



DENVER • DALLAS/FORT WORTH

March 23, 2022

Attention: Randall L. Capra
Town of Parker
Community Development Department
1123 West 3rd Avenue
Denver, CO 80223

RE: Lincoln Professional Park F1 Preliminary Site Plan, Case # SP21-107

HKS Project No. 200829

Please find responses (in blue italics) below for comments received December 31, 2021 regarding the proposed Lincoln Professional Park project.

UNRESOLVED ISSUES/COMMENTS

See below the following and address all comments as required (a written response is also required):

1. The applicant shall be aware that the Town of Parker has officially adopted the 2018 ICC codes as of January 1, 2019; all submittal documents are required to comply with the 2018 ICC codes. Note – The Town of Parker will have officially adopted the 2021 ICC family on January 1, 2022; the 2020 NEC will be adopted at this time, as well. Any submittals received after December 31, 2021 will be required to meet the newly adopted codes.
HKS RESPONSE: Acknowledged
2. 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.
HKS RESPONSE: Acknowledged
3. 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 (to be located at the s/w corner island of the building... as required per NFPA 24 Section 7.2.3... more information on this will be provided further down in this document).
HKS RESPONSE: Acknowledged
4. Per the requirements of [18 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 (i.e. a building is a 120 feet long and 45 feet wide and 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).

HKS RESPONSE: Acknowledged

5. The applicant shall provide an auto turn analysis indicating that apparatus can navigate all portions of this site; NO PARKING – FIRE LANE signage is required for any portion of the access where the 20-foot clear width requirement cannot be met. Address this issue when resubmitting. Note - Information on South Metro Fire Rescue Apparatus has been provided at the end of this document.

HKS RESPONSE: Addressed

6. 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 24-feet shall be maintained at all times. 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.

HKS RESPONSE: Acknowledged

7. Reference Information: The applicant has not provided information as to the height of the proposed buildings; a minimum 26-foot-wide aerial fire lane is required through the site when a building is 30 feet tall (See appendix D of the 2018 IFC). Address this issue when resubmitting. When considering the site development, this information is critical to ensure that the design of infrastructure works for any proposed structures.

HKS RESPONSE: Max Building Height Provided

8. Sheet 3 Overall Utility: The overall utility drawings are incomplete; the plan set does not address fire hydrant locations for the spine roads proposed. The applicant shall address this issue and fire hydrants will be required in the following locations while noting that additional hydrants will be required on the internal lots depending upon access and use (the gas station will be required to be sprinklered as will Lot 3... as currently shown):

- The entry off of Dransfeldt Road on to Road A
- The entry off of Lincoln Ave and the current Private Drive
- Road A (required extension) into Lot 1 Filing No.2 Peaslee Subdivision at Road A and Lot 1
- At the corner of Road B and the Private Drive
- At the corner of Road A and Road B
- At the entry of the gas station off or Road A

HKS RESPONSE: Addressed

9. The applicant shall be aware that additional fire hydrants (on each individual lot) will be required based upon access, occupancy type, etc. (and certainly based upon what was shown on

the submittal documents). This requirement (complying with NFPA 24, section 7.2.3) will be evaluated for each individual lot as applications are submitted though it would be advisable for the applicant to plan accordingly so that cuts into new infrastructure can be avoided.

As noted above, the buildings on Lot 1 and Lot 3 (in the configuration shown) will be required to be sprinklered due to the inability to provide access to all portions of the building (as measured by an approved route by the "fire code official". Per [18 IFC 503.1.1 Buildings and Facilities], the code does allow the distance to be increased when the building is fully sprinklered. This issue shall be addressed when resubmitting. NOTE - The location of the riser rooms must be approved; the required fire hydrants for each of the condominium buildings

HKS RESPONSE: Acknowledged

10. The applicant is proposing 3 lots within this commercial area with what appears to be a 4th lot on the south side of Road A. Depending on how this area is developed, additional fire hydrants will be required for this area.

HKS RESPONSE: Acknowledged

11. The applicant has not provided the required Fire Life Safety signature blocks on the utility drawings; the Fire Life Safety signature block, provided later in this document, shall be provided on the both utility cover sheet and on the overall utility plan.

HKS RESPONSE: Acknowledged

12. Reference Information: For any area within the proposed development, based upon the requirements of [18 IFC 503.2.5 Dead-Ends], dead-ends are not allowed to exceed 150 feet without provide an approved turn around. This measurement shall be taken at the end of the access road and shall terminate at the access perpendicular to that access road.

HKS RESPONSE: Acknowledged

13. Reference Information: With regard to the fire sprinkler control valve room, this room shall be sized to accommodate the following:

- 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 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 (as well as the three foot 18" to center or FACP/riser... each side.
- The underground fire line 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.
- The FACP shall be located on an interior wall.
- A 5'x5' pad is required in front of the FDC.
- A sidewalk is required to both the FDC location and the riser room

The riser room layout shall be provided in advance to assure that all requirements are met.

HKS RESPONSE: Acknowledged

March 21st, 2022

GENERAL COMMENTS (as applicable)

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.

HKS RESPONSE: Acknowledged

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.

HKS RESPONSE: Acknowledged

Underground fire lines

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 16 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.

HKS RESPONSE: Acknowledged

Please contact me if you have any questions or require additional information at omccracken@hkseng.com or 303-623-6300.

Sincerely,

HARRIS KOCHER SMITH

Olivia McCracken
Project Engineer