

May 21, 2024



Ashley Chasez
Town of Parker Community Development
20120 E. Main Street
Parker, CO 80138

Re: Les Schwab Tire Center, Site Plan Review, Comment Response Letter
(SP23-054)

Dear Ashley,

We have reviewed the comments provided by the Town of Parker's reviewing departments. The comments provided are listed below with our responses in bold.

Fire and 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. Not satisfied with the second submittal; issues were not addressed. **Acknowledged. Note has been added to sheet C100.***
2. *The applicant shall be aware that the internal access 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 adjacent to the building... as required per NFPA 24 Section 7.2.3. Utility drawings are required to address this requirement. A fire hydrant has been provided as required though the applicant has not shown that a minimum of 3 feet of clearance is required around the fire hydrant... as measured from the furthest outlets of the hydrant. Show that this is met within the context of the utility plan provided. Not satisfied with the second submittal; issues were not addressed. **A dimension has been added to sheet C300 to show that a minimum of 3-feet of clearance is provided.***
3. *The applicant shall provide an auto turn analysis indicating that apparatus can navigate all portions of this site; Address this issue when resubmitting. Not satisfied with the second submittal; issues were not addressed. **An exhibit has been included using the provided truck specification showing the apparatus can successfully navigate all portions of the site.***
4. *The applicant shall be aware that vehicles **WILL NOT** be allowed to be staged or parked in front of the building or along the north side; the applicant will be required to provide to distinct signs along the front of the building that states **NO PARKING – FIRE LANE** and **NO PARKING OR STANDING**. This will apply to both customers and to Les Schwab for this site. The applicant shall address this issue when resubmitting; Not satisfied with the second submittal; issues were not addressed. **Acknowledged. No parking /Fire lane signs are now shown on sheet C100 along front and north side of building as well as the landscape islands.***
5. *The utility drawings shall address the following when resubmitting (as applicable):*
 - a. *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). **Signature block added to sheets C000 and C300, the cover sheet and utility plan.***

- b. *The domestic is not allowed to be pulled off of the underground fire line (UFL) if applicable. Domestic is a separate tap on the proposed watermain.*
- c. *The UFL is not allowed to share the same line as the fire hydrant. Hydrant is located on a separate line that the fire line.*
- d. *The UFL is not allowed to enter any further than 24-inches into the building (and any less than 18-inches into the building) and shall have 12-inches of clearance behind it as well as 36-inches of clearance in front of the riser. Clearances are identified, see sheet FP101P.*
- e. *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 if applicable. Note updated on sheet C300 to include name, length, and size (hydrant lateral and fire service).*
- f. *The fire alarm control panel (FACP) shall be located in this room and this panel shall be located on an internal wall. FACU is located in the riser room on an interior wall, see sheet FP101P.*
- g. *The FACP shall have a minimum of 36 inches provided in front of this panel. Clearances are identified, see sheet FP101P.*

A floor plan of the fire riser room shall be provided indicating that all issues can be met within the space provided. This requirement is not an option and shall be addressed to the satisfaction of this office prior to approval. Not satisfied with the second submittal; issues were not addressed. Floorplan is now provided, see sheet FP101P.

- 6. *The applicant shall provide an additional NO PARKING – FIRE LANE signage in the location shown below; this location is on the south side of the access road just south of the building. See item #5 above specific to this issue. 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 26-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. Not satisfied with the second submittal; issues were not addressed. Signs have been added and are noted on sheet C100. Detail and notes for signage have been added to sheet C401.*

Engineering

- 1. *Significant warping in excess of Town Standard cross slope transition rate of 1.5% per 25 feet at access points noted in the intersection details provided. Additionally, longitudinal slope of the existing roadway not provided on all details and minimal cross slopes labeled and identified to adequately detail the overall transition. Please coordinate with Town Staff if needed for further clarification on what is required to depict the cross-slope transition at the proposed access points is in conformance with Town Standards. Based on communication with Town staff, the plan is to remain as currently designed.*
- 2. *Please provide Parker's COMPLETE legend of keys/symbols to correspond to Parker's 31 CBMP Details on the Initial and Interim/Final Erosion Control plan sheets. Plan sheets have been updated to include the complete legend and details on sheets C012-C021*
- 3. *Masonry Work Protection (MWP) should be shown on the Interim Plan Sheet, not the Initial Plan Sheet. Please remove MWP from the Initial Plan Sheet and add MWP to the Interim/Final Plan Sheet. MWP removed from Initial Erosion Control sheet C010.*

4. *Include within the plan set immediately following the Final Erosion Control Plan sheet, ALL 71 pages of the Town of Parker's CBMP Legend, General Notes, and CBMP Details (in alphabetical order). These must be on the CIVIL DRAWINGS (6-8 pages per sheet) so they can be printed with the plan set. See examples below. Plans updated accordingly, see sheets C012-C021.*
5. *Please note per table 2.8 of the SDECM a minimum width of 25-feet is required for the drainage easement. Easement width now shown as 25-feet on sheet C202.*
6. *Provide minor and major hydraulic grade lines on the storm sewer profile. HGL's for the minor (5-yr) and major (100-yr) have been added to the profile on sheet C202.*
7. *Provide an MHFD street capacity and inlet sizeing worksheet for all inlets proposed to receive flow from the site. MHFD inlet capacity calculations are included in this submittal.*
8. *Provide hydraulic grade line calculations for the proposed storm sewer. HGL calculations are included in this submittal. No surcharging is evident and all flows are contained within the 18" storm sewer.*

If you have any questions, comments, or require any additional information please let our team know. Thank you for your time and please contact me via email or phone at your convenience.

Sincerely,

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