May 23, 2022

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**RE: PPR-2223 Site Development Plan Review DeYoung RV Storage at Bent Grass Meadows Drive.**

 The Falcon Fire District has reviewed a request by Hammers Construction (Lisa Peterson applicant) for Randy DeYoung (owner) on a site development plan to allow for DeYoung RV storage. Located in unincorporated El Paso County and within the boundaries of the Falcon Fire Protection District.

Upon detailed review of the development proposal, Falcon Fire has determined that the development plan design meets the minimum requirements established by the 2009 International Fire Code and the requirements of the Falcon Fire Department.

**The Falcon Fire Protection District recommends APPROVAL of this development plan with the following comment(s).**

Falcon Fire Department provides the following notes and comments for this proposed development.

**Comments:**

**FEES:** The Falcon Fire Department will collect a cost recovery fee of **$429.00** on final development plan reviews. Payment shall be made to the Falcon Fire Department at this time at 7030 Old Meridian Road, Falcon Colorado 80831. Please be advised that the fire hydrant/water plan or the construction documents will not be reviewed by the Falcon Fire Department until this fee is received.

**NO HYDRANT REVIEW:** The review of this development plans does not include a review of the hydrant system layout. Water plans shall be submitted and reviewed by the Falcon Fire Department prior to construction plans being approved.

**WATER PLANS**: The water/hydrant plans for this development/site will be required to have the minimum Fire Hydrant Location and Distribution distances as defined in the 2009 IFC appendix C. Maximum travel distance from any hydrant in this project may not exceed 500 feet.

**GATES.** Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 16 feet or as wide as necessary to facilitate the required minimum turning radius.

2. Gates shall be of the swinging or sliding type. And built with a Falcon Fire specific proximity automating opening device. Automatic gates must have the Diablo Controls proximity auto opening system that Falcon Fire District trucks are equipped with in the ground leading up to the gate.

Diablo Proximity Gate System Contact info below.

<https://www.diablocontrols.com/>

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3. Electric gates shall be equipped with a KNOX (TM) key system installed in an approved manner. Electronically operated gates shall have a failsafe, manually operated, KNOX (TM) key override switch.

4. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or a KNOX ™ padlock.

5. Locking device specifications shall be submitted for approval by the fire code official.

**Notes:**

**WIDTH:** Fire apparatus access roads shall have an unobstructed width of not less than 20-feet except for approved security gates.

**FIRE LANE SIGNS:**

Roads Less Than 28 Feet in Width. Fire apparatus access roads less than 28 feet in width shall be posted on both sides as a fire lane.”

Roads more than 28 feet and less than 34 feet in width. Fire apparatus access roads more than 28 feet and less than 34 feet wide shall be posted on one side of the road as a fire lane.”

Fire apparatus access roads 34 feet in width or greater do not require marking as a fire lane.”

**TURNING RADIUS:**

A minimum turning radius of 33’ inside or 44’ outside shall be provided on all fire apparatus access roads.

**VERTICAL CLEARANCE:** Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13-feet 6-inches.

**LOADING:** Fire apparatus access roads shall be designed, constructed and maintained to support the imposed loads of fire apparatus weighing at least 75,000-pounds.

**SURFACE**: Fire apparatus access roads shall be surfaced so as to provide all-weather driving capabilities by means of asphalt, concrete or other approved driving surfaces. Gravel roads or other alternatives may be acceptable; however, PE stamped engineered specifications for such alternatives, showing that the loading specifications and all weather surface capabilities have been met or exceeded must be submitted to the Falcon Fire Department for review.

**DEAD-END ACCESS:** Dead-end fire apparatus access roads in excess of 150-feet shall be provided with a turnaround meeting the requirements of the International Fire Code.

**GRADES:** Grades for fire apparatus access roads shall be no more than 10% maximum grade.

**WATER SUPPLY:** Required water supplies for fire protection either temporary or permanent shall be made available as soon as combustible material arrives on site.

**TIMING OF INSTALLATION:** Fire department access roads shall be made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided.

**ACCESS FOR FIREFIGHTING:** Approved vehicle access for firefighting shall be provided to all construction/demolition sites. Vehicle access shall be provided to within 100-feet of temporary or permanent fire department connections (FDC). Vehicle access shall be provided by either temporary or permanent roads capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

**STREET SIGNS:** Temporary or permanent street signs shall be installed at each street intersection when construction of roadways allows passage by vehicles.

Trent Harwig

Fire Chief

Falcon Fire Department