**FALCON FIRE PROTECTION DISTRICT**

Administration Office

7030 North Meridian Road

Falcon, Colorado 80831

Business Number: 719-495-4050 Business Fax: 719-495-3112

May 31, 2019

Nina Ruiz

Planning & Community Development

2880 International Cir Suite 110

Colo. Spgs, CO 80910

719-520-6313

Nina,

On Friday, May 31, 2019 the Falcon Fire Department reviewed a Final Plat Filing 1 of a design for a proposed residential development titled **Saddlehorn Ranch** consisting of 53 single family lots on 176 acres. This development is located within the Falcon Fire Protection District boundaries.

Upon detailed review of the development proposal, Falcon Fire has determined that the 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 this development plan with the following comment(s) and notes.**

**COMMENTS:**

**FEES:** The Falcon Fire Department collects a cost recovery fee of **$429.00** per plan associated with the final plat review. The payment shall be made at that time to the Falcon Fire Department located at 7030 Old Meridian Road, Falcon Colorado. Please be advised that the fire hydrant/water plan or future construction document will not be reviewed by the Falcon Fire Department until this fee is received.

**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.

**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.

**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 failsafe, 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.

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

**NO HYDRANT REVIEW:** The review of the development plans does not include a review of the hydrant system layout. A separate water/hydrant plan shall be submitted to the Falcon Fire Department, 7030 North Meridian Road in Falcon, CO 80831 for review and approval prior to submittal of construction plans or residential homes being constructed.

**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.

###