



Town of Parker Community Development Department
Development Review Division
Attention: **Amber Wood Hicken**

Application Type: **Site Plan**
Status: **First Referral**
Application Name: Parker Pointe F1 L1 – Auto Parts Store
Case/AP#: **SP25-025**
Referral Received: March 13, 2025
Comments Due: April 10, 2025

Application Location: Generally located on the south side of Stroh Road east of Parker Road.

Review date: **March 26, 2025**
Plan reviewer: **Randall L. Capra**, rcapra@parkeronline.org
Phone: 303.805.3163

Narrative: The applicant, O'Reilly Auto Parts, is proposing an 8,000 sq. ft. auto parts store. The site is located on the south side of Stroh Road east of Parker Road.

Code Reference: 2021 ICC Codes including 2021 International Fire Code, 2021 International Building Code, 2023 NEC
(Note - Adopted codes valid through June 2026)

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| TOWN OF PARKER - FIRE/LIFE SAFETY: | C REVIEWED FOR CODE COMPLIANCE w/COMMENTS |
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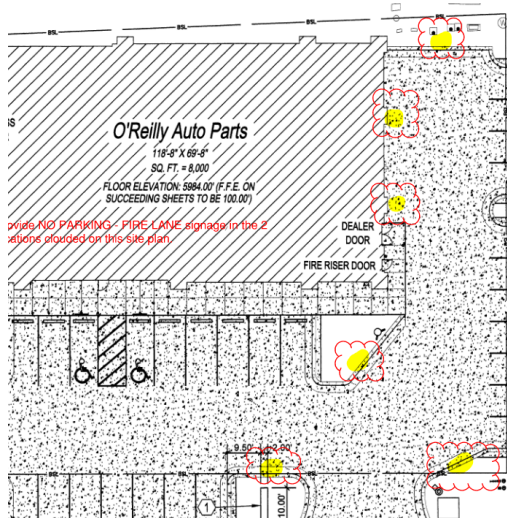
- 1st Submittal – March 26, 2025
- 2nd Submittal – May 23, 2025 (*Comments in red, italicized font*)
- 3rd Submittal – (**Comments in bold, red, italicized font**)
- 4th Submittal – (**Comments in bold, red, italicized font with a yellow highlight**)

UNRESOLVED ISSUES/COMMENTS

The items noted below with a comment number (1, 2 etc.) are items that need to be corrected to show compliance with the applicable codes. Provide **REQUIRED written response to this letter** indicating where the corrections are made on the plans (cloud the plans as applicable). This will speed up the review process when resubmitting.

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. *Partially satisfied with the second submittal; the applicant has acknowledged and noted that a portion of the access (the parking area) is to be concrete. This portion of the access shall also be installed prior to going vertical. It is important that the applicant note this as there is to be no deviation from this requirement. This requirement is noted as a redlined requirement that shall be adhered to; it is the applicant's responsibility to ensure that all issues are addressed as required. Satisfied with the third submittal; applicant has documented the requirement on the Civil documents.*
2. During the pre-application meetings, the need to provide a fire hydrant on site was identified... this this issue was addressed. Thank you.
3. There are issues with the utility drawings; a complete utility set was not provided and will be required for the next submittal for this project. Typical comments are provided below to help ensure that all information is provided or addressed. Confirm that the drawings address the following when resubmitting: *Satisfied with the second submittal; the applicant has acknowledged/noted the requirements below:*

- The correct Fire Life Safety signature block is required on the correct pages; the signature block shall only be provided on the **cover sheet of the Utility Plan set and the Overall Utility page**. This block can be found at the end of this response letter.
 - The domestic is not allowed to be pulled off of the underground fire line (UFL).
 - The UFL is not allowed to share the same line as the fire hydrant.
 - The UFL is not allowed to enter any further than 24-inches into the building (and any less than 12-inches) into the building (as noted below).
 - The Utility drawings shall clearly identify the UFL by name, length and size on the plan set (a note can address this though the underground fire line itself shall also bear these notations. The measurement shall be made from the "T" at the water main ending at the flange in the fire sprinkler control valve room.
4. The fire sprinkler control valve riser room shall be provided meeting the following: *Partially satisfied with the second submittal; the applicant has noted and provided the required documentation though the required room layout was not provided... nor was the location of the FACP identified. This requirement is noted as a redlined requirement that shall be adhered to; it is the applicant's responsibility to ensure that all issues are addressed as required..*
- An exterior door shall be provided into the riser room.
 - A door, either adjacent to the riser room or a door that provides immediate access into the building through the riser room shall be provided.
 - The riser room shall be sized such that a three-foot clear space is provided around the sprinkler riser with the Fire Alarm Control Panel being located on an interior wall. A three-foot clear space is required in front of the FACP. A minimum of 18" is required behind the riser as well as to each side of the riser.
 - A sidewalk is required to be provided from the drive aisle to the riser room.
 - A 5' x 5' concrete pad shall be provided in front of the FDC with a sidewalk provided to the FDC.
 - **A detail (floor plan) of the riser room is required to show how the room is to be laid out (arranged), that all clearances are met, and that exterior access has been provided into the riser room with the required access into the building. This is a requirement and will not be allowed to be deferred.**
 - Address any other equipment utilities that may be anticipated to be located in this room; clearances for fire suppression and the FACP are not allowed to be encroached upon.
5. The applicant has provided an auto turn analysis that shows that fire apparatus can access the site adequately; thank you!
6. 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 well as the required 28' clear width along the western portion of the building. 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. Satisfied with the second submittal; the applicant has addressed this issue.*
7. **Sheet C2.2/Signage:** The applicant has provided a "signage plan" that does not address NO PARKING – FIRE LANE signage locations. See below redlines identifying locations of required NO PARKING – FIRE LANE signage and address this issue when resubmitting: *Satisfied with the second submittal; the applicant has added the signage as required.*



8. *The items noted above with a comment number (1, 2 etc.) are items that need to be corrected to show compliance with the applicable codes. Please provide a written response to this letter indicating where the corrections are made on the plans (cloud the plans as applicable). This will speed up the review process when resubmitting. **Note – This item is listed twice to emphasize the requirement to respond to the fire life safety response letter.***

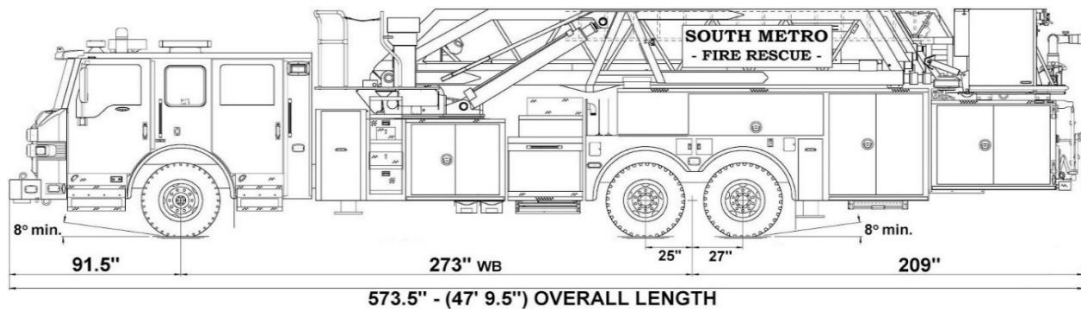
GENERAL COMMENTS (as applicable)

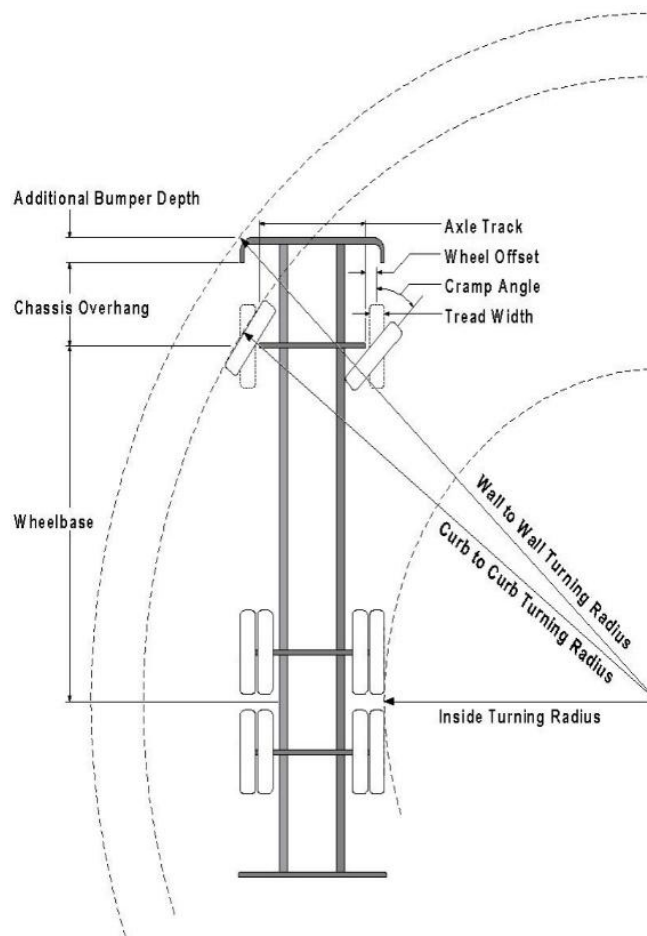
All engineering documents submitted to the Town of Parker shall bear the wet signature and seal of the engineer or architect in responsible charge of the design.

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.

FIRE ACCESS ROAD DESIGN CRITERIA

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.





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.

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.

FIRE CODE REVIEW BLOCK

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.)

Underground Fire Line - Submittal Requirements

Reference: 2019 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:
[21 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)

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.

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