



April 21, 2020

Randall Capra
Town of Parker
Fire & Life Safety
20120 Main Street
Parker, CO 80138

RE: Douglas 234, Filing No. 6 (SUB29-002) – Fire & Life Safety Referral Comment Responses

Dear Mr. Capra,

Please accept this letter as our response to referral comments on the Douglas 234, Filing No. 6 application being processed through the Town of Parker, SUB29-002. Responses to comments are included in blue beneath the original comments.

Development Review Division Letter (Randall Capra, Community Development Review Division)

UIC Unresolved Issues/Comments

- UIC1. The applicant has incorrectly identified South Metro Fire Rescue Authority (SMFRA) as the “approving agency for this project; the applicant shall delete references specific to SMFRA and use an approved signature block. The updated Fire Life Safety signature block has been created with regard to the utility drawing package; typically, this signature block is located on the cover sheet and the overall utility page of the water drawings. The signature block is noted below; address as applicable.
RESPONSE: We have revised the signature block and approving agency for the project as requested. Please see the revised Water & Sewer Improvement Plans for the Fire Life Safety signature block.
- UIC2. <Informational> The applicant shall be aware that additional hydrants (on each individual lot) maybe required based upon access, occupancy type, etc.; this requirement will be evaluated for each individual lot as applications are submitted.
RESPONSE: We acknowledge that additional hydrants may be required based upon occupancy and that this will be evaluated with each individual lot application in the future.
- UIC3. <Informational> 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.
RESPONSE: We acknowledge that vertical construction will not be permitted until the first lift of asphalt is installed and a site inspection is performed.
- UIC4. <Informational> Per the requirements of [18 IFC Section 503.1.1 Buildings and Facilities] approved fire apparatus access roads shall be provided for every facility,

building, portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Per the requirements of the code, the fire code official is allowed to increase the dimension of the 150 feet provided that the applicant meets Exception 1.1 of this section...”The building is equipped throughout with an approved automatic sprinkler suppression system installed in accordance with section 903.1.1, 903.1.2, or 903.3.

RESPONSE: We acknowledge the requirements outlined above and are proposing a 26’ fire apparatus access road with this application. We are currently not proposing any buildings and acknowledge that future users will need to comply with the requirements outlined in the code sections referenced.

UIC5. <Informational> 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 such, any location where parked vehicles would obstruct this clear width requirement will require “NO PARKING – FIRE LANE” signage.

RESPONSE: We are proposing a 26’ fire apparatus access road with this development. We have provided “NO PARKING – FIRE LANE” signs on both sides of the roadway to prevent parking and obstructing a 20-ft clear width.

UIC6. <Informational> The applicant shall provide an auto turn analysis indicating that apparatus can navigate all portions each individual lot at the time of the site plan submittal; NO PARKING – FIRE LANE signage is required for any portion of the access where the 20-foot clear width requirement cannot be met. *This signage shall be red on white. Update design criteria has been provided at the end of this document; ensure compliance when resubmitting.*

RESPONSE: Pursuant to a phone conversation with Randy Capra on April 9, 2020, it was determined that an auto-turn analysis would not be required, but that no parking signage would be required on both sides of the private drive. Please see the revised plans for the proposed signage locations.

GC General Comments (as applicable)

GC1. All engineering documents submitted to the Town of Parker shall bear the wet signature and seal of the engineer or architect in responsible charge of the design.

RESPONSE: We will provide signed & sealed plans with our signature set submittal.

GC2. Water distribution and site access components shall be installed and in service prior to the construction of any portion of the structure, except by special permit issued by the Fire District.

RESPONSE: Acknowledged, the water improvements will be permitted through PWSD and we will comply with this requirement.

Mr. Randall Capra
April 21, 2020
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Please let me know if you have any questions concerning this response letter and/or the enclosed documents.

Sincerely,

RICK ENGINEERING COMPANY

Jack Scanlon, PE
Principal Project Engineer

cc: Andrew Trietley, Ventana Capital

Enclosure