

June 14, 2024

Stacey Nerger  
Town of Parker Community Development Department  
20120 East Mainstreet  
Parker, CO 80138

RE: The Exchange Lot 1  
Project number: SP23-080

Dear Stacey,

Please find below our responses addressing the Town's 4th Submittal Review comments for the proposed project located at 19590 Mainstreet, Parker, CO 80138.

The following text will address review comments we received from the previous submittal. To facilitate your review, we have included the original outstanding concept comments and have provided our responses in **bold blue text**.

### **General Project Comments:**

Please see additional pdf with responses from the Planning Division

### **Fire/Life Safety**

1. The overall utility plan provided needs to be cleaned up to address the following:
  - a. When resubmitting, ensure that the required Fire Life Safety signature block is provided in two locations on the utility drawings (this information has been shared with Galloway on multiple occasions making the information here a reminder); the locations of the required Fire Life Safety signature block are required on the cover page and on the overall utility page. This signature block can be found at the end of this document.

**Response: Signature block has been included as requested on both the Site Plan CDs package and the Utility CDs package.**

2. The applicant shall provide a room layout (in advance of a plan set for the commercial building permit) so as to ensure that the riser room is sized appropriately. With regard to the fire sprinkler control valve room, ensure that the following is addressed:
  - 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 on an interior wall 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.



- The underground 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 with a minimum of 12" of clearance behind the riser and 18" to each side of the riser.
- The FDC location requires three feet of clear space on either side of the FDC... just as a fire hydrant requires the same clear spaces.

***Note – This is a requirement that is not allowed to be deferred until the building submittal has been made. Exterior door access, riser room location, water entry, etc. all must be confirmed prior to site plan approval. Please work with your design team to ensure that the required information is provided. The site plan will not be approved without the required information.***

**Response: For additional clarification, the fire riser room location and size is shown on the utility plan as an enlarged detail. The approximate interior layout of the building is provided but will be finalized within a separate project.**

Sincerely,  
**GALLOWAY**

Troy Kelts, PE  
Civil Project Manager  
[TroyKelts@GallowayUS.com](mailto:TroyKelts@GallowayUS.com)