**FALCON FIRE PROTECTION DISTRICT**

Administration Office

7030 North Meridian Road

Falcon, Colorado 80831

Business Number: 719-495-4050 Business Fax: 719-495-3112

March 18, 2022

Project Name

Waterbury Filings Nos. 1 & 2 PUD Preliminary Plan

File Number

PUDsp215

Project Manager

Kari Parsons [kariparsons@elpasoco.com](mailto:kariparsons@elpasoco.com)   
(719) 520-6306

Applicant

William Guman & Associates, Ltd.   
Bill Guman ( [bill@guman.net](mailto:bill@guman.net) )  
(719) 633-9700

Owner

Peter Martz [pmartzlrg@comcast.net](mailto:pmartzlrg@comcast.net)

Falcon Fire Department reviewed the proposed **Waterbury Filing Nos. 1 & 2 PUD Preliminary Plan** requesting 198 single-family lots on 61.9 acres and a deviation request for Saybrook Rd. This development will be located within the Falcon Fire Protection District.

**The Falcon Fire Protection District Provides the following comment(s) and Notes.**

**Comments:**

**Final Plat Review Required:**

All Final Plats shall be submitted to the Falcon Fire District for final review and approval prior to construction.

**FEES:** The Falcon Fire Department collects a cost recovery fee of $429.00 per final plan associated with this preliminary development plan review. At time of Final Plat review a payment shall be made to the Falcon Fire Department located at 7030 Old Meridian Road, Falcon Colorado. Please be advised that the fire hydrant/water plan or the construction document will not be reviewed by the Falcon Fire Department until this fee is received.

**Notes:**

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

**FIRE LANE MARKING:** No parking fire lane sign/striping shall be provided as follows on all fire access roads;

Less than 28 feet Both Sides

28 feet to 34 feet One Side

More than 34 feet Not Required

**VERTICAL CLEARANCE:** Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13-feet 6-inches.

**TURNING RADIUS:** Minimum turning radius of 33’ inside and 48’ outside.

**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 A Final Plat development plans does not include a review of the hydrant system layout. A separate water/hydrant plan shall be submitted to the Falcon Fire Department, 7030 North Meridian Road in Falcon, Colorado for review is prior to submittal of construction plans.

**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 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.

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