



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

Application Type: **Subdivision**  
Status: **First Referral**  
Application Name: **Trails at Crowfoot F16**  
Case/AP#: **SUB20-040**  
Referral Received: March 3, 2021  
Comments Due: March 31, 2021

Application Location: Bayou Gulch Road and N Pinery Parkway

Review date: **March 12, 2021**  
Plan reviewer: **Randall L. Capra**, [rcapra@parkeronline.org](mailto:rcapra@parkeronline.org)  
Phone: 303.805.3168

**Narrative:** The applicant, E5x Management, is proposing a Final Plat to create 42 duplex residential lots and parkland. The site is located at the southeast corner of Bayou Gulch Road and N. Pinery Parkway.

**Code Reference:** 2018 International Fire Code, 2018 International Building Code, 2017 NEC... (valid through 12/31/21)

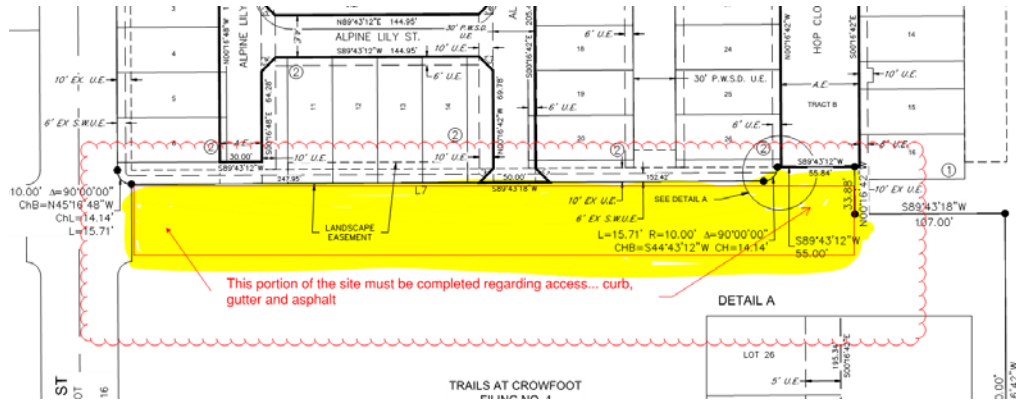
<b>TOWN OF PARKER</b>	<b>FIRE/LIFE SAFETY DIVISION:</b>	<b>C REVIEWED FOR CODE COMPLIANCE w/COMMENTS</b>
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- 1<sup>st</sup> Submittal – Reviewed March 12, 2021
- 2<sup>nd</sup> Submittal – Reviewed May 14, 2021 *(Comments in red, italicized font)*
- 3<sup>rd</sup> Submittal – Reviewed May 14, 2021 ***(Comments in bold, red, italicized font)***

### UNRESOLVED ISSUES/COMMENTS

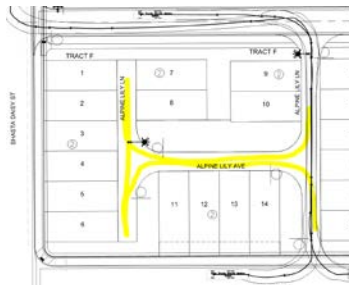
1. The applicant shall be aware that no vertical construction on this site will be allowed until such time that curb gutter and first lift of asphalt are installed; a site inspection will be required to ensure that this requirement is made prior to allowing vertical construction to commence. *Satisfied; applicant acknowledged/noted/addressed with current submittal.*
2. 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.*
3. 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.*
4. Shasta Daisey 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.*

- 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.*



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."

- 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. Satisfied; applicant acknowledged/noted/addressed with current submittal.*



- 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.*

8. 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.*

### GENERAL COMMENTS

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 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 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.

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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



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.

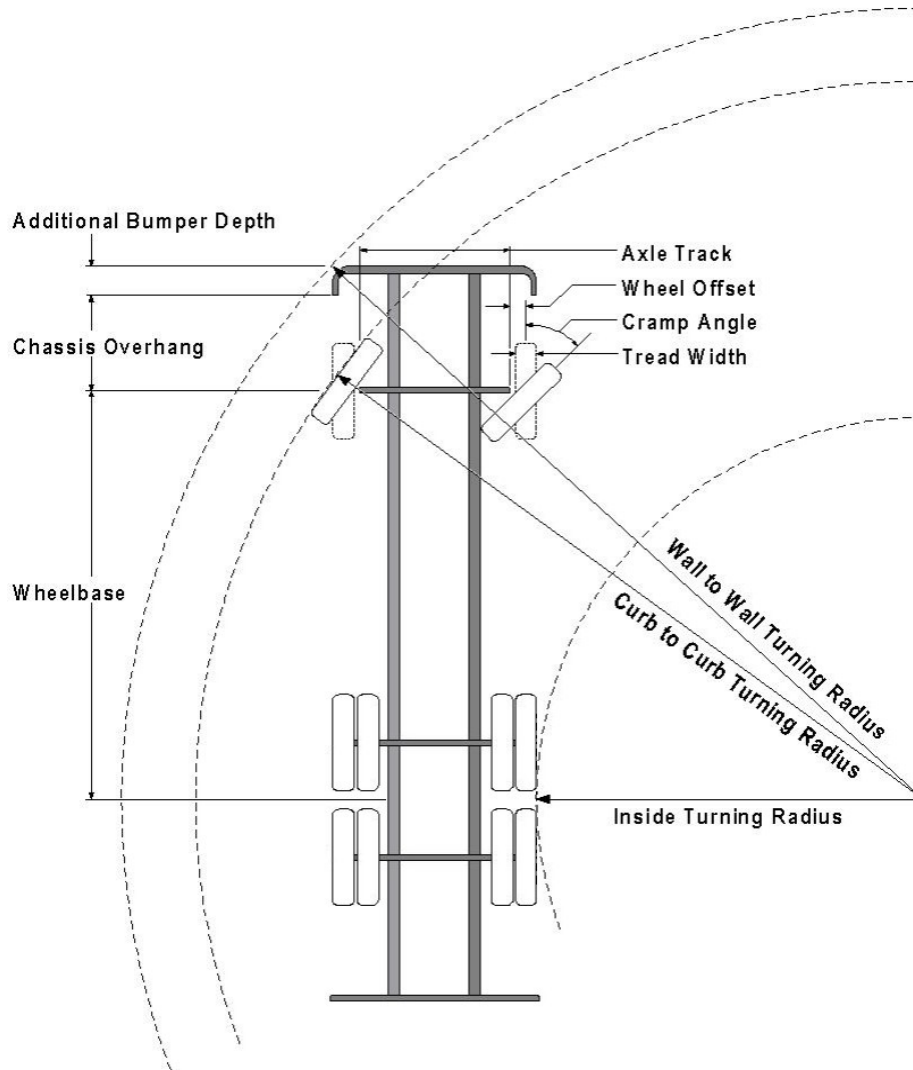
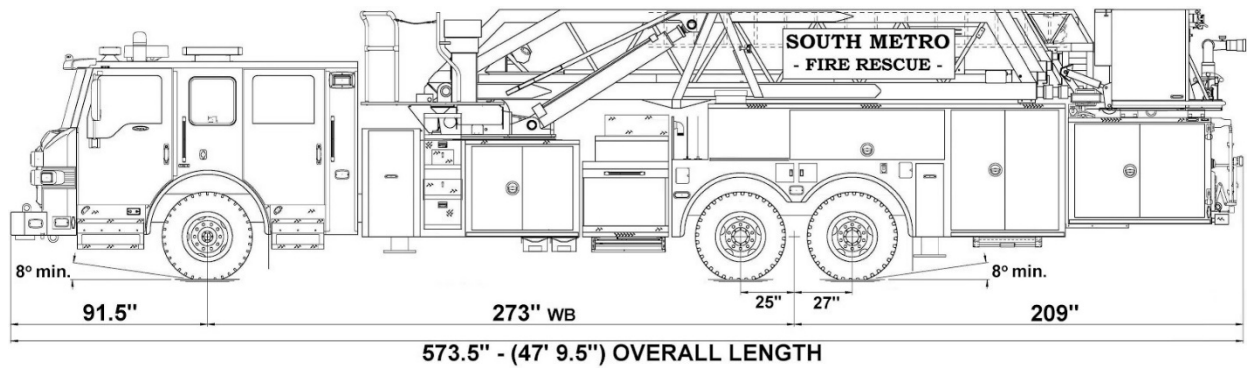
Sites not capable of meeting these requirements and any alternative means must be evaluated and approved by the Fire Marshal.

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.

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.

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.

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.