

CITY AND COUNTY OF DENVER REVIEW COMMENT SUMMARY AND RESOLUTION SHEET – I-70 EAST			
Submittal: I-70 East Cover	Designer: CDOT	Date: 5-18-16	CODE 1. Accept comment - correct, add, clarify 2. Delete Comment 3. Conflicts with previous direction 4. Clarify or discuss 5. Disagree with comment 6. Resolution of comment in next phase of design
Reviewer: Phone: E-mail:	Agency/Company: All CCD	Page: 1 of 5	

Item No.	(1)Dwg No. or Page No.	Comments	(2)Code	(3)Response	(4)Final Disposition	
					Code	Date
ERA Review Comments						
1		Will the Fan Rooms/Maintenance Rooms on the bookends need access by maintenance vehicles, aside from street parking?	6	Resolution to be made following RFP #3 release.	6	
2		A drainage report or memo shall be provided with drainage design, grading and water quality information.	6	Drainage reports/memos to be provided by developer during permitting phases.	6	
3		Please provide a drainage technical memo.	6	Drainage reports/memos to be provided by developer during permitting phases.	6	
4		Significant water quality capture volume will be required for this disturbed area. The plan is not identifying the required space for adequate facilities.	6	Water quality to be coordinated with developer during permitting phases.	6	
5		Please review Chapter 14 of the City Storm Drainage Design & Technical Criteria as well as Volume III of the Urban Drainage & Flood Control District Criteria Manual. Section 14.3 of the City Manual is particularly applicable to this phase of the project.	6	Noted. To be coordinated with developer during permitting phases.	6	
6		Greater innovation is desirable in this educational setting.	6		6	
7	L2-01	Detail 1 (code 1.1, 1.2A & B) 'concrete slab (jointed?) with rebar as walk over concrete slab – is good for normal walks. Will it be jointed at all?	6	All sidewalks will be jointed, jointing plans to be part of developer submittals for permit.	6	
8	L2-01	Detail 2 (code 1.3, 1.4, 1.5) 'concrete and stone unit pavers over sub-slab' showing 1.0 inch setting	6	Awaiting garden roof assembly consultant deliverables, including waterproofing.	6	

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		bed over 4' concrete with rebar slab. IS the dimple board seen in L5-) & part of this?			
9		<p>We are not sure if any of this will be in City ROW from the _L1-xx_plan sheets, but if it is:</p> <p>A) We suggest, for the use in city ROW, making the setting bed a cement+sand mixture that would have a nominal __ psi compressive or cube strength, thus it would be wet set, but enough sand to support pavers until set. Most all setting bed sand pavers will not drain surface water, but hold water and thus freeze, or tilt under load when sand is saturated. Let us know if the planned detail has been used successfully in other harsh freeze-thaw cycle (say 150/year) environments such as this.</p> <p>B) We would withdraw this suggestion if: **the dimple board shown in _L5-07_ will really allow drainage away from paver bedding sand, or **a maintenance agreement will maintain the city ROW. An alternate is air entrained wet set 4500 psi mortar.</p>	6	Awaiting garden roof assembly consultant deliverables, including waterproofing.	6
10		<p>Further Forestry comments on tree issues with this plan are dependent on yet to be determined factors:</p> <p>1) Cap structure; engineered load bearing weight</p> <p>2) Soils: type, depth (tree stability), volume (volume for healthy long term growth)</p> <p>3) Surface treatments and proximity to tree locations</p> <p>4) Water; irrigation for trees, water holding capacity of soils, storm water retention</p> <p>5) Water quality component potential</p>	6	Awaiting garden roof assembly consultant deliverables.	6

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		6) items to consider in near future: tree population diversity standards (available www.denvergov.org/forestry) and potentially limited availability of nursery trees due to environmental factors and ash replacement due to EAB				
11		Do not enter signs will need to be placed at parking lot entries as appropriate.	6	Street/regulatory signage will be a part of developer submittal documents.	6	
12	L1-02	Photometric Plan for parking lot lighting will be required at the time of SDP. Lighting location should be shown on Sheet L1-02.	6	Lighting is shown on L4-02. Developer submittals will include photometric plans.	6	
13		Planning Area 1 will be subject to zoning approval and a Site Development Plan. Please see previous comments for more information. Repeating comment to ensure it is tracked.	6	Noted. Zoning approvals to occur as part of developer process.	6	
14		Building permits required for certain site improvements. Please see previous comments for more information. Repeating comment to ensure it is tracked.	6	Noted. Permitting to occur as part of developer process.	6	

Key CCD Considerations for Cover Language - DPR

15		Low-energy LED lighting for all street lights along/around cover.	6	Street lighting to meet Xcel standards.	6	
16		Security (halo) cameras should be installed across cover so as to ensure full coverage of area.	6	Halo cameras to be coordinated with CCD between RFP #3 and RFP #4.	6	
17		Fencing: DPR standard for multi-use field: 4' high fence. Any fencing on east part of field should be minimized and only used to serve specific design purpose. Recommend slightly taller fencing around goals/roads such as south and west of field, shorter 4' height on north and east.	6	DPS has requested a 6' fence in order to provide protected enclosure during school hours. CCD/DPS to continue to discuss with supporting graphics from CDOT.	6	

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18		DPR/CCD will provide detailed and more expansive comments related to vegetation/landscaping requirements after Roof consultant provides deliverables regarding engineering specifications required for healthy vegetation growth. Below is primary feedback:	6	Noted	6	
19		Irrigation system must be spray system. Drip systems do not work because minerals in water will clog system.	6	Need information from DPS to coordinate irrigation types.	6	
20		Water quality design components should be explored where feasible.	6	Awaiting garden roof assembly consultant deliverables. Developer will be responsible for accommodating water quality on-site.	6	
21		Reuse water unlikely to be feasible given lack of water quality features (consultant to provide more detail).	6	Awaiting garden roof assembly consultant deliverables	6	
11		Planting types (trees, shrubs, etc.) to follow Forestry standards.	6	Coordination need between RFP #3 and RFP #4 to identify approved tree selections.	6	
23		Off-cover shade areas should all be in-grade trees (ie., parking lot) as there is no structural limitation.	6	Most trees off-structure are located at-grade; however, trees within play spaces in the Swansea Elementary playground are indicated as raised for tree health.	6	
24		Need to provide feasibility/data backing the 24 ft. maturity claimed. Is this feasible? What if trees only mature to 15'-18'? What are repercussions if shade mins are then not met (consultant to provide more detail).	6	Awaiting garden roof assembly consultant deliverables	6	
25		Soil make-up needs to be able to hold required water retention in order to eliminate risk of continuous watering/or excessive watering requirements (consultant to provide more detail).	6	Awaiting garden roof assembly consultant deliverables	6	
26		Soil volume will be key to tree/landscaping success (consultant to provide more detail).	6	Awaiting garden roof assembly consultant deliverables	6	

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27		Multi-purpose field: DPR is open to different material types as long as the material stands up to DPR standards for quality and longevity (DPR to provide turf field standards).	6	Requires additional coordination between DPR, DPS	6	
28		Synthetic field warranty must be min of eight years.	6	Requires additional coordination between DPR, DPS	6	

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