



June 4, 2021

Ms. Stacey Nerger, Senior Planner
Town of Parker
20120 E. Mainstreet
Parker, CO 80138

**RE: Trails at Crowfoot Filing No. 16 – Final Plat
Review Comments 02**

Dear Ms. Nerger:

CVL, a Westwood team has considered comments from Town of Parker Development Review Division and Parker Water and Sanitation, for the referenced project. We have restated the comments below and addressed them per the italicized responses.

**TOWN OF PARKER DEVELOPMENT PLANNING DIVISION, Stacey Nerger, Senior Planner,
Review Comments 02**

GENERAL PROJECT COMMENTS:

1. Comment: The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:

Parker 2035 Master Plan
Development Design Standards
Land Development Ordinance

Response: Acknowledged.

2. Comment: The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.

Response: Acknowledged.

3. Comment: Please contact the referral agencies if you have questions regarding their review comment(s).

Response: Acknowledged.

4. Comment: A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.

Response: Acknowledged, the comments have been addressed and responded to on a pdf response.

5. Comment: The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKiT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention. “02 Trails at Crowfoot Filing No. 16 Final Plat” or “Second Submittal Trails at Crowfoot Filing no.16 Final Plat.”

Response: Acknowledged, The documents have been labeled per the example “02 Trails at Crowfoot Filing No. 16 Final Plat”.

Final Plat

1. Comment: **Please see the attached redlines for additional information.**

Comment Addressed: Yes No

Response: Final Plat redlines have been addressed and comment responded to on the pdf.

Final Landscape Plans – Cost Estimates

1. Comment: **Please make sure that the cost estimates and the landscape plans match. There are currently several discrepancies with landscape numbers between them.**

Comment Addressed: Yes No

Response: Revised estimates have been included with this submittal.

OUTSIDE REFERRAL AGENCY COMMENTS

Comment: Please address all outside referral agency comments with a written response. The following agencies have provided comments for review:

- Aztec Consultants
- Fire Life Safety
- Parker Water and Sanitation District

Response: Responses to Fire Life Safety and PWS D are below. Responses to Aztec Comments are included in the Aztec PDF response.

PARKER WATER AND SANITATION, Robert Ramsey, Construction Inspector

- Comment: Submit an executed Standard Improvement Agreement (S.I.A.) with all required exhibits.

Response: Acknowledged, executed SIA will be submitted.

- Comment: A letter of Credit or Cash in Lieu based on the approved Engineers Estimate must be submitted prior to plan approval.

Response: Acknowledged, updated stamped estimate has been included. Letter of credit or cash in Lieu will be provided.

- Comment: Irrigation Review Fees must be paid before another review of this project will be done. This covers up to 3 reviews, subsequent reviews after that will be an additional charge at 50% the rate.

Response: Acknowledged, Irrigation review fee will be paid.

- Comment: This is the 6th review letter. Payment must be remitted for second engineer review fee invoice before any further review will be completed.

Response: Acknowledged, review fee will be paid.

- Comment: Tap fees must be paid.

Response: Acknowledged, tap fee will be paid.

- Comment: Please provide all PWSD easements with recordation #'s.

Response: Easements documents have been included with this submittal. Signed copies are being prepared and will be provided prior to signatures.

- Comment: Please use two 45-degree bends.

Response: 11.25° bends have been revised to 45° bends.

- Comment: Connect on Birds Foot Trl. at tie in to ensure Fire Hydrant #13 watch valve will not be in the curb and gutter. See sheet 8

Response: 45° bends have been added and the line shifted to the south to ensure the watch valve will not be in the curb and gutter.

- Comment: Sanitary sewer Man Hole #18 needs intermediate platform.

Response: Intermediate platform has been added.

- Comment: Please provide building plumbing plans with fixture count worksheet.

Response: Plumbing plans are not available to be provided. This filing will have 42 duplex units per the approved PD and the approved Master Utility Report.

**TOWN OF PARKER COMMUNITY DEVELOPMENT, Randall L. Capra, Planning Department,
rcapra@parkeronline.org**

UNRESOLVED ISSUES/COMMENTS

1. Comment: 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 acknowledged/noted/addressed with current submittal.*

Response: Acknowledged.

2. Comment: The applicant shall be aware that the Town of Parker has officially adopted the 2018 ICC codes as of January 1, 2019; all submittal documents are required to comply with the 2018 ICC codes. Note – the Town of Parker will have officially adopted the 2021 ICC family on January 1, 2022; the 2020 NEC will be adopted at this time, as well. Any submittals received after December 31, 2021 will be required to meet the newly adopted codes. *Satisfied; applicant acknowledged/noted/addressed with current submittal.*

Response: Acknowledged.

3. Comment: 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 always be maintained. 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; applicant acknowledged/noted/addressed with current submittal.*

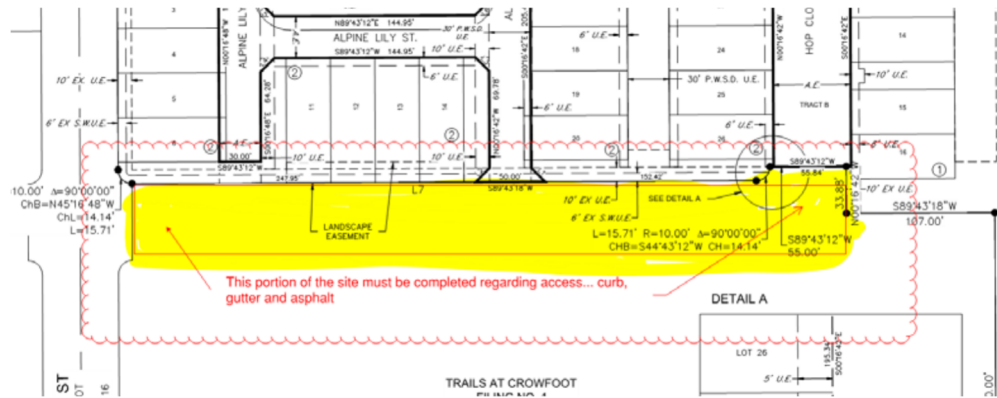
Response: Acknowledged.

4. Comment: Shasta Daisy Street is required to be completed from N Pinery Parkway to Bayou Gulch Road (this includes curb and gutter prior to being allowed to go vertical. This will provide two points of access from the subdivision into the proposed. *Satisfied; applicant acknowledged/noted/addressed with current submittal.*

Response: Acknowledged.

5. Comment: The applicant is required to access such that two approved provide two points of access is required for the proposed community. When resubmitting, the submittal documents will be required to include the southern access as a part of the submittal documents. This road shall be shown on all applicable pages and all applicable documents. See below for the area specific to this comment and address fully when resubmitting: *Satisfied; applicant acknowledged/noted/addressed with current submittal.*

Response: Acknowledged.

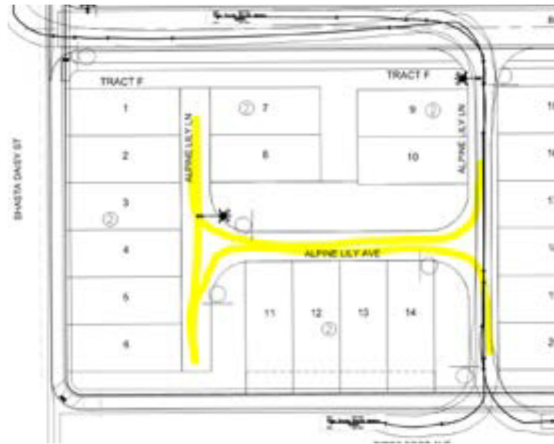


Comment: Note - Per the requirements of [18 IFC Appendix "D" Section D107.1] Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access-roads. This submittal does not meet the requirements of the code regarding access roads. Section D107.1 does have two exceptions with exception #1 applying as noted: Where there are more than 30 dwelling units on a single public or private fire access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2, 903.3.1.2, or 903.3.1.3, access from two directions shall not be required."

Response:

6. Comment: 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. Information on South Metro Fire Rescue Apparatus has been provided later on in this response. Address when resubmitting. *Partially satisfied; applicant has provided an auto turn for only a portion of the site while not providing the analysis for Alpine Lily Ave and Alpine Lily Ln. A resubmittal is required to show that these areas comply as this is the central portion of the project. See below for highlight area that must be addressed.*

Response: Revised Autoturn and signage has been provided and included with this submittal.



7. Comment: The applicant has not provided an overall utility plan for this project; and provide a complete utility set that includes locations of all water lines, gas lines, and electrical services. Address this issue when resubmitting. Note – the street noted above in yellow must have its fire hydrants shown as a part of this submittal. *Satisfied; applicant acknowledged/noted/addressed with current submittal.*

Response: Acknowledged.

8. Comment: Ensure that the required fire life safety signature block is located on the cover sheet and the overall utility sheet(s) of the utility package. An updated signature block has been created regarding 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 can be found later in this document. *Satisfied; applicant acknowledged/noted/addressed with current submittal.*

Response: Acknowledged.

GENERAL COMMENTS

Comment: 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.

Response: Acknowledged.

Comment: 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.

Response: Acknowledged.

Underground fire lines

Comment: 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.

Response: *Thrust block calculations have been included that show that the PWSD standard thrust blocks details are conservative and should be used.*

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.)

FIRE ACCESS ROAD DESIGN CRITERIA



Comment: BUILDING exterior walls (and any portion thereof) of any buildings that are more than 150 feet from the curb line of a public street shall be served by a Fire Apparatus Access Road which shall be unobstructed. This distance is measured by an approved route around the exterior of the building or facility. Additional allowances may be made for some sprinkler protected structures. Alternate access arrangements may be accepted based on site conditions and building fire protection features. Due to the possibility of heavy vehicle traffic, residential and commercial collector and arterial roads may not be considered adequate for fire suppression operations; no credit for access to perimeter of buildings shall be given from collectors or arterials, unless specifically approved.

Sites not capable of meeting these requirements and any alternative means must be evaluated and approved by the Fire Marshal.

Response: Acknowledged.

Comment: FIRE APPARATUS ACCESS ROADS shall be of an all-weather surface capable of supporting the imposed loads of fire apparatus. Maximum grade on site shall not exceed six percent (6%). Roads shall be asphalt or concrete. Other surfaces may be accepted on a case by case basis.

Response: Acknowledged, this site meets this requirement.

Comment: The minimum unobstructed width of the fire apparatus access road shall be 20 feet. In order to maintain the minimum width and prevent obstructions such as parking of vehicles fire lane signs shall be installed in an approved manner. A minimum vertical clearance of 13 feet, 6 inches shall be maintained for the entire required width of the access road.

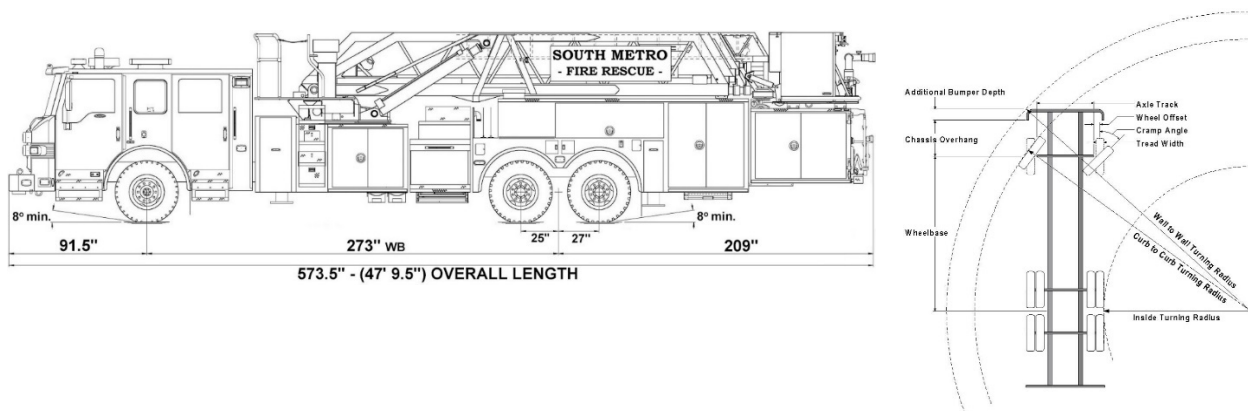
Response: Acknowledged, this site meets this requirement.

Comment: Any dead-end access road over 150 feet long shall be provided with an approved turnaround that may be a circle, tee, hammerhead, or other functional approved design.

Response: Acknowledged, this site meets this requirement.

Comment: 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.

Response: Acknowledged, this was used in producing the included autoturn exhibits.



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. in.

Comment: 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.

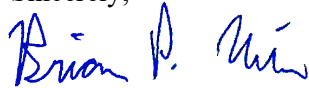
Response: Acknowledged, there is reasonable safety of margin.

Comment: 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.

Response: Acknowledged, all roads meet the South Metro Fire access standards.

Thank you for providing these comments. If you have any questions regarding our application, please do not hesitate to contact me at 720.249.3588.

Sincerely,



Brian Wilson, PE
Senior Project Manager
CVL, a Westwood team