

March 12, 2024

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

RE: SP23-006 Crown Point F1 AMD 20 L4E – Land of Sushi
Fire Safety 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. All previously satisfied comments have been removed.

Site Plans – Fire/Life Safety

3. *There are issues with the unitality; typical comments are provided below. Ensure that the drawings address the following when resubmitting:*

- *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. This block can be seen at the end of this response letter.*
- *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 below).*
- *The Utility drawings shall clearly identify the UFL by name, length and size on the plan set (a note can address this though the underground fire line itself shall also bear these notations. The measurement shall be made from the “T” at the water main ending at the flange in the fire sprinkler control valve room.*

Response: The signature block has been updated as requested.

A detail showing the location of the UFL entrance and riser is included in the overall utility plan.

The UFL size, type, and length are all included in the water plan included with the CWSD plans. Size has been included in the overall utility plan with in the Town of Parker CDS.

5. *The applicant has identified where the UFL is to enter the building without providing documentation as to the location of the fire sprinkler control valve room. When resubmitting, the applicant shall provide the following information (using the redlined portion of the utility drawings shown above): **Partially satisfied; applicant noted or acknowledged or addressed with second submittal. The applicant’s only response to the noted requirements was that “riser room requirements have been met with this submittal”.** The required details of the riser room has not been provided that shows how the riser room is to be laid out. When resubmitting, ensure that this issue is addressed including the location of the FACP (required on an interior wall), emergency lighting over the FACP, location of where the UFL turns up, and the required*



clearances with respect to the sprinkler riser and the FACP. This detail (or floor plan) is required prior to approval for this project.

- An exterior door shall be provided into the riser room
- A door, either adjacent to the riser room or a door that provides immediate access into the building through the riser room shall be provided (as noted above)
- The riser room shall be sized such that a three-foot clear space is provided around the sprinkler riser with the Fire Alarm Control Panel being located on an interior wall. A three-foot clear space is required in front of the FACP. A minimum of 12" is required behind the riser.
- A sidewalk is required to be provided from the drive aisle to the riser room
- A 5' x 5' concrete pad shall be provided in front of the FDC with a sidewalk provided to the FDC.
- A detail of the riser room is required to show how the room is to be laid out (arranged), that all clearances are met, and that the exterior access has been provided into the riser room with the required access into the building. This is a requirement and will not be allowed to be deferred.

Response: A riser room detail has been added to the overall utility plan showing the locations of the FACP, riser pipe, and FDC. Clearances to each item have been shown in the detail. Dimensions of the room are included on the architectural elevation sheet.

7. While the applicant has provided an auto turn analysis, the applicant has not addressed the access on the eastern portion of the site. When resubmitting, the applicant shall provide an auto turn analysis indicating that apparatus can navigate all portions of this site (east side of the building); 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 for the areas required to be included in the auto turn analysis (in addition to what already has been shown) and address when resubmitting: *Not satisfied; applicant has provided the required area for the analysis though the auto turn shows quite a bit of encroachment into the landscaping on the north end. Clean up the analysis to ensure access when resubmitting.*

Response: The truck overhanging the curb could not be resolved through turning movement. The wheels of the truck do remain within the pavement and do not conflict with the curb & gutter. To resolve the conflicts with the overhang the shrubs in conflict in the area were moved away to prevent any conflict with the turning movement.

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

Scott Brown
Civil Project Manager
ScottBrown@GallowayUS.com