



# SUMMIT FIRE & EMS AUTHORITY

(970) 262-5100

P.O. Box 4428

Dillon, CO 80435

[Summitfire.org](http://Summitfire.org)

March 28, 2018

Mr. Ned West  
Town Planner  
PO Box 8  
Dillon, CO 80435

**Re: Uptown 240 site plan review, 240 Lake Dillon Drive, Dillon, CO 80435**

Dear Mr. West,

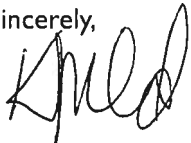
Thank you for the opportunity to review and comment on the above proposed site plan. Summit Fire & EMS has the following comments and concerns regarding the proposed project plans

1. Building height exceeds 30 Feet. The proposed aerial apparatus access road entrance on the Southwest side does not meet the minimum requirement of 26 feet, exclusive of shoulders.
2. As per previous discussions, the aerial apparatus access road on the Northeast side leading from Lake Dillon Drive is greater than 150 feet. Please provide documentation on when an aerial apparatus turn around will be installed
3. Provide an approved pathway/sidewalk on the North side of the structure.
4. Fire lanes with approved signs will be required along the Southwest parking area and garage entrances. See the fire department for details on approved signs and spacing.
5. On page PUD 104, it does not show which stairs access the roof. Please have the developer provide details on the stairs and roof access.
6. The Fire Command Center shown on page PUD 101 does not meet the minimum requirements of the IFC. It shall be a separate room from the riser room. Please have the developer contact the fire to discuss the specific requirements for the room layout and access door location.
7. A construction permit through the fire department is required for this project. Please have the developer contact the fire department for submittal details.
8. Based on the size and type of occupancy, this project shall require an approved fire sprinkler system for the building. Please advise the developer to size the waterline into the building to meet fire sprinkler and domestic water demand accordingly. Where does the fire sprinkler line enter building?
9. The proposed building will require the following life safety systems: fire sprinklers, fire alarm and an interconnected dry fire standpipe. See fire department for permit requirements.
10. The fire standpipe fire department connection (fdc) requires a fire hydrant within 100 feet of the connection.
11. A fire protection engineer should evaluate the need for a fire pump for the proposed structure based on available city water supply.

12. The commercial kitchen cooking hood in the proposed restaurant may require an approved fire suppression system.
13. Based on the size of the building, type of construction and radio signal strength in the building, an emergency responder radio amplification system may be required. See fire department for details.
14. The fire department suggests a meeting with the developer and contractor to discuss the fire code and life safety systems requirements for the building.

If you have any questions please give me a call at my office, 970-262-5203. My work week is Monday through Thursday. Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "Kim McDonald". The signature is written in a cursive, flowing style.

Kim McDonald  
Fire Marshal  
Summit Fire & EMS