

FALCON FIRE PROTECTION DISTRICT

Administration Office
7030 Old Meridian Road
Falcon, Colorado 80831
Business Number: 719-495-4050 Business Fax: 719-495-3112



Erin Ganaway
N.E.S. Inc. 619 North Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Direct 719.884.1375, Main 719.471.0073, Fax 719.471.0267
eganaway@nescolorado.com

Re: Conditional Commitment to Provide Emergency Services
Property: Feathergrass; 100 Duplex Unit Subdivision on 10.27 acres with
private access roads & located South of Constitution at Hanna Ridge Drive.

Dear Erin,

March 5, 2020

Based upon the information you have provided, the above-referenced real property is located within the jurisdiction and boundaries of the Falcon Fire Protection District ("Fire Department"). By this letter, the Fire Department confirms its commitment to provide fire suppression, fire prevention, emergency rescue, ambulance, hazardous materials and emergency medical services (collectively, "Emergency Services") to the property, subject to the following conditions. Falcon Fire recognizes this community is to be provided with 24' wide private roads that do not meet County standard specifications and emergency access gates for secondary access. Falcon Fire has reviewed the PUD/Preliminary Plan and met with the applicant. The plans are acceptable to Falcon Fire from a truck turning radii perspective, subject to the requirements for Fire Lane and access below:

- ☒ All new construction, renovations or developments within the Fire Department's jurisdiction must comply with the applicable fire code and nationally recognized life-safety standards adopted by the El Paso County Board of County Commissioners and the Fire Department's Board of Directors, as amended from time to time;
- ☒ All development, water and construction plans must be reviewed and approved by the Fire Department for compliance with the applicable fire code and nationally recognized life-safety standards prior to final plat or construction permit being issued;
- ☒ All Roads less than 28 feet in width shall be posted on both sides as Fire Lanes. Private roads shall be the responsibility of the HOA to enforce and maintain the fire lane no parking areas.
- ☒ All development private roads (fire lanes) or intersections shall meet the fire department minimum turning radius of 33' inside or 44' outside and shall not be less than 20 feet in unobstructed width.

- ☒ All emergency access gates shall be installed with Knox key and a Falcon Fire specific Diablo automatic gate opening system. Please get with the Falcon Fire District for the specific gate opening a locking requirement.
- ☒ All development or construction projects shall meet the fire code and nationally recognized standards' pertaining to fire protection water.

Please do not hesitate to call the fire administration office or me for further information between 9:00 am and 4:00 pm, Monday through Friday.

Sincerely,

Trent Harwig
Fire Chief/Administrator