



320 North Lincoln Avenue, Loveland, CO 80537  
970.613.1447 TAIT.COM

May 1, 2025

Amber Wood Hicken  
Town of Parker Planning Division  
20120 E. Mainstreet  
Parker, CO 80138-7335  
303-805-3338

**RE: Fire Life Safety Review 1 Comment Response – Parker Pointe O’Reilly (PK2) – SP25-025.**

Amber,

Please find the attached response to the Fire Life Safety first round review of the Parker Pointe O’Reilly Auto Parts Store.

Thank you for your time.

Sincerely,

Steven Bunch, PE  
Project Manager  
TAIT & Associates, Inc.

## Fire Life Safety Response

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.

TAIT Response: Noted. Please do note that the parking area will be paved with concrete, and no asphalt is proposed other than the mill and overlay tie-in between the proposed curb gutter and existing road surface.

2. During the pre-application meetings, the need to provide a fire hydrant on site was identified... this this issue was addressed. Thank you.

TAIT Response: Noted.

3. There are issues with the utility drawings; a complete utility set was not provided and will be required for the next submittal for this project. Typical comments are provided below to help ensure that all information is provided or addressed. Confirm that the drawings address the following when resubmitting:

- The correct Fire Life Safety signature block is required 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 found at the end of this response letter.
- 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 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.

TAIT Response:

- Fire Life Safety signature block added to Parker Water and Sanitation Plan cover sheet and utility sheet.
- Domestic is not pulled off the UFL.
- UFL does not share a line with the fire hydrant.
- UFL does not enter any further than 24-inches into the building.
- UFL shown on plan as "FW" linetype and annotated with a line dimension.

4. The fire sprinkler control valve riser room shall be provided meeting the following:
  - 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.
  - 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 18" is required behind the riser as well as to each side of 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 (floor plan) of the riser room is required to show how the room is to be laid out (arranged), that all clearances are met, and that 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.
- Address any other equipment utilities that may be anticipated to be located in this room; clearances for fire suppression and the FACP are not allowed to be encroached upon.

**TAIT Response:**

- Exterior door is provided.
- An exterior door is directly connected to the fire riser room.
- Refer to Sheet FP1 for fire riser detail (“Named 02 Prelim. Fire Protection Plan - Parker Pointe Auto Parts Store”)
- Sidewalk provided from fire riser door to drive aisle.
- 5’x5’ pad provided in front of FDC.
- Refer to Sheet FP1 for fire riser detail (“Named 02 Prelim. Fire Protection Plan - Parker Pointe Auto Parts Store”)

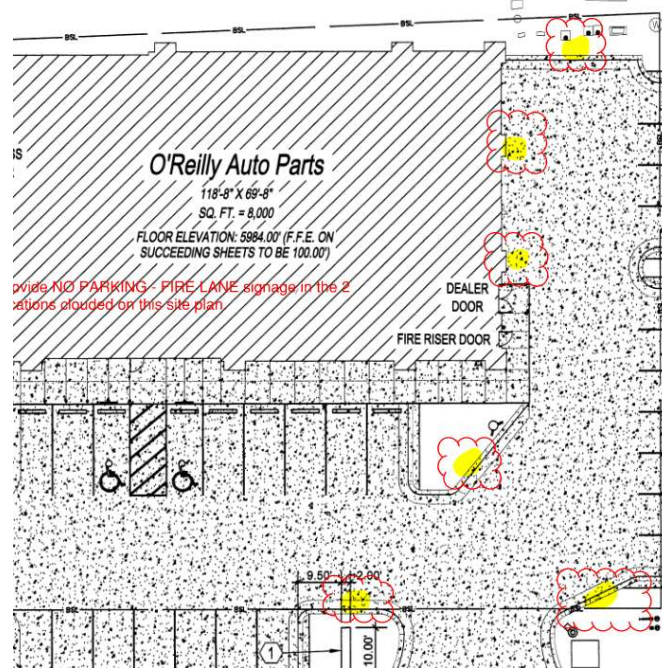
5. The applicant has provided an auto turn analysis that shows that fire apparatus can access the site adequately; thank you!

**TAIT Response: Noted.**

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 20-feet shall be maintained at all times as well as the required 28’ clear width along the western portion of the building. 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.*

**TAIT Response: Fire truck access road is provided and no parking fire lane signs have been added.**

7. Sheet C2.2/Signage: The applicant has provided a “signage plan” that does not address NO PARKING – FIRE LANE signage locations. See below redlines identifying locations of required NO PARKING – FIRE LANE signage and address this issue when resubmitting:



TAIT Response: Revised Sheet C2.1 to call out no parking signs. Coordinated with Architect to show building mounted no parking signs on elevations.

8. The items noted above with a comment number (1, 2 etc.) are items that need to be corrected to show compliance with the applicable codes. Please provide a written response to this letter indicating where the corrections are made on the plans (cloud the plans as applicable). This will speed up the review process when resubmitting. Note – This item is listed twice to emphasize the requirement to respond to the fire life safety response letter.

TAIT Response: Noted