



August 31, 2018

Mr. Randall Capra
Town of Parker Fire Department
20120 East Mainstreet
Parker, CO 80138

SUBJECT: ANX17-008, SUB17-058, and Z17-024 Annexation, Minor Development Plat, and Zoning for Parker Pointe

Dear Mr. Capra,

Below I have reproduced the remaining comments from your comment letter on the above project and added responses in blue.

Sheet C7.02: The proposed hydrant distribution system is not adequate; the hydrant distribution shall meet the requirements of the 2015 IFC, Sections 507.5 and Appendix B and Appendix C as well as NFPA 24, Section 7.2.3 where this section requires that a fire hydrant be located not less than 40 feet from the building to be protected. Fire hydrants shall be located at each of the three entry ways into the site as well as locating hydrants around the ring road proposed (there are currently no fire hydrants shown on the east side of the ring road). The applicant shall include the east entry on the Overall Utility plan set.

I would encourage the applicant to reach out to me with any questions. *Not satisfied; a fire hydrant shall be added to the entrance of the right in/right out at the Parker Road entry or at the leg of road section that will come in east of the project at Stroh Road (this portion of the site was not shown on the utility drawings). See below for the area indicated as missing: Not satisfied; applicant has stated the following: A hydrant is added at the easterly access drive as well as additional hydrants on the rear access drive located along the east property line per our meeting. The applicant is not showing the utility drawings for the easterly access road (shown below). A fire hydrant is required on the s/w corner of the junction at Stroh Road and this access road. Address this issue when resubmitting.*

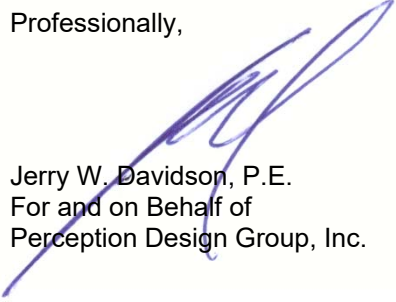
A view is added at the bottom left of sheet C7.08 to show the requested hydrant at the easterly access point.

Sheet C7.02: The Utility plan set shall show the size of all water lines; the plans shall show the size of the water mains, hydrant lines, and the size of the underground fire lines (UFL); the submittal shall also identify each UFL on the plan set. *Partially satisfied; applicant has stated the following: The size and design of all water lines and hydrants is shown on sheets C7.10 thru C7.13. UFL's will be constructed when the plans come in for individual lots. Only stubs for Lots 10 and 11 are to be constructed for UFL's at this time. The applicant shall be advised that a fire hydrant will be required to be installed on site for each of the pads created for Lot 10 and Lot 11 (in addition to the stubs for Lot 10 and Lot 11). The applicant has not indicated to what extent the fire line "stubs" are to be. In the event that the applicant is installing any portion of the underground fire line, the applicant will need to submit for a separate permit for the scope of work to be completed. Inspections will include a rough, hydrostatic test, and flush test. Submittals require engineering for thrust blocks (water district tables do not work) complying with NFPA 24, a copy of the installer's state license, all product data information, and the plans. All documents are required to be submitted as a single/combined document. Thrust block calculations are required to be stamped and signed by the engineer of record.*

All tees and valves for future fire lines are removed from the plans until such time as the lots develop and plans are prepared.

Thank you for your review and comments. Please contact me if additional revisions or clarifications are required.

Professionally,



Jerry W. Davidson, P.E.
For and on Behalf of
Perception Design Group, Inc.