

FALCON FIRE PROTECTION DISTRICT

7030 Old Meridian Road Falcon Colorado 80831

Business Number: 719-495-4050

Business Fax: 719-495-3112

www.falconfirepd.org

November 25, 2020

Kari Parsons
El Paso County Development Services
2880 International Circle Suite 110
Colo. Spgs. CO 80910

RE: SP207 Crossroads North Preliminary Plan

The Falcon Fire District has reviewed a request by The Equity Group (applicant) on a preliminary plan to allow for a rezone of 25.18 acres a ten-lot commercial preliminary plan that incorporates the rezone parcels and an additional 19.36 acres of CR zoned property. Located on the South west corner of Hwy 24 and Hwy 94. West of Marksheffel Road and in unincorporated El Paso County and within the boundaries of the Falcon Fire Protection District.

Upon review of the preliminary proposal, Falcon Fire has determined that the design appears to meet the minimum requirements established by the 2009 International Fire Code and the requirements of the Falcon Fire Department and provides the following notes for final plan.

Falcon Fire has no objections to the rezone request proposed in this submittal.

**APPROVAL AND
COMMENTS NOTED**

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:

Please submit final development plan drawings and hydrant/water plans directly to the Falcon Fire District for review. At this time under a working MOU with the City of Colorado Springs Fire Prevention Division, all commercial construction drawing will process through and be reviewed and inspected by City Fire Prevention Division on behalf of the Falcon Fire District.

FEES: The Falcon Fire Department will collect a cost recovery fee of **\$429.00** at time of final development plan review. The payment shall be made at this time directly to the Falcon Fire Department located at 7030 Old Meridian Road, Falcon Colorado. Please be advised that the fire hydrant/water plan will not be reviewed by the Falcon Fire Department until that fee is received.

Falcon Fire will also assess a fee at time of final Hydrant review. Both fees shall be paid and documentation provided to the City Fire Prevention Division prior to any commercial drawings being reviewed, permitted or inspected.

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:

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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.

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. If additional hydrants are proposed for this project water plans shall be submitted and reviewed by the Falcon Fire Department prior to construction plans being approved.

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WATER PLANS: The water/hydrant plans for this development/site will be required to have the range of the gross square footages (including all floors, lofts, garages, basements, mezzanines, etc.) of the structures to be constructed. This information will be used to determine the fire flow requirements for the project/development. Water plans cannot be reviewed if this information is not provided. Ensure that the water/hydrant plans indicate adequate fire flow requirements for the sizes of structures 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.

Trent Harwig

Fire Chief

Falcon Fire Department