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**RE:** **SP216 Eagleview Preliminary Plan Reconsideration**

Ryan,

The Falcon Fire District has reviewed a request by PT Eagleview LLC Joe DesJardin, (owner)(applicant) on a preliminary site development plan reconsideration for the proposedEagleview Estates. This development plan is on 121.21 acres of land consisting of 38 single family lots within the boundaries of the Falcon Fire Protection District.

**The Falcon Fire Protection District provides the following comments and notes on this preliminary development plan.**

**COMMENTS:**

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

Developer shall demonstrate the ability to meet the requirements of “fire flow water” as established by section 6.3.3 of the approved El Paso County Land Development Code and 2009 IFC as amended and approved by the Falcon Fire Department. This is a complex area within the codes and in an attempt to help the developers meet this demand the Falcon Fire Protection District does allow the use of fire cisterns if central water with hydrants is not provided.

**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.

**Notes:**

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

**FIRE LANE SIGN(S) REQUIRED:**

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.”

**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.

**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.

**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