

WEST VINE STORAGE FORT COLLINS, CO PROJECT DEVELOPMENT PLAN

EMERGENCY NOTES

NOTE: PLAN DEMONSTRATES THE ABILITY OF EMERGENCY VEHICLES TO NEGOTIATE TURNS ON SITE TO ACCESS ALL BUILDINGS

PLAN DEMONSTRATES THAT ALL BUILDINGS CAN BE SERVED WITH FIRE PROTECTION HOSE LENGTH OF LESS THAN 300' FROM ALL POINTS OF THE BUILDINGS

PLAN DEMONSTRATES THE LOCATION OF FIRE RATED WALL CONSTRUCTION THAT ALLOWS FIRE CONTAINMENT AREAS OF ALL BUILDINGS TO BE LESS THAN 5,000 S.F.

INSIDE RADIUS FOR EMERGENCY VEHICLE IS 25.0'

OUTSIDE RADIUS FOR EMERGENCY VEHICLE IS 50.0'

MINIMUM WIDTH OF EMERGENCY ACCESS EASEMENT IS 20.0'. EASEMENTS OF GREATER WIDTHS ARE PROVIDED WHERE NEEDED.

4" WIDE PAINTED RED STRIPE ON THE PAVEMENT PROVIDED TO INDICATE FIRE LANE ON SITE

ALL AREA OF ON SITE PAVING ARE TO BE CONCRETE AND WILL MEET THE LOADING CONDITIONS FOR EMERGENCY VEHICLES AS DEFINED BY PFA.

FIRE LANE SIGNS ARE POSTED IN THE LOCATIONS AS NOTED ON THE PLAN TO THE SPECIFICATIONS OF PFA

IT HAS NOT BEEN DETERMINED YET IF ANY OF THE VEHICLE GATES WILL BE ELECTRIC OPERATED. IF A GATE IS TO BE ELECTRIC OPERATED IT WILL BE CONSTRUCTED TO COMPLY WITH UL 325, BE APPROVED BY PFA, AND BE OPERABLE BY EMERGENCY PERSONS. ELECTRIC GATES TO HAVE AN OVER RIDE THAT ALLOWS MANUAL OPERATION BY ONE PERSON.

ELECTRICALLY OPERATED VEHICLE ACCESS GATES ARE TO BE OPERATED WITH AN INTEGRATED KNOX KEY SWITCH VEHICLE GATES PROVIDE MORE THAN 20.0' ON WIDTH IN THE OPEN POSITION.

THERE IS NO VERTICAL OBSTRUCTION WITHIN THE EMERGENCY ACCESS EASEMENT.

ALL PEDESTRIAN GATES ARE MANUAL OPERATED AND HAVE A KNOX BOX SYSTEM

ALL PEDESTRIAN GATES ARE 4' WIDE.

OWNER WILL MAINTAIN ALL GATES AS OPERABLE AT ALL TIMES.

ELECTRIC OPERATED GATES SHALL COMPLY WITH ASTM F 2200

FIRE HYDRANT SHALL PROVIDE 1,500 GPM AT 20 PSI RESIDUAL PRESSURE.

FIRE HYDRANT IS A PRIVATELY OWNED UTILITY. OWNER WILL MAINTAIN CLEARANCES AS PER PFA. OWNER WILL MAINTAIN THE UTILITY TO CONFORM TO THE PRESSURE SPECIFICATIONS AS LISTED DIRECTLY ABOVE.

ALL GATES TO MEET ALL IFC PROVISIONS.

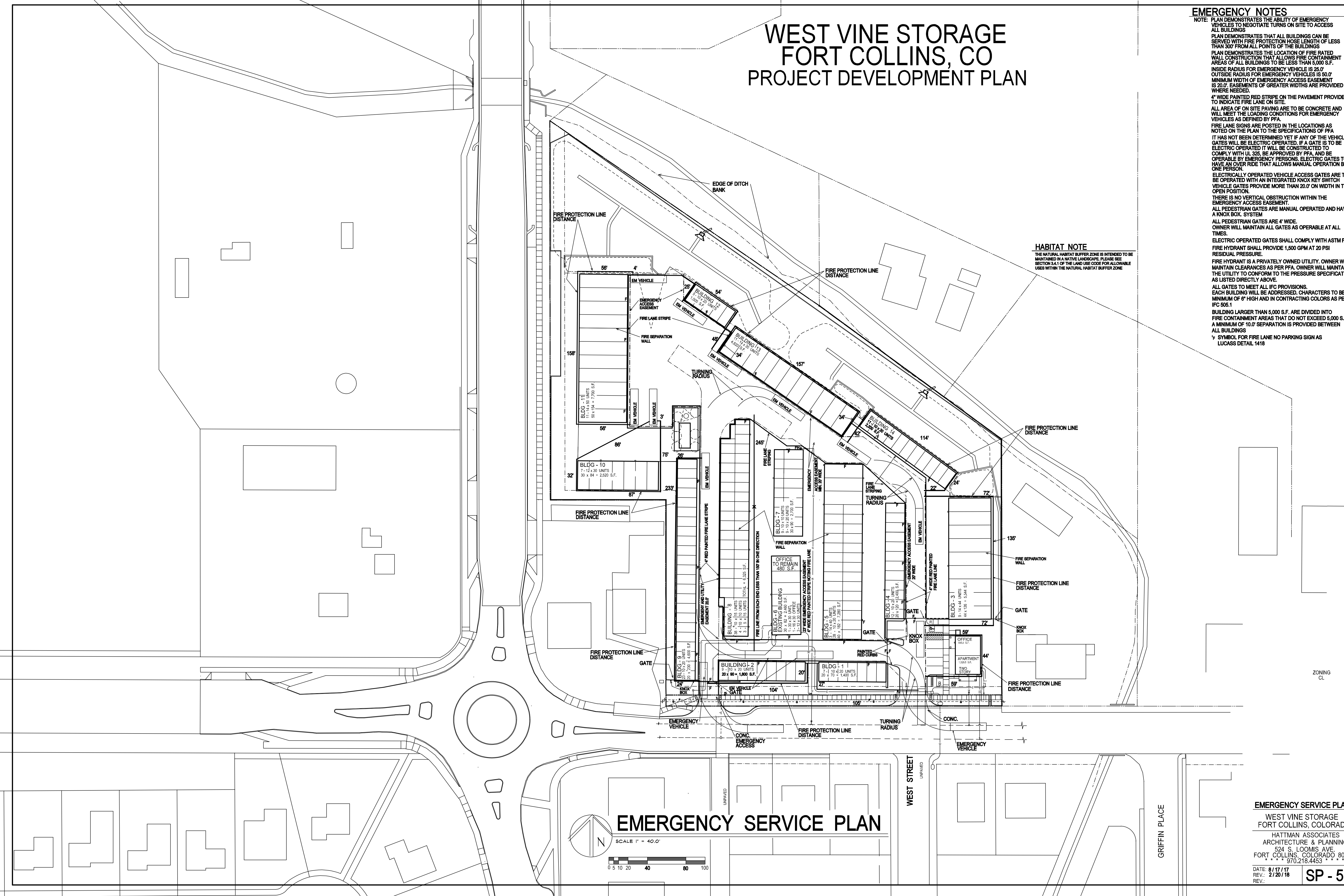
EACH BUILDING WILL BE ADDRESSED. CHARACTERS TO BE A MINIMUM OF 6" HIGH AND IN CONTRASTING COLORS AS PER IFC 505.1

BUILDING LARGER THAN 5,000 S.F. ARE DIVIDED INTO FIRE CONTAINMENT AREAS THAT DO NOT EXCEED 5,000 S.F. A MINIMUM OF 10.0' SEPARATION IS PROVIDED BETWEEN ALL BUILDINGS

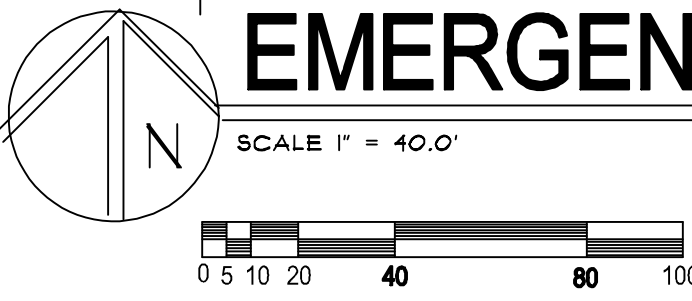
Ⓢ SYMBOL FOR FIRE LANE NO PARKING SIGN AS LUCAS DETAIL 1418

HABITAT NOTE

THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE



EMERGENCY SERVICE PLAN



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SP - 5.1