



Town of Parker Community Development Department  
 Development Review Division  
 Attention: **Stacey Nerger**

Application Type: **Site Plan**  
 Status: **First Referral**  
 Application Name: **Parker & Pine L3 - Slim Chickens**  
 Case/AP#: **SP20-058**  
 Referral Received: July 30, 2020  
 Comments Due: August 28, 2020

Application Location: Generally located W Parker Road and South of Pine Lane

Review date: **August 4, 2020**  
 Plan reviewer: **Randall L. Capra**, [rcapra@parkeronline.org](mailto:rcapra@parkeronline.org)  
 Phone: 303.805.3169

**Narrative:** The applicant, Chris Mueller PE, is proposing a Site Plan for a drive through Slim Chickens restaurant. The site is located on the west side of Parker Road south of Pine Lane.

**Code Reference:** 2018 International Fire Code, 2018 International Building Code, 2017 NEC (until Dec 31, 2020)

**TOWN OF PARKER FIRE/LIFE SAFETY:**

**R REVIEWED FOR CODE COMPLIANCE; REVISIONS REQUIRED**

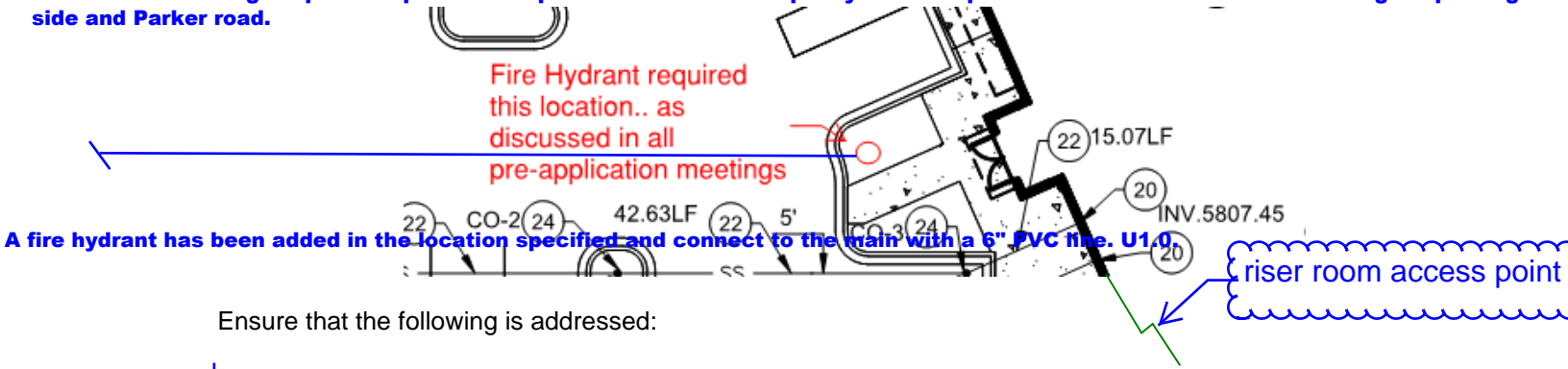
- 1<sup>st</sup> Submittal – Reviewed August 4, 2020  
 2<sup>nd</sup> Submittal – Reviewed

#### UNRESOLVED ISSUES/COMMENTS

1. 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. **Understood.**
2. The applicant shall be aware that the Town of Parker will officially have adopted the 2020 NEC standard on January 1, 2020; any submittal documents made after January 1, 2021 shall comply with the 2021 NEC standard. **The applicant is aware that any submittal made after January 1, 2021 shall comply with the 2021 NEC.**
3. The applicant shall be aware that the access road hydrant distribution was not planned to address the suppression needs for all commercial properties within this subdivision; this site requires the addition of one hydrant (to be located at the s/e corner island of the building... as required per NFPA 24 Section 7.2.3... see the snap shot of the red-lined fire hydrant location shown under item 4 below: **The fire hydrant has been added to plans and has been labeled accordingly. U1.0.**
4. 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 (the building is a 155+ feet long and 50.56 feet wide and cannot meet the requirement as measured from the center line of the fire apparatus as measured by an approved route from any point that a fire engine might park when responding to a call at this building). This submittal does not provide for this requirement of the code. 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 903.3.1.3. **4. The parking lot has been verified by AutoTurn for movement around the parking lot perimeter drives. C1.0.**  
**Note – With respect to this project, access is provided though occupant loading dictates that the building is to be sprinklered.**

5. As discussed in each pre-application meeting, the applicant will need to provide a *fire hydrant in the area just west of the building* (in the island in front of the entry foyer).

**5. Yes. The building is sprinkled per code requirements of the occupancy. Access provided on both sides of the building via parking side and Parker road.**



Ensure that the following is addressed:

- Exterior access is required into the riser room with access in the building provided either adjacent to the riser room or through the riser room.
  - The FACP will be required to be located in the fire sprinkler control valve room; ensure that the riser room is sized to accommodate the FACP and the riser. A three-foot clearance is required in front of the FACP as well as the sprinkler riser.
  - The underground shall enter the building and turn up no further than 24 inches from foundation wall.
  - The FACP shall be located on an interior wall.
6. The applicant has not provided a signature block for Fire Life Safety on the utility plan set; ensure that the correct FIRE LIFE SAFETY review block is used; the cover page and the overall utility plan are required to have this block. A copy of this stamp can be found later on in this document; address this issue when resubmitting. **The Town of Parker FIRE LIFE SAFETY review block has been added to the cover page and utility page. U0.0, C3.0.**
7. The applicant shall provide an auto turn analysis indicating that apparatus can navigate all portions of this site; NO PARKING – FIRE LANE signage is required for any portion of the access where the 20-foot clear width requirement cannot be met. **A turn analysis has been added to the site plan. A total of Four NO PARKING - FIRE LANE signs have been added to the plans. C1.0, C1.1.**
8. 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 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. *This signage shall be red on white. Update design criteria has been provided at the end of this document; ensure compliance when resubmitting.*

**5. Exterior access is provided for the fire riser and water entry room. We will ensure to locate the FACP in the Fire Riser room and provide min. 3'-0" clearance for access to the panel and riser. Typical FACP for other Slim Chickens plans is near interior electrical panels but we will make sure to locate it per your request within the riser room. Please also note a remote alarm panel will be located in the entry vestibule for your use. Fire riser will be located between 18" and 24" from adjacent walls and foundation wall.**



**NO PARKING - FIRE LANE signs have been added to these areas indicated.**

**The project geotechnical engineer, Terradyne Engineering, Inc., has confirmed that the heavy duty pavement section shown on the plans is adequate to support the fire truck loads. 9-14-2020 email.**

**GENERAL COMMENTS (as applicable)**

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.

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 13 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.

## Underground Fire Line - Submittal Requirements

Reference: 2013 NFPA 24 [Installation of Private Fire Service Mains and Their Appurtenances](#)

A separate permit is required and will be issued pending review of a detailed submittal which must include the following: [15 IFC 901.2]

4.1.1 Working plans shall be submitted for approval to the authority having jurisdiction before any equipment is installed or replaced.

4.1.2 Deviation from approved plans shall require permission of the authority having jurisdiction.

4.1.3 Working plans shall be drawn to an indicated scale on sheets of uniform size, with a plan of each floor as applicable, and shall include the following items that pertain to the design of the system:

- (1) Name of owner
- (2) Location, including street address
- (3) Point of compass
- (4) A graphic representation of the scale used on all plans
- (5) Name and address of contractor
- (6) Size and location of all water supplies
- (7) The following items that pertain to private fire service mains:
  - (a) Size
  - (b) Length
  - (c) Location
  - (d) Material (ductile-iron, PVC., etc.)
  - (e) Point of connection to city main
  - (f) Sizes, types, and locations of valves, depth at which the top of the pipe is laid below grade
  - (g) Method of restraint (Meg-a-Lug or similar)

**See sheets U0.0, 0.1, 1.0, 2.0, 2.1**

4.1.4 The working plan submittal shall include the manufacturer's installation instructions for any specially listed equipment, including descriptions, applications, and limitations for any devices, piping, or fittings. Submittals must include installation specifications for thrust blocks, corrosion protection, restraint system, bedding, detail of pipe under the building up to, and including, the flange. When it is intended that a different contractor will extend the fire line from a stopping point outside the building, to the inside flange, a second submittal and permit is required.

**All tees, plugs, reducers, valves, and hydrant branches shall be restrained against movement by thrust blocks [10.8.2] or restrained joint systems [10.8.3]. When thrust blocks are used as part of the pipe restraint system, submitted plans shall provide detailed documentation that the thrust blocks satisfy all requirements of Section 10.8.2, including specific thrust block dimensions and mathematical calculations for block dimensions per guidelines provided in Annex A.10.8.2.**

**See Parker WSD Detail on sheet U2.1.**

Any individual or company who physically works on or installs any part of a fire suppression system, including underground supply lines, from public water lines to system risers and backflow preventers, **must** be registered with the Colorado Division of Fire Safety. [Dept of Public Safety, Division of Fire Safety, Fire Suppression Program 8 CCR 1507-11:3.1.2] Documentation of valid annual registration may be required with plan submittal.

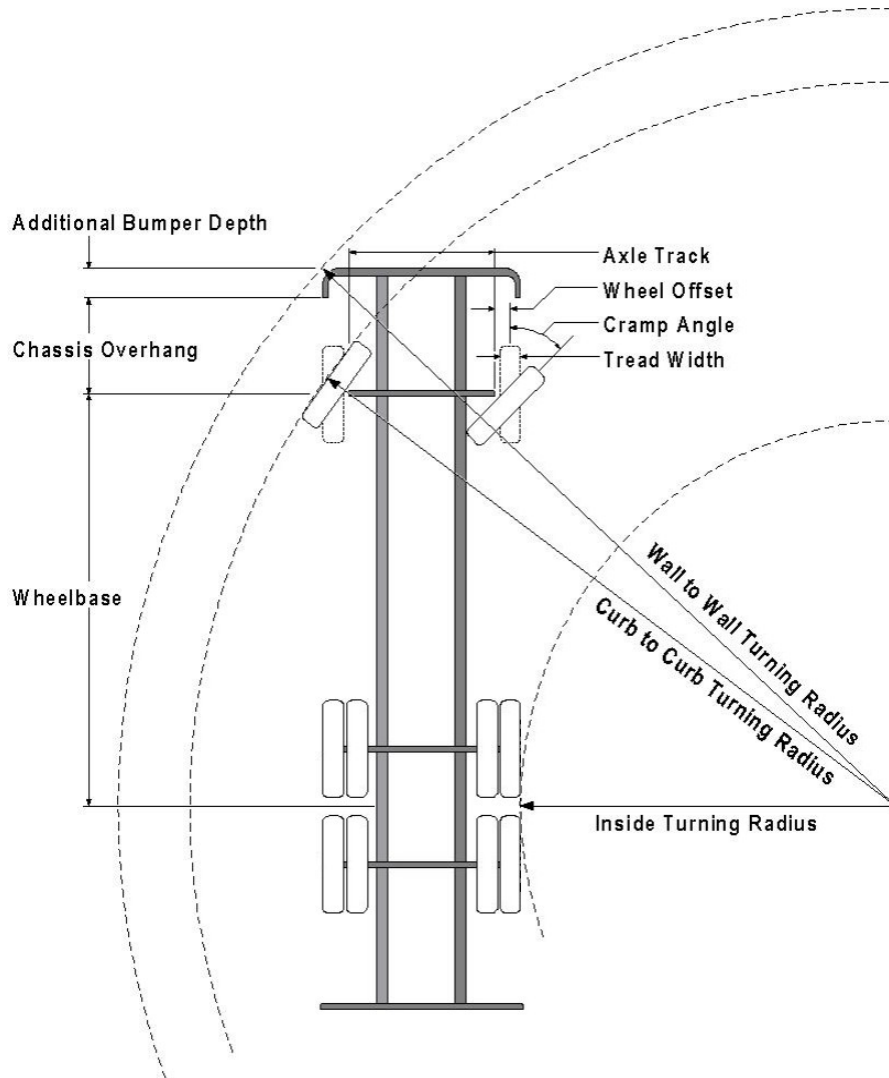
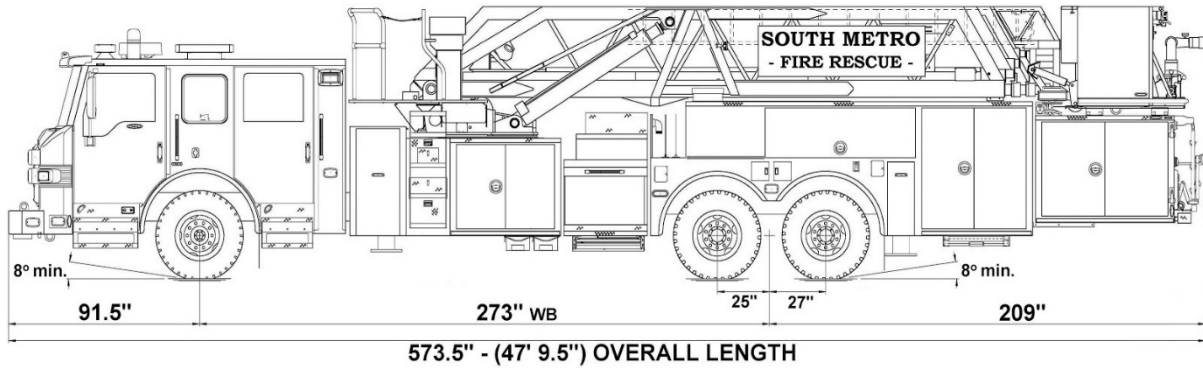
The following website for the Colorado Division of Fire Safety will provide registration instructions.

<http://dfs.state.co.us/SuppAppsProclnsp.htm>

All submittals must display a wet stamp and original signature by a Colorado licensed professional engineer or NICET III, or higher, in fire suppression systems. [Dept. of Public Safety, Division of Fire Safety, Fire Suppression Program 8 CCR 1507

**VEHICLE SPECIFICATIONS** are provided for the largest apparatus in use by South Metro Fire Rescue. Fire Apparatus Access Roads shall be capable of accommodating this apparatus.

**See Sheet C1.0**



**Vehicle Specifications**

Length: 47' 9.5"

Width: 8' 5" - (10' 1" mirror to mirror)

Height: 10' 9"

Wheelbase: 273 in.

Design load: 80,000 pounds

Inside Cramp Angle: 40°

Axle Track: 83"

Wheel Offset: 5.3"

Tread Width: 13.5"

**Turning Radii:**

Inside Turn: 26 ft. 1 in.

Curb to curb: 41 ft. 11 in.

Wall to wall: 46 ft. 8 in.

**Where objects are present adjacent to the fire apparatus access road, particularly on turns and turn arounds which require backing, a reasonable safety margin shall be provided to prevent potential damage to the property and to the fire apparatus.**

PRIVATE ROADS that provide access to more than two dwellings or one or more commercial buildings shall be constructed to meet the roadway standards approved by the South Metro Fire Rescue Authority for fire apparatus access. Private roads that do not meet the roadway standard may be accepted provided that alternative methods and materials are incorporated into the subdivision that addresses the fire and life safety of the citizens.

**FIRE CODE REVIEW BLOCK**

**See Sheet C0.0**

All fire hydrants shall be installed according to water utility standards. The number and locations of the fire hydrants as shown on the Overall Utility Plan are correct as specified by the Town of Parker, Community Development Department.

\_\_\_\_\_  
Fire Code Official or Designated Representative

\_\_\_\_\_  
Date

(NOTE – Underground Fire Line (UFL) submittal documents must meet the requirements of NFPA 24 when submitting for review.)

## Chris Mueller

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**From:** Yosief Araia <yaraia@terradyne.com>  
**Sent:** Monday, September 14, 2020 10:34 AM  
**To:** Chris Mueller  
**Cc:** Krysta Houtchens  
**Subject:** RE: SLIM CHICKENS - TERRADYNE - FIRE TRUCK LOADING CONFIRMATION - PARKER, CO

Hello Chris,

We have reviewed your request, and the heavy duty pavement section provided is adequate to support the fire truck loads.

Thank you!

Best regards,

**Yosief Araia, P.E.**

*Branch Manager*

**Terradyne Engineering, Inc.**

15403 E. 17<sup>th</sup> Ave. Suite E

Aurora, CO 80011

Office: 303-463-9317

Fax: 303-436-9321

Mobile: 720-355-4740

[www.terradyne.com](http://www.terradyne.com)

*California, Colorado, Texas*



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**From:** Chris Mueller <Chris.Mueller@ees.us.com>  
**Sent:** Thursday, September 10, 2020 10:12 AM  
**To:** Yosief Araia <yaraia@terradyne.com>  
**Cc:** Krysta Houtchens <khoutchens@ees.us.com>  
**Subject:** SLIM CHICKENS - TERRADYNE - FIRE TRUCK LOADING CONFIRMATION - PARKER, CO

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Yosief,

Per our conversation, please see page 2, comment #8, of the attached Parker referral letter. Our latest plan is also attached. If you could please confirm the Heavy Duty pavement in the report will work with this loading, or if it needs to get thicker.

Thank you,

Chris Mueller PE NCEES

**Project Manager**

**Entitlement and Engineering Solutions, Inc.**

501 S. Cherry Street, Suite 300 Glendale, CO 80246

**C 314-737-2758**

O 303-572-7997, ext. 205

D 720-594-7635

chris.mueller@ees.us.com

