

Monument Fire District Response Letter
Fire Department Review Comments

Project: Iron Ridge Filing No. 1 & 2
Code: 2021 International Fire Code

Fire Department Access

1. Provide fire apparatus access roads in accordance with IFC Section 503. AllTerrain has confirmed all roadways, cul-de-sacs, and pullouts meet IFC Section 503. Please review the Construction Drawings for confirmation, as needed.
2. Verify all access roads meet the minimum unobstructed width required by the Fire Code and Monument Fire District standards. AllTerrain has confirmed all roadways, cul-de-sacs, and pullouts meet Monument Fire standards. Please review the Construction Drawings for confirmation, as needed.
3. Verify all road grades comply with Monument Fire District maximum allowable grades for fire apparatus. AllTerrain has confirmed all roadways, cul-de-sacs, and pullouts meet Monument Fire standards. Please review the Construction Drawings for confirmation, as needed.
4. Provide documentation demonstrating the roadway structural section is capable of supporting imposed fire apparatus loads in accordance with IFC 503.2.3. AllTerrain has confirmed all roadways, cul-de-sacs, and pullouts meet IFC Section 503. Please review the Construction Drawings for confirmation, as needed.
5. Provide turning templates demonstrating Monument Fire District apparatus can negotiate all roadway intersections, curves, and cul-de-sacs. AllTerrain has confirmed all roadways, cul-de-sacs, and pullouts meet Monument Fire standards. Please review the Construction Drawings for confirmation, as needed. We provided a 100' diameter paved, 104' diameter with gravel shoulder.
6. Verify all cul-de-sacs comply with IFC 503.2.5. AllTerrain has confirmed all roadways, cul-de-sacs, and pullouts meet Monument Fire standards. Please review the Construction Drawings for confirmation, as needed. We provided a 100' diameter paved, 104' diameter with gravel shoulder.

7. Provide approved fire apparatus turnaround details for all dead-end roads. AllTerrain has confirmed all roadways, cul-de-sacs, and pullouts meet Monument Fire standards. Please review the Construction Drawings for confirmation, as needed. We provided a 100' diameter paved, 104' diameter with gravel shoulder.

8. Any gates proposed in future phases shall comply with IFC Section 503.6. There are no future phases beyond filings 1 and 2.

Fire Water Supply

9. A fire water supply meeting IFC Section 507 shall be provided. It was determined through the preliminary plan coordination with Fire Department that that a 30,000 gallon cistern would be required for the proposed development, and that it would be located off of Colt Court.

10. Fire flow calculations shall be submitted in accordance with IFC Appendix B. It was determined through the preliminary plan coordination with Fire Department that that a 30,000 gallon cistern would be required for the proposed development, and that it would be located off of Colt Court.

11. The required fire flow duration shall be identified for each lot. It was determined through the preliminary plan coordination with Fire Department that that a 30,000 gallon cistern would be required for the proposed development, and that it would be located off of Colt Court.

14. Submit engineered construction drawings for each proposed cistern. The cistern will be per the Falcon Fire Department Appendix A (see below). The applicant was not aware of Monument Fire having adopted such standards, but the applicant will adjust their plans if there is another standard adopted by the District.

APPENDIX A

TO <u>FIRM Falcon Fire Protection District</u> PROJECT <u>Falcon FD Minimum Draft QUOTE # A07205-R2</u> DATE <u>09.18.08</u>	
PHONE <u>STANDARD D-5</u> FAX <u>NOM. CAPACITY 30,000</u> EMAIL <u>NOM. WEIGHT 8,000#</u> POTABLE <u>NON-POTABLE</u> X USE <u>Fire Cistern</u>	SITE LOCATION <u>Falcon Fire District</u> COUNTY <u>El Paso</u>
INCLUDED WITH THIS FIBERGLASS UNDERGROUND TANK QUOTATION	
1 - 30" Dx 36" T manway-hinged or bolted cover	19 - NTPA anti-vortex plate on draw pipe
6 - 4" lockable inspection hatch on manway	25 - Water level gauge (reads in inches)
13 - 6" PVC vent head-screened	
15 - High water level control assembly	
17 - Stormse refill w/2-2.5" NST-FS connections	
18 - 6" NST-F dry hydrant head	
BURY DETAILS <u>36" typical-rated for 60" bury depth</u>	WATER SOURCE <u></u>
ANTIBUOYANCY <u></u>	APPROVALS <u>Local Fire District</u>
COMMENTS: <u>Minimum draft design.</u>	
TAX ADD 2.9% DEPOSIT 33% with order FREIGHT DETAILS <u>ESTIMATED to Falcon, CO</u> DELIVERY: 8-10 WEEKS FROM ORDER ACCEPTANCE EXCLUDED IN THIS PRICE QUOTATION 1. INSPECTION, ACCEPTANCE, AND OFFLOAD 2. INSTALLATION MATERIALS AND LABOR 3. UNSPECIFIED PIPE, VALVES, AND FITTINGS 4. PUMPS, CONTROLS, AND LEVEL SENSORS 5. WIRE ROPE, CLAMPS, AND DEADMAN ANCHOR FORMS 6. <u></u>	
NOTES: ANCHORS <u>U</u> LIFTING STRAPS (IF USED) DEADMAN ANCHORS, 4 EACH SIDE (IF USED) 12' <u></u>	IMPORTANT: REVIEW DARCO STRUCTURAL SPECIFICATIONS AND LIMITED WARRANTY BEFORE APPROVAL / GRAVEL BED AND 100% GRAVEL ENCLOSURE REQUIRED / MAXIMUM BURY DEPTH FOR STANDARD FIBERGLASS VESSELS IS 5 FEET / SEE DARCO WEB SITE FOR INSTALLATION DETAILS AND APPROVED MATERIALS / FIRE SERVICE DESIGNS MUST HAVE PRIOR FIRE DEPARTMENT APPROVAL / DARCO FACTORY QUOTES ARE HONORED FOR 30 DAYS ONLY APPROVED: <u></u> DATE: <u></u> ☐ PAID ☐ MANUAL <u></u> RELEASE
DARCO FIBERGLASS TANK - 10D - 30K (30,000 Gal.) Rev Date <u>12/12/06</u> Rev. No. <u>G</u> DARCO UNDERGROUND TANKAGE 980 Darco Drive, Bennett, Colorado 80102 800-232-8660 (phone) 303-644-5001 (fax) www.darcoinc.com	

15. Submit calculations demonstrating usable drafting volume. The cistern will be per the Falcon Fire Department Appendix A (see below). The applicant was not aware of Monument Fire having adopted such standards, but the applicant will adjust their plans if there is another standard adopted by the District.

16. Demonstrate the required drafting depth is maintained during fire department operations. The cistern will be per the Falcon Fire Department Appendix A (see below). The applicant was not aware of Monument Fire having adopted such standards, but the applicant will adjust their plans if there is another standard adopted by the District.

Dry Hydrants- Not applicable. A dry hydrant is not proposed

17. Each cistern shall be equipped with a dry hydrant meeting NFPA 1142.

18. Dry hydrants shall be accessible in all weather conditions.

19. Provide details showing suction piping, drafting connection, strainer, and frost protection.

20. Provide bollard protection where dry hydrants are exposed to vehicle traffic.

21. Provide permanent reflective identification signage for each dry hydrant.

Access to Water Supply

22. Provide an all-weather apparatus access road to each cistern. There is a pullout adjacent to the Cistern, please see CDs.

23. Provide an apparatus drafting pad adjacent to each dry hydrant. NA

24. Demonstrate sufficient working space around each drafting location. There is a pullout adjacent to the Cistern, please see CDs.

25. Provide dimensions showing the distance between the apparatus position and the drafting connection. Please see CDs

Easements / Maintenance

26. Provide fire access easements for all privately maintained access roads serving fire apparatus. There are no private roads, however, the plat includes a fire cistern callout. Please let the applicant know if there is specific language you need included beyond what is written.

27. Provide recorded maintenance agreements for all fire cisterns and dry hydrants. The maintenance agreement for the cistern is included in the covenants, as the HOA for both filings 1 & 2 are responsible for maintenance. Please let the applicant know if there is other specific language you need included.

28. Maintenance agreements shall include provisions for:

Annual inspection

Water level maintenance

Dry hydrant maintenance

Snow removal

Vegetation management

Road maintenance

Acceptance Testing

29. All cisterns shall successfully pass a drafting test witnessed by Monument Fire District prior to acceptance. Understood

30. Draft testing shall demonstrate the required flow can be sustained without vortexing or loss of prime. Understood

Addressing

31. Final addressing shall be coordinated with Monument Fire District prior to issuance of building permits. Understood, enumerations has already addressed the plat as shown on the drawing.

Future Building Permits

32. Fire apparatus access to each individual residence shall comply with IFC Section 503 at the time of building permit. Understood

33. Driveways exceeding 150 feet shall comply with Monument Fire District residential driveway standards. Understood

General

34. Fire department approval of this subdivision does not constitute approval of future residential construction. Understood

35. Separate fire department review is required with each building permit. Understood

36. All fire protection features shall remain operational prior to issuance of Certificates of Occupancy. Understood

37. This development will require compliance with the Colorado WRC Code. Understood