



October 8, 2020

BrieAnna Simon
Associate Planner
Town of Parker
20120 E. Mainstreet
Parker, CO 80138

RE: SUB20-002 Douglas 234 Filing 6 – Fire Life Safety Referral Comments

Ms. Simon,

Please accept this letter as our response to fire life safety comments on the SUB20-002 Douglas 234 Filing 6 Minor Development Plat Review Comments v2 as provided in your letter dated September 21, 2020. Responses to these comments are included in blue beneath the original comments.

UC Unresolved issues/comments

- UC1. The applicant has provided a commercial lot fit that is atypical from projects usually provided; for emergency response purposes, it is encouraged that the applicant pursues shared drives and interconnection between lots. Please address this issue when resubmitting. Not satisfied; the applicant has not responded to my comments specific to the shared drive access. Since the applicant has not responded, I will approve the application with the caveat that the “lot fit” issue and access, subject to shared drives, will need to be addressed at a later date. Note – Shared access gives the applicant additional movement with regard to dead-end issues, etc. Since shared access is not being addressed, all individual pads will need to stand alone with regard to meeting the chapter 5 requirements of the 2018 (and possibly the 2021, depending on when the 2021 IFC is adopted) IFC. Engineering may have additional requirements. **RESPONSE: As discussed via email on September 24, 2020, we understand that you deferred this issue with regard to what that access will look like for future projects down the road. We are not proposing shared access points with this application and any shared drives will be worked out by future individual lot users.**
- UC2. 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. Satisfied; applicant addressed with current submittal. **RESPONSE: Acknowledged.**
- UC3. <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. Satisfied; applicant acknowledge with current submittal.

RESPONSE: Acknowledged.

UC4. <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. Satisfied; applicant acknowledge with current submittal.

RESPONSE: Acknowledged.

UC5. <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. Satisfied; applicant acknowledge with current submittal.

RESPONSE: Acknowledged.

UC6. <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. Satisfied; applicant acknowledge with current submittal.

RESPONSE: Acknowledged.

UC7. <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. Satisfied; applicant acknowledge with current submittal. Note – an auto turn analysis will not be required for the spine road.

RESPONSE: Acknowledged.

Please let me know if you have any questions concerning this response letter and/or the enclosed documents.

Sincerely,
RICK ENGINEERING COMPANY

Ms. Simon
October 8, 2020
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Jack Scanlon, PE
Principal Project Engineer