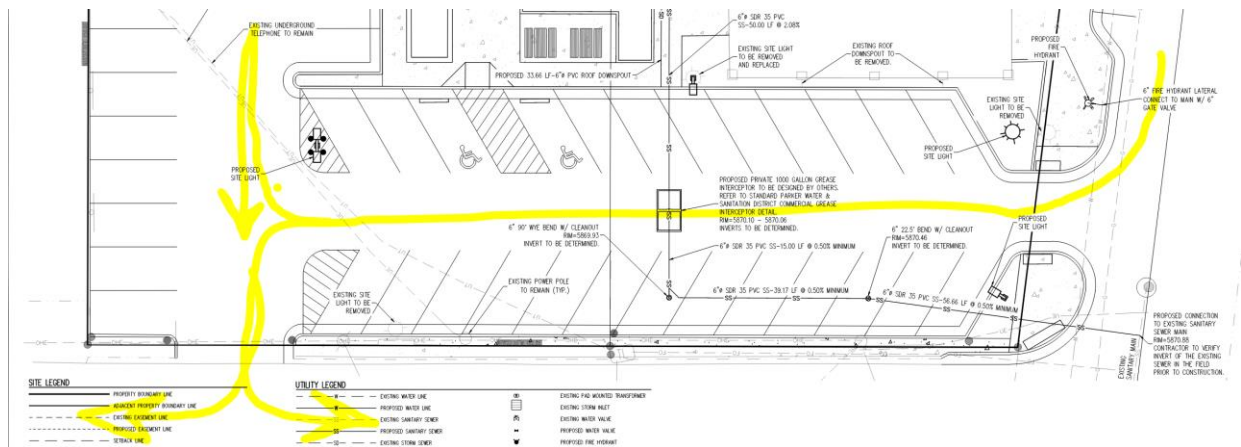
**Response: Fire riser room has been added to the utility plan**

- 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: All utilities are shown and labeled**

- 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: Turn analysis has been included with signs added**

- 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: Signs added**

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>

The Exchange Lot 01  
2<sup>nd</sup> Submittal Review Comment Responses  
02/02/2024

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**

Troy Kelts, PE  
Civil Project Manager  
[TroyKelts@GallowayUS.com](mailto:TroyKelts@GallowayUS.com)