



**1st REVIEW – DEVELOPMENT/PLOT PLAN
APPROVED
CIMARRON HILLS FIRE PROTECTION DISTRICT (CH2018-14-DP-1)**

September 3, 2018

Len Kendall
leonardkendall@elpasoco.com
El Paso County Office of Development Services
2880 International Circle, Suite 110
Colorado Springs, Colorado 80910

Dear Development Services,

The Cimarron Hills Fire Department submitted a site development PLOT PLAN to PEAK Consulting Services, Inc. for a fire code compliance review of a proposed PARMARK COMMERCIAL OFFICE/WAREHOUSE building (no tenant at this time) located at **1050 Meadowbrook Parkway** in the Claremont Business Park within the Cimarron Hills Fire Protection District.

The proposed building consists of a 12,500 square foot, Type IIB Construction, NONSPRINKLERED facility.

Upon detailed review of the submittal, Peak Consulting has determined that the design appears to meet the minimum requirements established forth by the 2003 International Fire Code and the Cimarron Hills Fire Department.

The Cimarron Hills Fire Protection District recommends APPROVAL of this PLOT PLAN and SPECIAL USE PLAN.

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. (2003 IFC §503.2.3 and D102.1)

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 2003 IFC, Figure D103.1.

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 grade.

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. This box must be mounted at the main front entrance between 8 and 12 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. Water plans shall be submitted for review and approval by the fire department.

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.