

TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT

15455 Gleneagle Drive, Suite 230
Colorado Springs, CO 80921
Bus: (719) 484-0911 Fax (719) 481-3456



Jamey Bumgarner, Fire Marshal

February 13, 2018

El Paso County
Planning and Development
Attention: Kari Parsons, Planner II

Subject: FD Road access for Settlers View Subdivision

The Tri-Lakes Monument Fire Protection District (TLMFPD) upon review of the proposed residential subdivisions, Settlers View, has determined that the proposed roadway designs will be required to meet the minimum requirements established by the International Fire Code-2009 (IFC-09) and the TLMFPD Local Amendments to the IFC-09.

This site and future structure shall be designed and constructed in accordance with the IFC-09 as adopted and amended locally by the TLMFPD.

Some items of note are:

1. We acknowledge that the current road in the Grandview Subdivision (17 Lots) is Silver Neil Drive (4,288 feet long) will be extended an additional 898 feet to accommodate an additional 14 additional residential lots. All roadways will conform to the adopted 2009 IFC.
2. Silver Neil drive will be required to have a cul-de-sac because it is considered a Fire Department Access road and therefore should conform with Appendix D (Included Below) as a minimum.

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Chapter 1 – Administration

Chapter 5 – Fire Service Features

Chapter 9 – Fire Protection Systems

Chapter 10 – Means of Egress

Chapter 14 – Fire Safety During Construction & Demolition

Chapter 23 – High-Pile Combustible Storage

Chapter 30 – Compressed Gas

Chapter 46 – Construction Requirements for Existing Buildings

Appendix D – Fire Apparatus Access Roads

Appendix E – Hazard Categories

Appendix F – Hazard Rankings

Appendix G – Cryogenic Fluids – Weight and Volume Equivalents

Appendix H – HMMP and HMIS

Appendix J – Emergency Responder Radio Coverage

Appendix K – Wildland-Urban Interface Requirements

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Appendix D Fire Apparatus Roads

SECTION D102 – REQUIRED ACCESS

Section D102.1. Access and Loading. Amend Section D102.1 to read as follows: “D102.1.

Access and Loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds with a minimum single axle weight of 27,000 pounds.”

Section D103.1. Access Road Width with a Hydrant. Delete Section D103.1 in its entirety.

Figure D103.1. Dead-End Fire Apparatus Access Road Turnaround. Delete Figure D103.1 and replace with the following:

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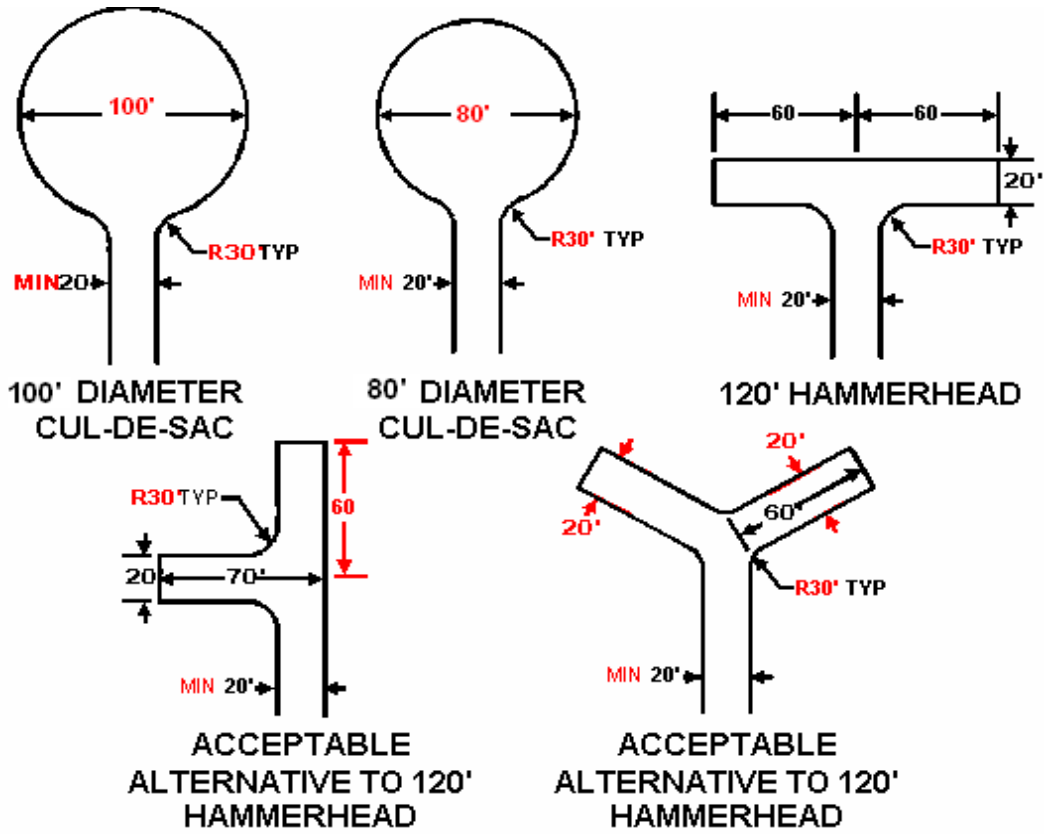
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FIGURE D103.1 MINIMUM DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND.



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Table D103.4. Requirements for Dead-End Fire Apparatus Access Roads. Delete Table D103.4 and replace with the following:

FIGURE D103.4 MINIMUM REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

DEAD-END LENGTH (FEET)	MINIMUM ROAD WIDTH (FEET)	APPROVED TURNAROUND OPTIONS (See Figure D103.1)
0 - 150	20	NONE REQUIRED
151 – 500	20	1) 120-FOOT HAMMERHEAD 2) 60-FOOT "Y" 3) 80- FOOT DIAMETER CUL-DE-SAC FOR DEAD-ENDS WITH CURB AND GUTTER 4) 100-FOOT DIAMETER CUL-DE-SAC FOR DEAD-ENDSWITHOUT CURB AND GUTTER
501 – 750	20	100-FOOTDIAMETER CUL-DE-SAC (ADDITIONAL INTERMEDIATE TURNAROUNDS MAY BE REQUIRED)
OVER 750		SPECIAL AHJ APPROVAL IS REQUIRED

Section D103.6. Signs. Amend Section D103.6 to read as follows: "D103.6. Fire Apparatus Access Road Marking. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING – FIRE LANE markings consisting of signage complying with Section D103.8 and/or striping complying with Section D103.7. Approved markings shall be posted on one or both sides of the fire apparatus road as required by Sections D103.6.1 through D103.6.3 (all amended Sections, below)."

Figure D103.6. Fire Lane Signs. Delete Figure D103.6. Fire Lane Signs. See new Figure D103.8.

Section D103.6.1. Roads Less Than 28 Feet in Width. Amend Section D103.6.1 to read as follows: "D103.6.1. 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."

Section D103.6.2. Roads More Than 28 Feet and Less Than 34 Feet in Width. Amend Section D103.6.2 to read as follows: "D103.6.2. 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."

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Section D103.6.3. Roads 34 Feet in Width or Greater. Add a new Section D103.6.3 to read as follows: "D103.6.3. Roads 34 feet in width or greater. Fire apparatus access roads 34 feet in width or greater do not require marking as a fire lane."

Section D103.7. Striping. Add a new Section D103.7 to read as follows: "D103.7. Striping. When striping is used to identify fire apparatus access roads, the striping shall comply with this Section and Figure D103.7. Striping shall consist of painted lines of red traffic paint six inches in width to show the boundaries of the fire lane. The words "NO PARKING FIRE LANE" shall appear in four inch high white reflective letters having a 3/4 inch stroke and spacing in 25 feet intervals on the red traffic paint. Striping shall be located along one or both sides of the fire lane as required by Section D103.6. Where a curb is available, the striping shall be on the vertical face of the curb."

Figure D103.7. Fire Lane Striping. Add a new Figure D103.7. Fire Lane Striping. As follows:



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Fire Marshal



Development Services Department
 2880 International Circle
 Colorado Springs, Colorado 80910

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**DEVIATION REVIEW
 AND DECISION FORM**

Procedure # R-FM-051-07
 Issue Date: 12/31/07
 Revision Issued: 00/00/00

DSD FILE NO.:

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General Property Information:

Address of Subject Property (Street Number/Name): 4507 SILVER NELL DR COLORADO SPRINGS CO 80908-5307

Tax Schedule ID(s) #: 6100000463

Legal Description of Property: SW4NE4NE4 & NW4SE4NE4 & E2SW4NE4 SEC 23-11-66, EX 60.00 FT R/W TO COUNTY ALG ALL SEC LNS

Subdivision or Project Name: Settlers View

Section of ECM from Which Deviation is Sought: Section 2.3.8.A Roadway Terminations - Cul-de-Sacs
 Specific Criteria from Which a Deviation is Sought: Maximum Length of Cul-de-Sac - rural conditions

Proposed Nature and Extent of Deviation: Silver Nell Drive would have an interim/temporary cul-de-sac length of approximately 5,355 feet (from the Stepler Road intersection) with the extension south into this subdivision. This length would exceed the maximum cul-de-sac length of 1,600 feet specified for rural roads in the ECM. Thirty-two total lots with a minimum lot size of 2.5 acres would access this cul-de-sac (14 lots within this proposed subdivision, plus the 18 lots currently accessed from Silver Nell Drive (most within the Grandview Subdivision). However, only 30 of the 32 should be counted against the maximum allowable as the Land Development Code indicates, "A corner lot is not counted in the maximum number of lots on a dead-end road when the fire department determines that adequate emergency access is provided to the corner lot by an alternative road." Two of the lots would have emergency access onto Stepler Road -- the adjoining non-cul-de-sac roadway. The proposed length of Silver Nell Drive would result as this parcel currently has no other access until Settlers Ranch Road is extended through to the east to Stepler Road. Should the development of the Abert Ranch subdivision occur prior to the extension of Settlers Ranch Road, a secondary, emergency-vehicle-only access to Stepler Road would also be available via a temporary access easement to Stepler Road through Abert Ranch lots 9 and 10. Once the permanent second access via Settlers Ranch Road is established, the temporary, emergency-vehicle-only access through Abert Ranch subdivision to Stepler Road would be removed.

Reason for the Requested Deviation: The end of Silver Nell Drive is the only available access for this parcel until Settlers Ranch Road is extended to the east or until the proposed Abert Ranch subdivision is developed. With the development of Abert Ranch, a secondary, emergency-vehicle-only access to Stepler Road would also be available via a temporary access easement to Stepler Road through Abert Ranch lots 9 and 10. Once the permanent second access via Settlers Ranch Road is established, the temporary, emergency-vehicle-only access through Abert Ranch subdivision to Stepler Road would be removed.

Applicant Information:

Applicant: Hannigan & Associates Email Address: hannigan.and.assoc@gmail.com
 Applicant is: Owner Consultant Contractor
 Mailing Address: 19360 Spring Valley Road Monument State: CO Postal Code: 80132
 Telephone Number: 719-481-8292 Fax Number: 481-9071

Criteria for Approval:

PLEASE EXPLAIN HOW EACH OF THE FOLLOWING CRITERIA HAVE BEEN SATISFIED BY THIS REQUEST

The request for a deviation is not based exclusively on financial considerations.

The Settlers View Subdivision is a proposed rural residential subdivision with 2.5-acre lot sizes, and the proposed interim length of cul-de-sac is needed for site access until Settlers Ranch Road is extended through to the east to Stepler Road.

The deviation will achieve the intended result with a comparable or superior design and quality of improvement.

The proposed roadway will meet County standards for rural residential roads. Also, please refer to the attached letter from the fire marshal. The letter indicates that Silver Nell Drive must conform to the requirements identified.

The deviation will not adversely affect safety or operations.

The number of lots planned to be served by this cul-de-sac would be 32, resulting in a daily traffic volume of about 300 trips per day on the west end of the interim non-through street. This is a reasonable volume. Regarding emergency services, please refer to attached letter from the fire district. The fire district would be the authority on the ability to provide emergency services to residents on the proposed cul-de-sac. Please refer to the attached letter from the fire marshal. The letter indicates that Silver Nell Drive must conform to the requirements identified. There is an existing cul-de-sac at the end of Silver Nell Drive that could remain in place in the interim to be utilized as an emergency vehicle turnaround at what would be about 4,200 feet from the start of the non-through-street (at the Silver Nell intersection with Stepler). Also, two of the 32 lots on this cul-de-sac would have emergency access onto adjoining Stepler Road -- the non-cul-de-sac roadway such as corner lots would have side-frontage on Stepler Road.

The deviation will not adversely affect maintenance and its associated cost.

The deviation will not affect maintenance as the street will be built to County standards and a standard cul-de-sac bulb will be constructed.

The deviation will not adversely affect aesthetic appearance.

The deviation will not affect aesthetic appearance as the subdivision street infrastructure will be built to County standards.

Owner, Applicant and Engineer Declaration:

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal will be cause to have the project removed from the agenda of the Planning Commission, Board of County Commissioners and/or Board of Adjustment or delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval.

Signature of owner (or authorized representative)

Date

Signature of applicant (if different from owner)

Date

Signature of Engineer

Date

Engineer's Seal



11/17/17

Review and Recommendation:
APPROVED by the ECM Administrator

_____ Date _____

This request has been determined to have met the criteria for approval. A deviation from Section _____ of ECM is hereby granted based on the justification provided. Comments:

____ Additional comments or information are attached.

DENIED by the ECM Administrator

_____ Date _____

This request has been determined not to have met criteria for approval. A deviation from Section _____ of ECM is hereby denied. Comments:

____ Additional comments or information are attached.