

EXHIBIT E

Panera Bread PUD Development Plan

Staff Report

SUMMIT FIRE & EMS PRELIMINARY SITE PLAN REVIEW



SUMMIT FIRE & EMS AUTHORITY

(970) 262-5100

P.O. Box 4428

Dillon, CO 80435

Summitfire.org

January 2, 2019

Ms. Ellie Garza
Planning Consultant
PO Box 8
Dillon, CO 80435

Re: Panera Bread Site Plan Review

Dear Ms. Garza,

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. A construction permit through the fire department is required for this project.
2. 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.
3. The proposed building will require the following life safety systems: a fire sprinkler system and a fire alarm system. See fire department for permit requirements.
4. Based on the occupancy type, square footage of the building and height of the building, the following approved fire protection systems are required: a fire sprinkler system, a fire alarm system and a dry fire standpipe system. See fire department for details.
5. Size the waterline into the building to meet the fire sprinkler and domestic water use demand.
6. The proposed new fire hydrant may require bollard protection based on its final location.
7. The developer shall provide a detailed drawing of all the cooking appliances to be installed in the kitchen. Based on that information, additional fire protection systems may be required.
8. 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.
9. The fire department suggests a meeting with the developer and contractor to discuss the fire code and life safety systems requirements for the building.

Kim J McDonald
Fire Marshal
Summit Fire & EMS