

# *Larkspur Fire Protection District*

*Dedicated to our community through quality services, compassion, and excellence*

## Larkspur Fire Protection District (LFPD) Plan Review:

<b>Project Name:</b>	Commercial Truck Stop
<b>Date of LFPD Review:</b>	08/04/2016
<b>Plans submitted to LFPD by:</b>	Town of Larkspur
<b>LFPD Plan Review distributed to:</b>	Town of Larkspur
<b>Project Location:</b>	255 Upper Lake Gulch Rd., Larkspur, CO 80118
<b>Project Type:</b>	Commercial Truck Stop
<b>Name of Plans:</b>	Commercial Truck Stop
<b>Plans Developed by:</b>	R&R Engineers-Surveyors, Inc.
<b>Plans Format:</b>	11"x17" paper copy
<b>Design Team Project Number(s):</b>	TD15130
<b>Architect or Engineer of Record:</b>	No wet stamp on provided copies

**The following plan sheets comprised the plan set submitted to LFPD:**

Plans Sheet No.	C0.0	C1.1	C1.2	C2.1
<b>Plans Sheet Name or Contents:</b>	Cover Sheet	Existing Conditions	Site Plans	Overall Grading Plan
<b>Plan Date:</b>	05/25/2016	05/25/2016	05/25/2016	05/25/2016
<b>Produced by:</b>	R&R Engineering-Surveying, Inc.	R&R Engineering-Surveying, Inc.	R&R Engineering-Surveying, Inc.	R&R Engineering-Surveying, Inc.
<b>Designed by:</b>	N/A	N/A	N/A	N/A
<b>Drawn by:</b>	RJN	RJN	RJN	RJN
<b>Checked by:</b>	JD	JD	JD	JD
<b>Approved by:</b>	N/A	N/A	N/A	N/A
<b>Revision Date:</b>	N/A	N/A	N/A	N/A

<b>Plans Sheet No.</b>	C3.1
<b>Plans Sheet Name or Contents:</b>	Overall Utility Plan
<b>Plan Date:</b>	05/25/2016
<b>Produced by:</b>	R&R Engineering-Surveying, Inc.
<b>Designed by:</b>	N/A
<b>Drawn by:</b>	RJN
<b>Checked by:</b>	JD
<b>Approved by:</b>	N/A
<b>Revision Date:</b>	N/A

# ***Larkspur Fire Protection District***

*Dedicated to our community through quality services, compassion, and excellence*

## **LFPD Comments:**

### **Note:**

All elements of the above referenced project, herein referred to as “The Project”, shall comply in full measure with the International Fire Code (2012 edition) & referenced Standards, as adopted by the Town of Larkspur, herein referred to as “The Code”. The following comments are made only as a courtesy to the owner, design team and contractors of the above referenced project with regards to fire and life safety issues. These comments are not intended to be wholly inclusive of the obligations of the owner, design team, and contractors to meet all the provisions of The Code for The Project. An absence of comment on any non-compliance with The Code, by the LFPD, shall not constitute the LFPD’s acceptance of the non-compliance with The Code for The Project. The LFPD may require provisions over and above what is required in The Code or may choose to modify or waive certain requirements as specified in The Code for The Project, only through written format and as authorized by the LFPD Fire Chief or Fire Marshal. All elements of The Project shall also comply with any and all additional codes and standards as adopted by the Town of Larkspur &/or the State of Colorado. It is the sole responsibility of the project owner, design team and contractors to ensure that compliance with all applicable codes and standards has been achieved in fact, prior to occupancy of The Project.

### **Site Development Plans:**

With regards to the project’s site plans, the following issues shall be addressed.

- 1) Fire hydrant locations need to be revised. Contact the LFPD Fire Marshal to discuss new location options.
- 2) Proposed 1” water taps for the Travel Center and Pad sites may need to be increased in size or additional taps may be required if fire sprinkler systems are needed within the structures.
- 3) Proposed underground storm water detention facilities are not acceptable. If hazardous material releases occur on the site and run into the underground detention, mitigation and cleanup of the released material will be extremely difficult if not impossible. The released material will then flow unmitigated into West Plum Creek. If the release is gasoline or another flammable liquid, the material will fill the detention facility with explosive vapor or if the material is already ignited, the fire will flow into the detention facility.

### **Building Plans:**

With regards to the project’s building plans, the following issues shall be addressed.

- 1) Building plans, as they may or may not pertain to this project, were not submitted and are not a part of this project review.

Submit one copy of the revised plans showing the required changes stated above and/or on the plans to the LFPD.

# ***Larkspur Fire Protection District***

*Dedicated to our community through quality services, compassion, and excellence*

The LFPD requires an on-site inspection prior to the Certificate of Occupancy being issued to confirm compliance.

Please contact me with any questions or concerns regarding this project.

Office Phone: 303-681-3284

Email: [rjohnson@larkspurfire.org](mailto:rjohnson@larkspurfire.org)

Plans reviewed and comments written by:



Randal R. Johnson

Fire Marshal

Larkspur Fire Protection District