

# *Larkspur Fire Protection District*

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

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

<b><u>Project Name:</u></b>	Jellystone at Larkspur
<b><u>Date of LFPD Review:</u></b>	07/24/17
<b><u>Plans submitted to LFPD by:</u></b>	Town of Larkspur
<b><u>LFPD Plan Review distributed to:</u></b>	Town of Larkspur
<b><u>Project Location:</u></b>	650 Skyview Ln., Larkspur, CO 80118
<b><u>Project Type:</u></b>	Campground expansion
<b><u>Name of Plans:</u></b>	Jellystone at Larkspur
<b><u>Plans Developed by:</u></b>	Atwell, LLC
<b><u>Plans Format:</u></b>	Digital
<b><u>Design Team Project Number(s):</u></b>	15001779
<b><u>Architect or Engineer of Record:</u></b>	Richard J. Weed - Colorado Registered Engineer #22076

### **The following Reports and Plans comprised submitted to LFPD:**

<p><b>1. MASTER UTILITY REPORT</b> <i>for</i> JELLYSTONE AT LARKSPUR 650 SKYVIEW LN LARKSPUR, CO 80118 <i>Prepared for</i> SUN COMMUNITIES TOM O'BRANOVIC 27777 FRANKLIN ROAD, SUITE 200 SOUTHFIELD, MI 48034 248.208.2610 PREPARED BY JOHN STOLBERG, P.E. REVIEWED BY: RICHARD WEED, P.E. 143 UNION BLVD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100 PROJECT NO. 15001779</p>	<p><b>2. Wildfire Mitigation</b> <i>for</i> JELLYSTONE AT LARKSPUR 650 SKYVIEW LN LARKSPUR, CO 80118 <i>Prepared for</i> SUN COMMUNITIES TOM O'BRANOVIC 27777 FRANKLIN ROAD, SUITE 200 SOUTHFIELD, MI 48034 248.208.2610 JEFF FRENCH, P.E. 143 UNION BLVD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100 PROJECT NO. 15001779 SUBMITTAL DATE: 5/12/2017</p>
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<p><b>3. MASTER DRAINAGE REPORT</b> JELLYSTONE AT LARKSPUR 650 SKYVIEW LN LARKSPUR, CO 80118 <i>Prepared for</i> SUN COMMUNITIES TOM O'BRANOVIC 27777 FRANKLIN ROAD, SUITE 200 SOUTHFIELD, MI 48034 248.208.2610 RICHARD WEED, P.E. 143 UNION BLVD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100 PROJECT NO. 15001779 SUBMITTAL DATE: 12/2/2016 REVISED 5/15/2017</p>	<p><b>4. DRAINAGE REPORT</b> JELLYSTONE AT LARKSPUR PHASE 1 650 SKYVIEW LN LARKSPUR, CO 80118 <i>Prepared for</i> SUN COMMUNITIES TOM O'BRANOVIC 27777 FRANKLIN ROAD, SUITE 200 SOUTHFIELD, MI 48034 248.208.2610 Prepared by: JOHN STOLBERG, P.E. Reviewed by: RICHARD WEED, P.E. 143 UNION BLVD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100 PROJECT NO. 15001779 SUBMITTAL DATE: 7/11/2017</p>
<p><b>5. GRADING, EROSION AND SEDIMENT CONTROL REPORT</b> JELLYSTONE AT LARKSPUR 650 SKYVIEW LN LARKSPUR, CO 80118 <i>Prepared for</i> SUN COMMUNITIES TOM O'BRANOVIC 27777 FRANKLIN ROAD, SUITE 200 SOUTHFIELD, MI 48034 248.208.2610 PREPARED BY: JOHN STOLBERG, P.E. REVIEWED BY: RICHARD WEED, P.E. 143 UNION BLVD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100 PROJECT NO. 15001779 SUBMITTAL DATE: 5/15/2017</p>	<p><b>6. Construction Documents</b> First Submittal JELLYSTONE AT LARKSPUR 650 SKYVIEW LN LARKSPUR, CO 80118 Sheets # 1-137 PROJECT NO. 15001779 Atwell, LLC 143 UNION BLVD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100</p>
<p><b>7. Site Plan</b> Sheets # 1-49 JELLYSTONE AT LARKSPUR 650 SKYVIEW LN LARKSPUR, CO 80118 PROJECT NO. 15001779 Atwell, LLC 143 UNION BLVD, SUITE 700 LAKEWOOD, CO 8022</p>	<p><b>8. Preliminary Geotechnical Engineering Study &amp; Geological Hazards Evaluation</b> Jellystone RV Resort Expansion &amp; Improvements 660 Sky View Lane Larkspur, Colorado Kumar &amp; Associates, Inc. -2390 S. Lipan ST. Denver, CO 80223 Prepared by: Bruce E. Berends, P.E.</p>

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## **9. PROJECT NARRATIVE**

JELLYSTONE AT LARKSPUR  
650 SKYVIEW LN  
LARKSPUR, CO 80118  
*Prepared for*  
SUN COMMUNITIES  
TOM O'BRANOVIC  
27777 FRANKLIN ROAD, SUITE 200  
SOUTHFIELD, MI 48034  
248.208.2610  
JEFF FRENCH, P.E.  
143 UNION BLVD, SUITE 700  
LAKEWOOD, CO 80228  
303.462.1100  
PROJECT NO. 15001779  
SUBMITTAL DATE: 12/2/2016,  
Revised 5/11/2017

## **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 Douglas County or as adopted by the Town of Larkspur (depending on the project location), 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 and/or Douglas County (depending on the project location), the State of Colorado and the Federal Government of the United States as applicable. 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.

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## **Site Development Plans:**

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

### **1) Water Supply**

- a) **507.1 Required water supply.** An *approved* water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
- b) **507.2.1 Private fire service mains.** Private fire service mains and appurtenances shall be installed in accordance with NFPA 24.
- c) **507.2.2 Water tanks.** Water tanks for private fire protection shall be installed in accordance with NFPA 22.
- d) The Code mandates and regulates fire flow requirements in section 507 and in Appendix B.
  - (1) Per the Code's Appendix B, Fireflow requirements for the Jellystone at Larkspur Campground would be a minimum of 1500 gallons per minute.
- e) **B103.1 Decreases.** The Fire Chief is authorized to reduce the fire-flow requirements for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical.
- f) **B103.3 Areas without water supply systems.** For information regarding water supplies for fire-fighting purposes in rural and suburban areas in which adequate and reliable water supply systems do not exist, the *fire code official* is authorized to utilize NFPA 1142 or the *International WildlandUrban Interface Code*.
- g) **NFPA 1142 "Water Supplies for Suburban and Rural Firefighting"**
  - i) **"Annex A - Explanatory Material"**
    - (1) **A.4.4 Buildings Other Than One- and Two-Family Dwellings.** The minimum fire flow and flow duration for buildings other than one and two-family dwellings should not be less than 1000 gpm (3785 L/min) or 600 gpm (2270 L/min) when the building is protected throughout by an approved automatic sprinkler system and quick response sprinklers are utilized throughout.
- h) The LFPD requires the Jellystone at Larkspur campground to provide a fire flow of 1000 gallons per minute for a two hour duration resulting in 120,000 gallons of water storage dedicated to fire flow.

### **2) Fire Hydrants**

- a) The Code specifies the location and distribution of fire hydrants in Appendix C. - Table C105.1.
- b) The LFPD requires the Jellystone at Larkspur campground install and space sufficient fire hydrants to achieve an average spacing between fire hydrants of 500 ft. and a maximum distance from any point on street or road frontage to a fire hydrant of 250 ft.

### **3) Wildfire Mitigation Plan**

- a) The Wildfire Mitigation Plan as presented, only addresses the proposed structures sans cabins. The campground addition as a whole needs to be addressed with the Wildfire Mitigation Plan. The RV sites and the cabin sites need to be addressed with the Wildfire Mitigation Plan. The existing portion of the campground shall be treated where it falls within the proximity of defensible space zone 1 and 2 as defined within the document for this project. The remainder of the existing portion of the campground will be required to have a Wildfire Mitigation Plan submitted prior to the future renovation of that area and is outside the scope of this project.

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## **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.

Plans for Jellystone at Larkspur as referenced and reviewed herein shall be acceptable to the LFPD if the requirements, as stated above, are implemented.

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

Submit one copy of the revised plans showing the required changes stated above to the LFPD.

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