



COTTONWOOD

WATER AND SANITATION DISTRICT

c/o Mulhern MRE, Inc.
58 Inverness Drive East, Suite 100
Englewood, CO 80112
P: (303) 649-9857 F: (303) 414-0671

October 18th, 2024

Megan H. Vogt, PE
S. A. MIRO, Inc.
4582 South Ulster Street, Suite 750
Denver, CO 80237

Re: AdventHealth Parker Expansion – Crown Point Filing No. 1, Amendment No. 30
1st CD Submittal Review Response

Megan,

The Cottonwood Water and Sanitation District (“the District”) has completed the review for your first submittal of the drawings titled AdventHealth Parker Expansion, dated May 31st, 2024, provided by your Firm. Please address the following comments in conjunction with the provided redlines prior to your next submittal.

General:

1. We have received and reviewed the updated AWWA M22 document that was provided by Cator Ruma, the MEP Engineer. Their calculations and supporting documents demonstrate that the existing 4-inch meter size remains appropriate even after this expansion. We agree with their assessment. At this time, it is not appropriate to upsize the meter.

[Noted.](#)

Water and Sanitary Cover Sheet (C500):

2. Provide a list of approval or associated agencies for this project.
3. Provide a Professional Engineer statement.
4. Provide Benchmark information.
5. Provide a Basis of Bearing.
6. Verify the provided legal description is correct, other provided documents have shown this to be Amendment 30 rather than 28.

[Items have been included on the cover sheet and the legal description has been amended to reflect accurate amendment.](#)

7. Please remove the Parker Water Signature Block and replace it with the appropriate Cottonwood Water and Sanitation District Block.

[Parker Water Signature Block has been updated.](#)

Utility Plan (C511):

8. Verify storm pipe callouts, some show DIP and others RCP.
[Storm callouts have been adjusted to reflect accurate material.](#)
9. There is an existing hydrant that wasn't shown which appears to be located within a proposed drive. It appears this could be relocated within the new proposed landscape rather than a new assembly being installed just west of the existing.
[The proposed fire hydrant in this location is proposed to utilize the existing hydrant line. Notes have been added to the sheets to have the contractor verify existing location of hydrant line.](#)

Utility Plan (C512):

10. Provide a demo plan so it is clear what is being removed as part of this expansion.
[Demo plans have been included in the set.](#)
11. Provide a plan and profile for the proposed water line.
[Water line plan and profile sheet has been included in the set.](#)
12. Callout all valves, fittings, pipe size and material, etc.
[Callouts added per comment.](#)
13. Show the intended tie points and piping for the proposed grease interceptor relocation to the proposed sanitary.
[Piping and tie in points are shown per comment.](#)
14. Add the gate valves shown in the red lines.
[Gate valves have been included per the red lines.](#)
15. Will new easements be required on the sanitary extension or will this new run all be considered private and maintained by AdventHealth?
[Yes a new easement is planned up to the edge of loading dock to cover a portion of the new sanitary extension for the building expansion's service. A portion of the sanitary service line including the grease interceptor is not planned to be within the easement.](#)
16. Easements will need to be updated for the water main, it is assumed that large portions are being removed and rerouted as part of these plans.
[Proposed water main easement has been included on these sheets.](#)
17. Show the proposed and existing easements on plan view.
[Proposed easements have been included on these sheets.](#)

Sanitary Plan and Profile (C531):

18. Show dimensions from sanitary to neighboring utilities.
[Dimensions are included where shown on the red line comments.](#)
19. Our mapping indicated that the existing sanitary sewer extends significantly further south than shown. If our mapping is correct, you will need to remove that pipeline from the detention pond area. Please confirm for your next submittal.
[Based on field observations, we do not believe that the sanitary line extends further than the survey dictates.](#)

Sanitary Plan and Profile (C532):

20. Show the relocated grease interceptor and provide details as necessary for the connection.
[Relocated grease interceptor has been included on the sanitary plan and profile.](#)

Standard Water and Sewer Details (C551-553):

21. Please make sure to include the Standard Grease Interceptor Detail somewhere within these sheets.

[Standard Grease Interceptor detail added to the detail sheets.](#)

Please provide updated drawings, your response to the items listed, and all supporting information requested with your next submittal. If you have any questions feel free to contact me by email, scott@mulhernmre.com, or by calling the office at (303) 649-9857.

Sincerely,

COTTONWOOD WATER & SANITATION DISTRICT



Scott Barnett, P.E.
District Engineer