

MONUMENT FIRE DISTRICT

16055 Old Forest Point, Suite #102

Monument, CO 80132

(719) 484-0911

www.monumentfire.org

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Jonathan Bradley, Division Chief

March 13, 2024

Ref: Society of Classical Christian Education (SocCe) Site Dev plan (PPR2350)

Re: Fire Department Access

To Whom It May Concern:

The Monument Fire District has the following comments and concerns regarding fire department access to 3980 and 3984 Walker road for the proposed project.

This project has three access components of concern for the fire department. The private dead-end on Walker Road that is accessed from Kerry Run Road, The driveway and access through 3980 Walker Road to the property on 3984 Walker Road, and the access road to and around the project on 3984 Walker Road.

Kerry Run Road to Walker Road:

The fire department is concerned that increased traffic and fire department access on the private Walker Road may limit ingress and egress in the event of an emergency to the proposed site and for the existing properties and residents. It is recommended that the county consider EPC Land Use Code Section 8.4.4 (D1, D2, E1, E2, E3, E4), Dead-End Road Standards and Private Road Allowances, when determining if the proposed project can be effectively served by this road. The private Walker Road may need to be either widened, or a second access road may need to be provided. In addition, the fire department requests that the county facilitate a name change of the private Walker Road to eliminate confusion with the nearby public Walker Road.

Driveway and access road to 3980 Walker Road:

The access to 3984 Walker Road is through the current access to 3980 Walker Road and ultimately dead-ends at the proposed project site. The fire department will require the access road for 3980 Walker Road to meet the current International Fire Code 2015 Local Amendments Section D102-Required Access. The current driveway must be modified to meet the 20-ft width and an approved driving surface capable of supporting an imposed load a 75,000 lb fire apparatus with a minimum single axle weight of 27,000 lbs. Because the driveway is in excess of 750 ft, the fire department will require additional turnarounds along the access road. This property currently has features that can be modified to meet this requirement adjacent to the existing house and the existing garage and outbuilding. There is a island in the driveway near the existing house that is boarded raised with landscape timbers. The fire

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department requests that this island, and all landscaping within, be removed to provide adequate space to park or turn around large fire and medical apparatus.

Continued access through this property will require additional modifications. The access road narrows as it passes the existing house toward the existing garage and outbuilding. This section must be modified to meet the 20 ft road width requirements. This section near the garage and outbuilding has a feature that can be modified to meet the Y-Hammerhead turnaround standard in the code referenced above (Section D103.1) to provide a second turnaround. It is requested that these modifications be made. The access road continues from this location into 3984 Walker Road.

Driveway and access road to 3984 Walker Road:

As the access road leaves 3980 Walker Road and enters 3984 Walker Road, it transitions from asphalt to a dirt surface. The fire department recommends continuing hard surface (asphalt or concrete), but will consider alternatives as long as they meet the code referenced above (Section D102). The site plan parking area provided by the property owner is acceptable for access and turnaround purposes at the proposed site with the following recommendation: The parking lot islands and landscaped have no curb or a mountable curb for large fire apparatus to drive over. The parking lot spaces do not reduce the driving area widths that allow large fire and medical apparatus to turn around.

Please let me know if you have additional questions.

Jonathan Bradley

Division Chief / Fire Marshal