

From: Orrin Moon <Orrin.Moon@Crfr.us>
Sent: Tuesday, May 13, 2025 5:02 PM
To: Paul Smith <psmith@newcastlecolorado.org>
Subject: Re: Coal Seam Land Use Updated Submission

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Paul,

The following is a copy of my July 18,2024 Review Comments. As far as I can tell from today's review is the fire hydrants have been changed, see below comments in Red.

1. The emergency access to River Park Condominiums shall be maintained with a 50' outside turning radius on a 24' roadway. The angle of approach shall not be more than 18" in 7.5'. The road shall be approved for all-weather driving surfaces. The existing gate shall be moved to facilitate the access road. This issue shall be addressed to me before approval is made of this subdivision. **No Response**
2. The far west fire hydrant shall be moved to the west to facilitate the dumpster enclosure and west end of the hotel building. My suggestion is to locate fire hydrant in the second Bull Nose island in from the west entrance. **Completed on plans**
3. Underground fire sprinkler lines shall be inspected before backfilling. All underground fire sprinkler lines shall be hydrostatically tested and flushed before connection to fire sprinkler lines. A state-approved underground sprinkler installer is required. **No Response**
4. Vehicle impact bollards shall protect Electric Vehicle charge stations. **No response**
5. All elevators in both buildings shall be sized for patient transport gurneys. **No Response**
6. Tree limbs or any vegetation landscaping shall not obstruct fire hydrants. **No Response, plans still show trees over hydrants**
7. Knox Boxes are required in each separate building with a fire alarm and fire sprinkler system installed. Knox FDC caps are required on all Fire Department Connections. **No Response-building plan correction**
8. Fire Alarm monitoring shall have Century Link POTS (2) lines installed into fire alarm panel locations. **No Response**
9. Fire alarm and sprinkler plans shall be submitted to my office for approval. **No Response, building plan requirement**

10.

11. My concerns are that the majority of my comments have not been addressed and have not shown up on any plans. The developers need to respond to my comments in writing.

Thank You,

Orrin D. Moon

Prevention Division Chief/Fire Marshal

Colorado River Fire Rescue

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