



August 12, 2015

Mr. William Miller  
MM&D Engineering Services, Inc.  
6901 S. Yosemite Street  
Centennial, CO, 80111

Subject: Boondocks at Lot 4A, Crown Point Filing 1, 20<sup>th</sup> Amendment  
Site Plan [Case File SP15-0017]

Dear Mr. Miller,

This correspondence is to inform you that following referral agency review and staff evaluation of the above referenced Site Plan, your application has been approved. This approval was evaluated against the criteria specified in the Town of Parker Land Development Ordinance, as amended, the other applicable standards, guidelines and regulatory manuals referenced within the Town's Land Development Ordinance. Please be advised that this approval is subject to the Parker Municipal Code, and the following conditions of approval:

1. The site plan exhibits submitted to the Community Development Department (via Trakit) on August 6, 2015, and attached to this letter, shall be the approved plans. **ANY ALTERATION, MODIFICATION, SUBSTITUTION, OR REVISION INCLUDING (BUT NOT LIMITED TO) COLORS, MATERIALS, OR PLACEMENT SHALL BE AT THE DISCRETION OF THE COMMUNITY DEVELOPMENT DIRECTOR, WHO RESERVES THE RIGHT TO REQUIRE SAID PROPOSED CHANGES TO BE REVIEWED AND APPROVED BY THE PLANNING COMMISSION.**
2. **THIS APPROVAL SHALL EXPIRE SIX (6) MONTHS AFTER THE DATE OF APPROVAL UNLESS A GRADING PERMIT OR BUILDING PERMIT HAS BEEN APPLIED FOR.** The Community Development Director, upon written request, may grant a ninety (90) day extension.
3. All mechanical equipment shall be fully screened with permanent material and painted to match the building color. All rooftop vents and other appurtenances shall be painted to match the roof or building color to minimize their visual impact. Any rooftop mechanical, vents or appurtenances, which are not shown on the approved plans may be subject to review by the Planning Commission and may require additional conditions for screening. Freestanding lighting fixtures on site may not exceed the height of the principle building.
4. This approval **DOES NOT** include signage. A separate sign permit is required from the Community Development Department for any new proposed signage. The applicant shall also contact the Planning Division regarding sign permit requirements.
5. Prior to the issuance of a Grading Permit, the applicant must comply with the issues raised in the Public Work's comments of August 6, 2015 in the attached email from Alex Mestdagh.

6. Prior to the issuance of a Grading Permit, the applicant must comply with the issues raised in South Metro Fire & Rescue Authority's comments of April 23, 2015.

These conditions of approval will form the basis of Community Development's inspection of the site prior to release of a Certificate of Occupancy. If it cannot be found that all six conditions have been satisfied, a Certificate of Occupancy will not be released until corrective measures fully satisfy the seven conditions.

Please feel free to contact me at 303.841.2332 should you have any questions.

Sincerely,



Steve Greer,  
Deputy Community Development Director

SG:pm

cc: Patrick Mulready, Senior Planner

## Mulready, Patrick

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**From:** Mestdagh, Alex  
**Sent:** Thursday, August 06, 2015 8:29 AM  
**To:** Mulready, Patrick  
**Subject:** Boondocks

Patrick-

I have the following conditions remaining prior to the issuance of any permits for Boondocks:

- Verification that my Construction Plan comments dated 7/21 have been addressed.
- Submittal of signed drainage easement documents for recordation.
- A copy of the access easement that will be recorded against the property.
- Approval or easements necessary to conduct grading operations on E470 property.
- Construction mylars signed by South Metro and CWSD, and a hard copy and .pdf of the drainage report and traffic conformance letter.
- Public Improvement security and all other items associated with a grading permit application.

Alex Mestdagh, P.E.

Senior Development Review Engineer

20120 E. Mainstreet

Parker, CO 80138-7335

303.805.3204

[www.parkeronline.org](http://www.parkeronline.org)





# SOUTH METRO FIRE RESCUE AUTHORITY

## LIFE SAFETY BUREAU

9195 E Mineral Ave, Centennial, CO 80112

PHONE: 720.989.2230 [www.southmetro.org](http://www.southmetro.org) FAX: 720.989.2130

Town of Parker Community Development Department  
Development Review Division  
Attention: **Patrick Mulready**  
20120 East Mainstreet  
Parker, Colorado 80138  
Office: 303.841.2332  
Fax: 303.841.322

Application Type: Site Plan  
Status: **First Referral**  
Application Name: Crown Point F1 AMD20 L4A Boondocks  
Case/AP#: **SP15-0017**  
Referral Received: April 23, 2015  
Comments Due: April 17, 2015

Application Location: Crown Point – N/W of e-470 and South of Cottonwood Drive (East of Costco)

S Metro Review # **REFRP15-00074**  
Review date: **April 23, 2015**  
Plan reviewer: Randall L. Capra, [randy.capra@southmetro.org](mailto:randy.capra@southmetro.org)  
Phone: 720.989.2244

**Narrative:** Site Plan for a proposed Site Plan to establish a 62,678 square foot Boondock's Food & Fun Center on 9.04 acres located at the southwest corner of Cottonwood Drive and E-470.

**Code Reference:** 2012 International Fire Code, 2012 International Building Code

### UNRESOLVED ISSUES/COMMENTS

1. The applicant shall provide an auto turn program indicating that apparatus can navigate this site; **NO PARKING – FIRE LANE** signage is required for an portion of the access where the 20 foot clear width requirement cannot be met
2. The District 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, 24 ton two axle and 30 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. This signage shall be red on white.
3. Exterior access will be required for entry into the fire sprinkler control valve room (with line of sight visibility from door to fire apparatus). Interior access to building must be readily available from the riser room (either through riser room or adjacent to the riser room. *Note – Riser room access will be made from the main entry in this case.*
4. An address plat shall be provided for this project that is consistent with the approved addressing that has been assigned to the adjacent structures. Once the address has been established, provide the address to this office for final approval.

5. Ensure that a minimum three-foot clearance is provided around all fire hydrants on site. No trees or shrubs may be located within this area. Groundcover plants may be used provided that they do not visually or functionally obstruct the fire protection equipment.
6. Approved access shall be provided prior to the onset of vertical construction.
7. Construction will not be permitted until such time the fire hydrants and water infrastructure have been approved and the curb and gutter, as well as the first lift of asphalt, have been completed.
8. The applicant shall provide a final overall utility plan; the plan shall be in a PDF format and provided electronically. The overall utility shall show the location of all fire hydrants and future underground fire line locations.
9. Per the fee schedule adopted by the South Metro Board of Directors in 2014, a fee is to be assessed for the review of water distribution system:

*South Metro Fire Rescue Authority (SMFRA) Resolution]: Resolution Adopting a Fee Schedule.*

1. Adoption of Fee Schedule. The Board hereby adopts the Fee Schedule attached hereto as Exhibit A.

**The fee for this project will be \$327.05; payment will be required at the time the mylars are submitted for signature**

**SITE SPECIFIC ISSUES – (Not all items listed below are applicable to every site)**

Site Access – Civil drawings and documentation (wet stamped by a Colorado licensed engineer) shall be submitted to the Fire District for review and approval of street and fire lane access to the site and facilities. The drawings shall include an evaluation of Fire District apparatus turning radius requirements (Auto turn or equivalent). An electronic drawing (in a PDF format) clearly depicting the fire lane shall be submitted for Fire District record retention. Fire District apparatus access shall be provided to within 150 feet of any portion of the exterior of the building along an approved route as required by the adopted fire code.

**A. Water Supply [SMFR SRR 05-03 11/10/05]**

Areas without water supply systems (Sections 508.2, 508.3, and B103.3):

1. In general, all new facilities, structures, and additions to existing structures must meet the fire flow requirements of the International Fire Code Appendices B and C, except as modified by this Supplemental Rule.
2. Water Supplies – Civil drawings and calculations (wet stamped by a Colorado licensed engineer) shall be submitted to the Fire District for review and approval for the purpose of ensuring minimum fire flow requirements for facilities, structures and outside storage of materials. An application with at least two sets of documents shall be submitted to the District for review and approval, one set shall be retained for record retention purposes. Water supplies available for firefighting purposes shall meet the minimums established by the adopted fire code and as approved by the Fire District.

Fire flow requirements can only be determined and approved when the construction type and total fire area for each building (or worst case) are identified. Provide information on whether fire sprinkler systems will be installed since they may provide a means to reduce fire flow, hydrant number and access requirements.

Total fire area (ft <sup>2</sup> )	<b>62,678</b>	Provided by applicant	
Construction type	<b>II-A</b>	Provided by applicant	
Sprinkler system	Yes	Type: NFPA 13	
<b>Required flow (gpm)</b>	<b>Min # hydrants</b>	<b>Average spacing between hydrants (ft)</b>	<b>Max distance f/any point on street to a hydrant (ft)</b>
3,500	4	350	210
Up to a 50% reduction will be allowed for installation of an NFPA 13 sprinkler system to a minimum of 1500gpm			
<b>2,000</b>	2	450	225

12 IFC Appendix B

### C. Address

The property address must be clearly and permanently posted to be visible from both the addressable and the approachable sides of the building. The signage shall be placed high enough and be sized so that they are easily readable from the road or access to the site. The signage shall be constructed so that it is durable and had a contrasting color scheme for easy clarification. [12 IFC 505.1]

### GENERAL COMMENTS

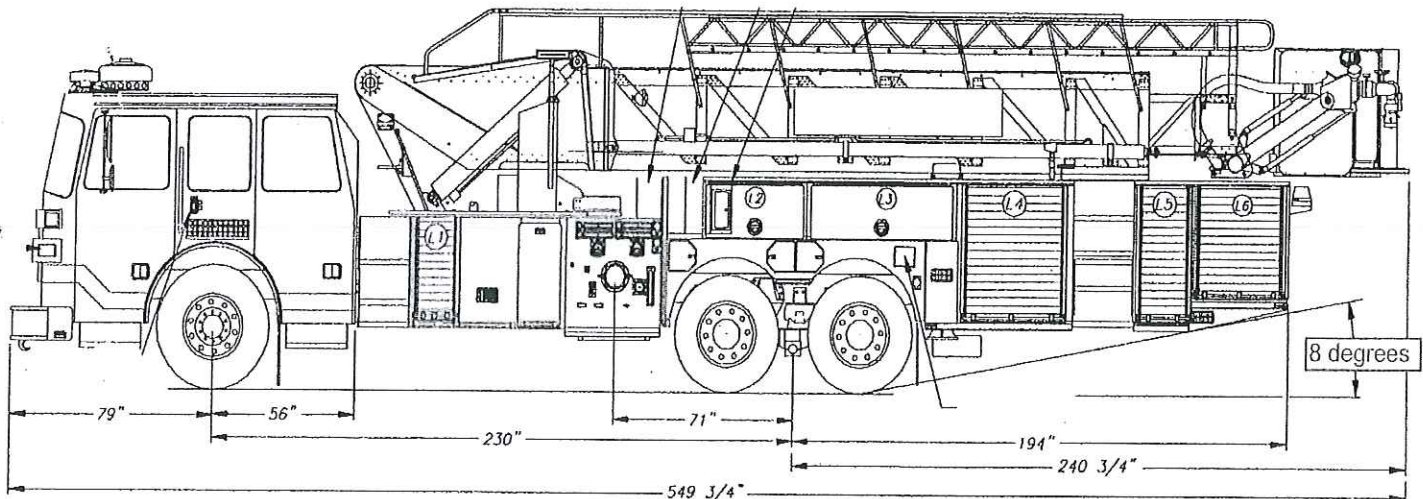
All engineering documents submitted to the Fire District shall bear the wet signature and seal of the engineer or architect in responsible charge of the design.

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.

#### Underground fire lines

When thrust blocks are used as part of the pipe restraint system, submitted plans for permit shall provide detailed documentation that the thrust blocks satisfy all requirements of 10 NFPA 24: 10.8.2, including specific thrust block dimensions and mathematical calculations for block dimensions per guidelines provided in Annex A.10.8.2.

## FIRE ACCESS ROAD DESIGN CRITERIA



### Vehicles specifications

Length = 47.5'

Width = 10' 1" mirror to mirror

Height = 11' 6" [a minimum unobstructed vertical clearance of 13' 6" is required] 06, 09 IFC 503.2.1

Inside Turning Radius = 27 feet

Outside Turning Radius = 45 feet

### Access Roads

**Width** unobstructed: 20 feet minimum 06, 09 IFC 503.2.1

**Grade:** 6% maximum within 150 feet of structures. Grades for other roads shall not exceed that of the appropriate county or municipal roadway standard. 06, 09 IFC 503.2.7

**Design load:** 72,000 pounds 06, 09 IFC 503.2.3

**Surface:** All-weather material of asphalt or concrete

Dead end fire apparatus access roads in excess of 150 feet shall be provided with an approved turn around [see 06, 09 IFC Appendix D]

Fire lanes shall be designated on site design documents including sign locations and details. Fire apparatus access roads shall be signed "NO PARKING FIRE LANE" as follows:

1. On both sides of roads less than 28 feet wide
2. On one side of roads greater than 28 feet and less than 34 feet
3. Other locations as determined by our department based on site conditions

Refer to separate document Fire Lane Sign Placement for specific requirements