



**1st REVIEW – DEVELOPMENT PLAN – APPROVED WITH CORRECTIONS
CIMARRON HILLS FIRE PROTECTION DISTRICT (CH2017-14-DP-1)**

May 31, 2010

Nina Ruiz

NinaRuiz@elpasoco.com

(719) 520-6313 El Paso County Office of Development Services

2880 International Circle, Suite 110

Colorado Springs, Colorado 80910

Fax: (719) 520-6695

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Dear Ms. Ruiz,

On Tuesday, May 9, 2017 the Cimarron Hills Fire Department submitted a development plan to PEAK Consulting Services, Inc. for a fire code compliance review of a proposed commercial lot for the **NEW MEADOWBROOK MINI-STORAGE FACILITY** located at **### Meadowbrook Parkway** within the Cimarron Hills Fire Protection District.

This scope of work includes:

10-Mini Storage Buildings

RV Storage Area

Upon detailed review of the submittal, Peak Consulting has determined that the design appears to meet the minimum requirements established forth by the International Fire Code and the Cimarron Hills Fire Department.

The Cimarron Hills Fire Protection District recommends APPROVAL WITH CORRECTIONS of this Development Plan.

RECOMMEND MODIFICATIONS/ITEMS OF INTEREST:

- 1) **KNOX ENTRY** – This facility will have a secure entry electric gate. This gate SHALL be equipped with a KNOX™ Key Switch.
- 2) **TURNING RADIUS** – The East End of this development indicates that there will be RV parking. NOTE: Turning Radius requirements shall be maintained and not impeded upon parked RV's.
- 3) **FIRE HDRANTS** – Fire hydrants/water supply shall be provided in accordance with the IFC.

The following are a list of comments for your informational purposes only. It is highly recommended that you review the following comments to limit delays in the future.

FEES: The Cimarron Hills Fire Department collects a cost recovery fee of \$429.00 per plan associated with development plan reviews. The payment shall be made to the Cimarron Hills Fire Department located at 1835 Tuskegee Place in Colorado Springs, CO 80915. Please be advised that neither the fire hydrant/water plans



nor the construction documents will not be reviewed by the Cimarron Hills Fire Department until this fee is received.

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

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 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 IFC.

BRIDGES AND ELEVATED SURFACES: Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge or elevated surface shall be constructed and maintained in accordance with AASHTO-Standard Specification for Highway Bridges.

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

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

1. The minimum gate width shall be 20 feet or as wide as necessary to facilitate the required minimum turning radius.
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a KNOX (TM) key system installed in an approved manner. Electronically operated gates shall have a fail-safe, manually operated, KNOX (TM) key override switch.
6. 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.
7. Locking device specifications shall be submitted for approval by the fire code official.

KNOX (TM) KEY: This fire jurisdiction requires a KNOX™ Entry Box be installed on all commercial properties with a Fire Sprinkler or Fire Alarm System. This box must be mounted at the main front entrance 7-feet above the ground. The Box shall be ordered directly through the applicable fire jurisdiction and shall be installed prior to requesting for a final fire inspection.

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.

FUTURE ADDITIONS: The plans indicate that future expansions/additions are proposed at this site. These plans will not be reviewed for the future concepts. A new development plan/site plan will be required to be submitted once plans for the future building proposals are finalized and ready for construction.