

March 6, 2023

Mr. Randall L. Capra  
Town of Parker – Fire/Life Safety  
20120 E. Mainstreet  
Parker, Colorado 80138

RE: Lincoln Professional Park L3 – Andy’s Custard – Fire/Life Safety 2nd Review  
Submittal Comments Response

Dear Mr. Capra,

Please find below our responses to the Fire/Life Safety review comments to the Site Plan Documents facilitate your review, we have included the original comments (key issues and numbered comments) in italicized font and have provided our responses in bold.

## **Site Plans – 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. **Satisfied; applicant has acknowledged with second submittal.***

### **No Response Required**

2. *The applicant shall provide **NO PARKING – FIRE LANE** signage for any portion of the access where the 24-foot clear width requirement cannot be met; areas that are required to have this signage are located on both the north and sides of the building. **Not satisfied; the applicant will be required to provide two NO PARKING – FIRE LANE signs in the area shown below. Address this issue when resubmitting.***

*Note - 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.*

**Response: 24-feet is provided throughout the drive aisle of the site. No Parking signs added to north and sides of building.**

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/e corner island of the building... as required per NFPA 24 Section 7.2.3. Note – This issue was addressed satisfactorily, my thanks to the team. A response is not required. **Satisfied; applicant has acknowledged with second submittal.***

### **No Response Required**



4. The applicant was informed during the pre-application meetings that the building is required to be sprinklered based upon access. Per the requirements of [21 IFC Section 503.1.1], this section states “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 code further states, “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”. **Not satisfied; the applicant has stated that the hose length can be met without providing a document indicating how this hose length is met. I have taken measurements (very loosely as I don’t have the necessary tools to do this electronically) that indicate that the hose pulls on the south would be 151 feet and in excess of 180 feet on the north side. This rough measurement does not fully address the radius required of the hose (see below). When resubmitting, show a hose pull off the apparatus (as shown below) in a radius that will ensure that the hose does not kink. Address this issue when resubmitting. Note – in order to be allowed not to sprinkler this building per the requirements of 503.1.1, this documentation shall be required.**

As an access road cannot be provided around this facility, the building will be required to be sprinklered as the access is dependent on a hose length of 150 feet... typically measured from the center of the required access road. See below for the required route:

**Response: Hose length of 150’ is achievable from designated location. Added exhibit to show how criteria is being met.**

5. The applicant shall provide a design of the fire sprinkler control valve room floor plan to ensure that the riser room is sized to accommodate the following:

- The sprinkler riser is allowed to enter no further than 24-inches into the building (and any less than 12-inches into the building).
- A three-foot clearance shall be provided in front of the riser (with 18” of clearance on either side of the riser).
- The fire alarm control panel (FACP) is required to be located on an interior wall.
- A three-foot clearance is required in front of the FACP.
- Exterior access is required to be provided into the riser room; this access shall be approved.
- Access into the building shall be provided through the riser room or immediately adjacent to the riser room.
- While domestic water can be located in the riser room, the domestic cannot be located in any way that conflicts with the access requirements for both the FACP and the sprinkler riser.ase note the referenced detail for the stop signs is included in the construction rather than the site plan set. Please either include the detail in both sets or reference the appropriate MUTCD code rather than a detail for all proposed stop signs in the site plan set.

**Response: Code analysis determines that this project will not require a fire sprinkler or fire alarm system. See fire hose exhibit that meets the criteria.**

6. When resubmitting, the utility drawings shall address the following: **Satisfied; applicant has addressed with second submittal.**

- The correct Fire Life Safety signature block is provided on the correct pages; the signature block shall only be provided on the cover sheet of the Utility Plan set and the Overall

*Utility page (the Site Plan cover sheet currently has this signature block located on this sheet... this block shall be deleted from the Site Plan)... the review block used is correct though a new overall utility page will be required to address the UFL location and hydrant if applicable).*

- *The domestic is not allowed to be pulled off of the underground fire line (UFL).*
- *The UFL is not allowed to share the same line as the fire hydrant.*
- *The UFL is not allowed to enter any further than 24-inches into the building (and any less than 12-inches into the building (as noted above).*
- *The Utility drawings shall clearly identify the UFL by name, length and size on the plan set (a note can address this though the line itself shall also bear these notations).*

**No Response Required**

*7. While the applicant has provided an auto-turn analysis, in addition to what was provided, two additional routes shall be provided when resubmitting; see the redlined drawing below for the required locations... apparatus shall be able to navigate all portions of this site... and address this issue when resubmitting: **Partially satisfied; applicant has provided the required auto turn analysis. The analysis indicates a clear movement though this movement can be obstructed by vehicles in the drive through access. As such, signage shall be provided at the intersection on the south end “DO NOT OBSTRUCT ACCESS”. Address this issue when resubmitting.***

**Response: Added “Do Not Obstruct Access” sign to the plan set.**

Thank you in advance for taking the time to review this application. We look forward to working with you towards approval of this development proposal.

Sincerely,  
**GALLOWAY**

Matthew Pepin  
Civil Project Engineer  
matthewpepin@GallowayUS.com