

**drux11@yahoo.com**

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**From:** Michael Kahrmann <Michael.Kahrmann@dundeecity.org>  
**Sent:** Thursday, April 3, 2025 11:42 AM  
**To:** drux11@yahoo.com; Melody Osborne  
**Cc:** 'John Christiansen'; Steve Dahl; Brandon Hamilton  
**Subject:** Re: Dundee Hotel - Alder Drive Improvement

After reviewing the drawing, I would support a wavier for the purposed fire protection plan with the following:

Both standpipes will need to be class I and installed according to NFPA 14. (AHJ & OFC Chapter 9 section 5.2)

The standpipe connections in/near parking areas or areas with vehicle traffic, will need to have physical protection installed. (OFC Chapter 3 section 12)

The standpipe pumper connections will need to be labeled to indicate their discharge connections. (AHJ)

Please let me know if you have any questions.

Michael Kahrmann  
Fire Marshal

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**From:** drux11@yahoo.com <drux11@yahoo.com>  
**Sent:** Wednesday, April 2, 2025 5:15 PM  
**To:** Melody Osborne <Melody.Osborne@dundeecity.org>; Michael Kahrmann <Michael.Kahrmann@dundeecity.org>  
**Cc:** 'John Christiansen' <johnc@aks-eng.com>; Steve Dahl <Steve.Dahl@dundeecity.org>  
**Subject:** RE: Dundee Hotel - Alder Drive Improvement

Michael,

Attached is the drawing to go with the email thread below.

Doug Rux

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**From:** Melody Osborne <Melody.Osborne@dundeecity.org>  
**Sent:** Wednesday, April 2, 2025 5:11 PM  
**To:** Michael Kahrmann <Michael.Kahrmann@dundeecity.org>  
**Cc:** Doug Rux <drux11@yahoo.com>; John Christiansen <johnc@aks-eng.com>; Steve Dahl <Steve.Dahl@dundeecity.org>  
**Subject:** RE: Dundee Hotel - Alder Drive Improvement

Michael,

Please see below.

Melody

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**From:** John Christiansen <[johnc@aks-eng.com](mailto:johnc@aks-eng.com)>  
**Sent:** Wednesday, April 2, 2025 5:09 PM  
**To:** Steve Dahl <[Steve.Dahl@dundeecity.org](mailto:Steve.Dahl@dundeecity.org)>  
**Cc:** Melody Osborne <[Melody.Osborne@dundeecity.org](mailto:Melody.Osborne@dundeecity.org)>; Doug Rux <[drux11@yahoo.com](mailto:drux11@yahoo.com)>  
**Subject:** FW: Dundee Hotel - Alder Drive Improvement

Steve,

I don't have contact information for the Dundee Fire Marshal; please pass along this message so we can get his comments on the applicant's request.

The Applicant for the Dundee Hotel is requesting a waiver for constructing Alder Drive north of 13<sup>th</sup> Street. The attached plan shows how they intend to provide fire/water access to the development.

- They intend to install a new fire hydrant on Alder near the north end of their site. Note this location is approximately 200-ft south of 11<sup>th</sup> on a dead-end street.
- They will be installing dry-hydrant lines as highlighted on the attached plan.

Please review and comment.

Regards,

**John P. Christiansen, PE, CWRE - Principal**

**AKS ENGINEERING & FORESTRY, LLC**

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**From:** John Olivier <[JOlivier@skbcos.com](mailto:JOlivier@skbcos.com)>  
**Sent:** Wednesday, April 2, 2025 4:29 PM  
**To:** John Christiansen <[johnc@aks-eng.com](mailto:johnc@aks-eng.com)>  
**Cc:** [drux11@yahoo.com](mailto:drux11@yahoo.com); Steve Dahl <[Steve.Dahl@dundeecity.org](mailto:Steve.Dahl@dundeecity.org)>; [SBeadel@GGLO.com](mailto:SBeadel@GGLO.com)  
**Subject:** RE: Dundee Hotel - Alder Drive Improvement

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Thank you for reaching out, John. The attached page from our civil set (part of our design development drawings) provides the best illustration. Essentially, we are providing dry standpipe connections at vehicular access points the SW 13<sup>th</sup> Street extension at the corner of Alder and 13<sup>th</sup> and also at our parking lot. We are also providing a hydrant at the northern end of our Alder ROW frontage next to the existing paved road. We discussed this early on – as early as our pre-app and shortly after – with the City and Dundee Fire (I believe it was with Brandon Hamilton, the Fire Chief). Originally, we proposed onsite hydrants and the Fire Department indicated that due to hose length requirements, we'd need to use standpipes instead, which is what we are now showing in our set. Following the pre-app, I believe our design team showed Chief Hamilton a diagram consistent with our plan, which was approved, but you can, of course, double-check that. Below is a snippet from our pre-app notes where we specifically talked about not building alder and how we would deal with fire access. Quick note, at that time, we were thinking it might be a vacation of Alder, but that is not what we are now proposing ... we are only proposing a waiver of the ¾ street construction requirement. We are still making all of the appropriate dedications for the Alder ROW area and ancillary PUEs.

3. If the vacation of the Alder Extension is approved, fire access to the interior courtyard would be provided by an onsite hydrant. Please confirm, per previous discussions with the Fire Department, that installing a new onsite hydrant along the western edge of the property will meet the code mandated requirement of 150' hose reach to all exterior walls of the proposed structures.

*Response: Hydrants need to be accessible by fire trucks. Access of hose is measured from the fire truck and is 150 feet. Would need a diagram on proposed hose lengths. Don't connect directly to hydrants with hoses. An FDC at or near the porta cochere is an option could be considered (dry stand pipe). Similar issue at the northwest corner of the site near SW Alder Street. Would need to see distances*

Feel free to let me know if you have any other questions. Happy to also have a call if that is helpful. Thanks.

John

**JOHN OLIVIER** | EXECUTIVE VICE PRESIDENT OF DEVELOPMENT, PRINCIPAL



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**From:** John Christiansen <[johnc@aks-eng.com](mailto:johnc@aks-eng.com)>

**Sent:** Wednesday, April 2, 2025 3:02 PM

**To:** John Olivier <[JOlivier@skbcos.com](mailto:JOlivier@skbcos.com)>

**Cc:** [drux11@yahoo.com](mailto:drux11@yahoo.com); Steve Dahl <[Steve.Dahl@dundeecity.org](mailto:Steve.Dahl@dundeecity.org)>; [SBeadel@GGLO.com](mailto:SBeadel@GGLO.com)

**Subject:** Dundee Hotel - Alder Drive Improvement

John,  
I'm contacting you on behalf of the City of Dundee, acting as the City Engineer. We've been asked to review the implications of not constructing Alder Drive, north of 13<sup>th</sup> Street. Please provide an explanation/exhibit/letter as to how the development will address fire access to the site/buildings if Alder Drive were not constructed north of 13<sup>th</sup> Street. Whatever your approach may be, we'll need to get fire marshal approval.

Feel free to call me with any questions.

Regards,

**John P. Christiansen, PE, CWRE - Principal**



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