



West Trenton Volunteer Fire Co. No.1, Inc

40 West Upper Ferry Road
Ewing, NJ 08628
609-883-0325
www.wtvfc.org



Date: August 11, 2020

To: James Hall Jr.
Ewing Township Fire Marshall's Office
2 Jake Garzio Dr.
Ewing, NJ 08628

Re: Airport Corporate Park Warehouse Development
370 Scotch Road
Blocks 371 Lot 3.05
Tax Map Sheet 65

Dear Mr. James Hall Jr.

I have completed the Courtesy Site Plan Review of the proposed warehouse development project listed as 370 Scotch Road, Block 371 Lot 3.05. I have listed the following concerns and attached a smaller site drawing listing the areas.

- 1) There are no hydrants on the property or on the site review plans. Without knowing the intended use of the building or if it will be open space, divided space and the overall square footage, I recommend to have four (4) new hydrants to be installed as specified on page 14 and 19 indicating the locations of hydrants. Also, to maintain 5' clearance of any landscape bushes or trees of any hydrants.
- 2) Site plans don't show if this building is going to require a sprinkler system and/or required to have a fire alarm system? If building is sprinklered, I recommend the following:
 - A. Install the Fire Department Connection "FDC" in the front north-western end of the building in the front parking lot curb line as indicated on attached page 14 and 19 labeled "FDC". Recommend having the "FDC" connection with a 5" Storz coupling with a 30-degree elbow. This location will give ample space for the apparatus to safely hook up and remain outside the potential collapse zone. Maintain 5' clearance of any landscape bushes or trees of the "FDC" connections.
 - B. When the fire alarm is installed, I recommend selecting the locations of the fire alarm annunciator and/or alarm panel before being installed. Site plans only shows a utility room in the front north-western side of the building.
- 3) The emergency access roadway that travels from the north-western side around to the south-eastern end of the building creates limited access with larger apparatus and the turning radius. Need to verify the width of the roadway, turning radius of each corner and the weight restriction. Aerial apparatus weighs forty tons and 18 feet turning radius. Will there be any lighting on the building along the emergency road around the building?
- 4) The emergency access road indicates a gated metal chain with a breakaway. How does this breakaway work? I do not instruct apparatus drivers to drive through chains or push gates.

- 5) The emergency access roadway that travels from the north western end around to the south eastern end of the building creates limited access with larger apparatus. There are trees on the site plan of the roadway at each end that will impede a safe travel if emergency road is needed especially when the trees grow over time. Recommend eliminating (1) QUPA-Pin Oak Tree and (1) TITO-Green Mountain Linden trees in the front of building leading to roadway. Also eliminate (1) QUPA-Pin Oak Tree in the south-eastern end of the emergency roadway. See attached drawing indicating location.
- 6) The entrance to the front parking lot near the pump house shows a planting of a proposed Tree (Swamp White Oak - QUBI). Recommend eliminating this tree as growth over time restricts ample access with apparatus. Ground landscaping should not be a problem.
- 7) The site plan shows the hydrant detail of having 2-2 ½" NTS and 1-5 ¼" NTS. The steamer we currently use is a 4 ½" NTS connection. It also states under #4) that it will have a Stortz connection on the pumper nozzle. Recommend following Trenton Water Works specifications to match all other existing hydrants in the township.
- 8) The main road width entering the property is not listed on the drawings crossing over the creek bridge and with tractor trailers traveling in and out. What will the road width be?
- 9) Install a Knox Box on front Western side of the building next to the utility room door. Location and height to be selected by me or Ewing Fire Marshall's Office.

I hope the attached PDF site drawing I attached with help with the concern areas with each item listed. If you should have any questions to my recommendations, please feel free to contact me at the number listed below. Thank you.



Michael Anderson
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