

PUBLIC WORKS  
& UTILITIES

December 9, 2004

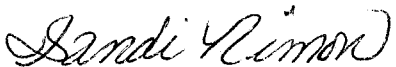
Mr. Dan Dennison, E.I.  
High Country Engineering  
1517 Blake Avenue, Suite 101  
Glenwood Springs, CO 81601

DE20-04 – Design Exception – Request – Fire Department Access – Brookwillow  
Village at 24 ½ & F ¼ Roads

Dear Dan:

Please find attached the committee's decision to deny the above request.  
If you have any questions concerning this decision, please feel free to contact the  
Development Engineer in charge of your project or me at (970)244-1557.

Sincerely,



Sandi Nimon, Sr. Administrative Assistant  
Public Works Administration  
City of Grand Junction

Xc: Eric Hahn, Development Engineer (244-1443)

## DESIGN EXCEPTION #DE 20-04

To: Mark Relph, Public Works & Utilities Department  
Bob Blanchard, Community Development Department  
Rick Beaty, Grand Junction Fire Department

From: Tim Moore, Public Works Manager

Copy to: Eric Hahn, Development Engineer  
Pat Cecil, Development Services Supervisor

Date: December 7, 2004

RE: Fire Department Access – Brookwillow Village at 24 ½ & F ¼ Roads

### DESCRIPTION OF THE SITUATION

The applicant proposes to develop an attached single-family/multifamily residential subdivision at 24 ½ Road and F ¼ Road. TEDS manual Chapter 5 - Fire Department Access section B. 2 describes "Two Points of Access" when required, "shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses". The proposed subdivision does require two points of access and as currently configured, does not meet the minimum separation for the two access points.

### EXCEPTION CONSIDERATIONS

- 1. Will the exception compromise safety?**  
The as currently configured, the site plan does not meet the minimum spacing requirements for Fire Department Access. As a result, until the perimeter streets including F ¼ Road and/or 24 ¾ Road are completed, the safety of residents is a concern.
- 2. Have other alternatives been considered that would meet the standard?**  
The applicant does not discuss what alternatives have been considered. It appears the site could meet Fire Department Access spacing by constructing F ¾ Road on the north and a perimeter street on the south property line.
- 3. Has the proposed design been used in other areas?**  
Not that staff is aware of
- 4. Will the exception require CDOT or FHWA coordination?**  
No

**5. Is this a one-time exception or a manual revision?**

This would be a one-time exception.

**Staff Recommendation**

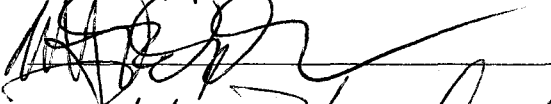

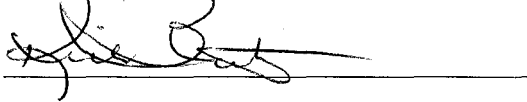
The TEDS committee typically approves a TEDS requests when the specific situation cannot meet the terms and conditions within the TEDS manual. In this case it appears the Fire Department Access standard could be achieved on this site. As a result, staff recommends denial of the request.

Recommended by: \_\_\_\_\_

Approved as Requested: \_\_\_\_\_

Denied:  \_\_\_\_\_

Dated: 12/8/04

  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_

\\DE#20-04 Fire Department Access - Brookwillow Village 12-04

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### FAX TRANSMITTAL

DATE 12/3/04 \_\_\_\_\_

TO: CITY OF GRAND JUNCTION

ATTENTION: ERIC HAHN \_\_\_\_\_

FROM: DAN DENNISON \_\_\_\_\_

FAX NUMBER: (970) 256-4031 \_\_\_\_\_

HCE JOB NUMBER: 2031049.0412 \_\_\_\_\_

TOTAL NUMBER OF PAGES (INCLUDING THIS COVER PAGE): 3 \_\_\_\_\_

**BRIEF DESCRIPTION OR INFORMATION:** Attached is the letter for review by the TEDS exemption board on the 8<sup>th</sup> of December for Brookwillow Village. The preliminary plans have been revised to show the changes requested of the fire department. Genesis Designs will be providing those at some point next week for review.

IF YOU HAVE ANY PROBLEMS RECEIVING THIS TRANSMISSION, PLEASE CALL:

1517 BLAKE AVENUE, SUITE 101  
GLENWOOD SPRINGS, CO 81601  
970-945-8676 • PHONE  
970-945-2555 • FAX

14 INVERNESS DRIVE EAST, SUITE F-120  
ENGLEWOOD, CO 80112  
303-925-0544 • PHONE  
303-925-0547 • FAX

WWW.HCENG.COM

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November 30, 2004

City of Grand Junction  
Attn. Eric Hahn  
220 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

Brookwillow Village  
HCE Project Number – 2031049.00

To the Grand Junction TEDS Exemption Committee,

The exemption that the developer is applying for is to eliminate the requirement for an extension of F  $\frac{3}{4}$  Road and 24  $\frac{3}{4}$  Road to intersect at the northeast corner of the property so that a loop would be created. High Country Engineering has had discussions with the fire department on what solution would satisfy their needs for access and fire protection to the property.

The looping connection does not fix the access dilemma for the fire department as required by TEDS. TEDS requires that distance between two access points is greater than or equal to  $\frac{1}{2}$  of the diagonal distance across the property been served. International fire code requires that both of the access points allow for 2-directional travel. This means that the project can not meet the access requirements until a time when either 24  $\frac{3}{4}$  Road or F  $\frac{3}{4}$  Road are extended beyond the frontage of our property and loop into another portion of the City's road grid. The fire department has conceded that this is indeed the case and proposed the road extensions as a compromise. The intent of the extension of the road construction is to provide necessary fire protection to the 10-plex at the northeast corner of the property. The intersection would provide a route for the fire department to access a new hydrant at the northeast corner of the property.

In further conversations with the fire department, they have agreed to waive the request for a completion of the intersection of F  $\frac{3}{4}$  Road and 24  $\frac{3}{4}$  Road if the developer meets three additional requirements. The developer must agree to place a hydrant along 24  $\frac{3}{4}$  Road at the northwest corner that can be accessed from the northernmost hammerhead turnaround along 24  $\frac{3}{4}$  Road. The northern leg of this hammerhead must also be extended to equal 150 feet in length beyond the flowline of the intersection. The revised plans show the new location of this hydrant at the end of the hammerhead. A second hydrant was also to be added at the southern end of the parking area for the southeast 10-plex of the property.

The developer is willing to comply with the above-mentioned fire department requests in order to satisfy their concerns with providing for public safety. High Country Engineering, acting as the owner representative, wishes for a TEDS exemption review on these issues for December 8<sup>th</sup>, 2004.

Please contact me if you have any questions.

1517 Blake Avenue, Suite 101  
Glenwood Springs, CO 81601  
970.945.8676 phone  
970.945.2555 fax

[www.hceng.com](http://www.hceng.com)

14 Inverness Drive East, Suite F-120  
Englewood, CO 80112  
303.925.0544 phone  
303.925.0547 fax

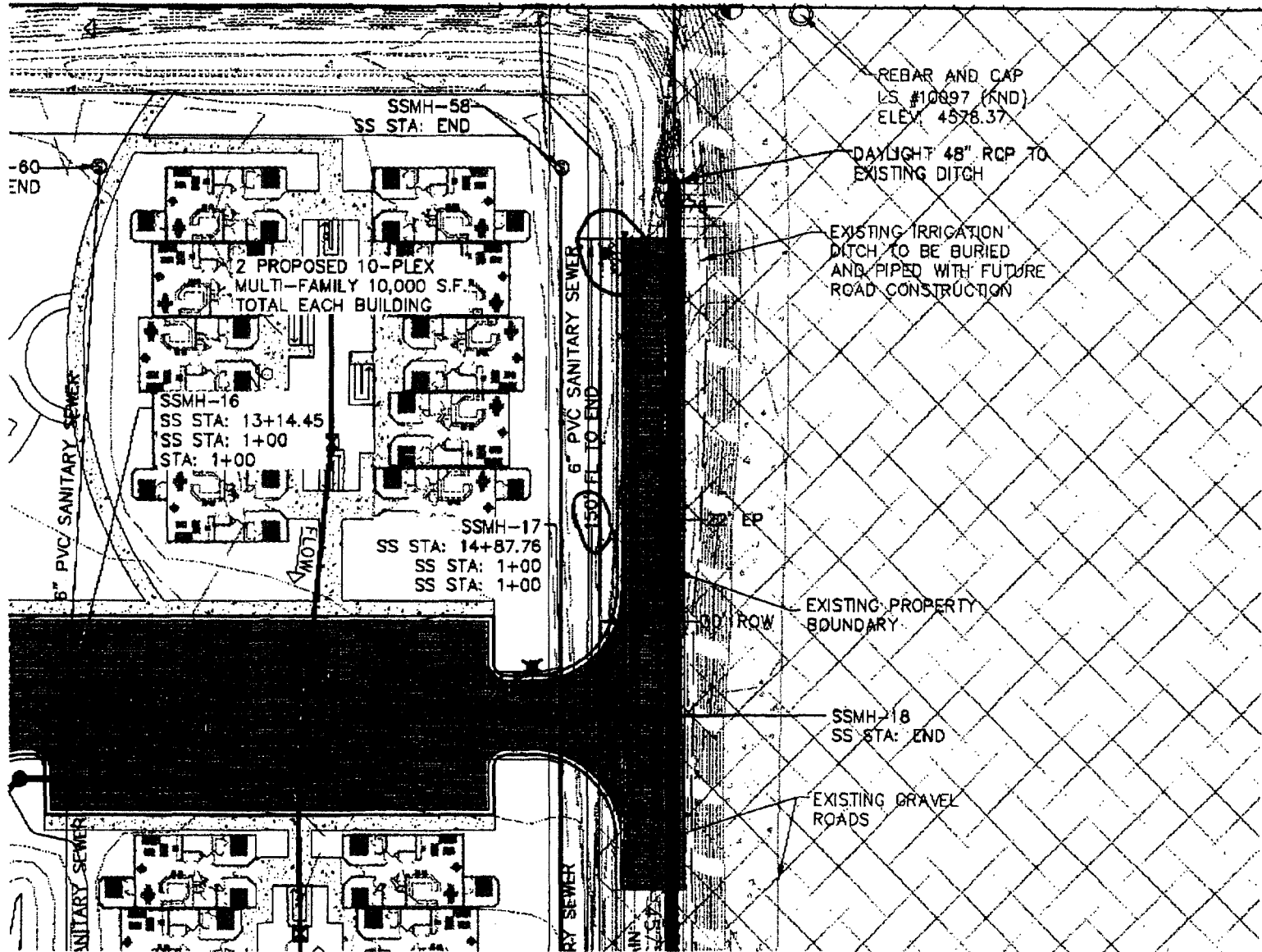
Sincerely,

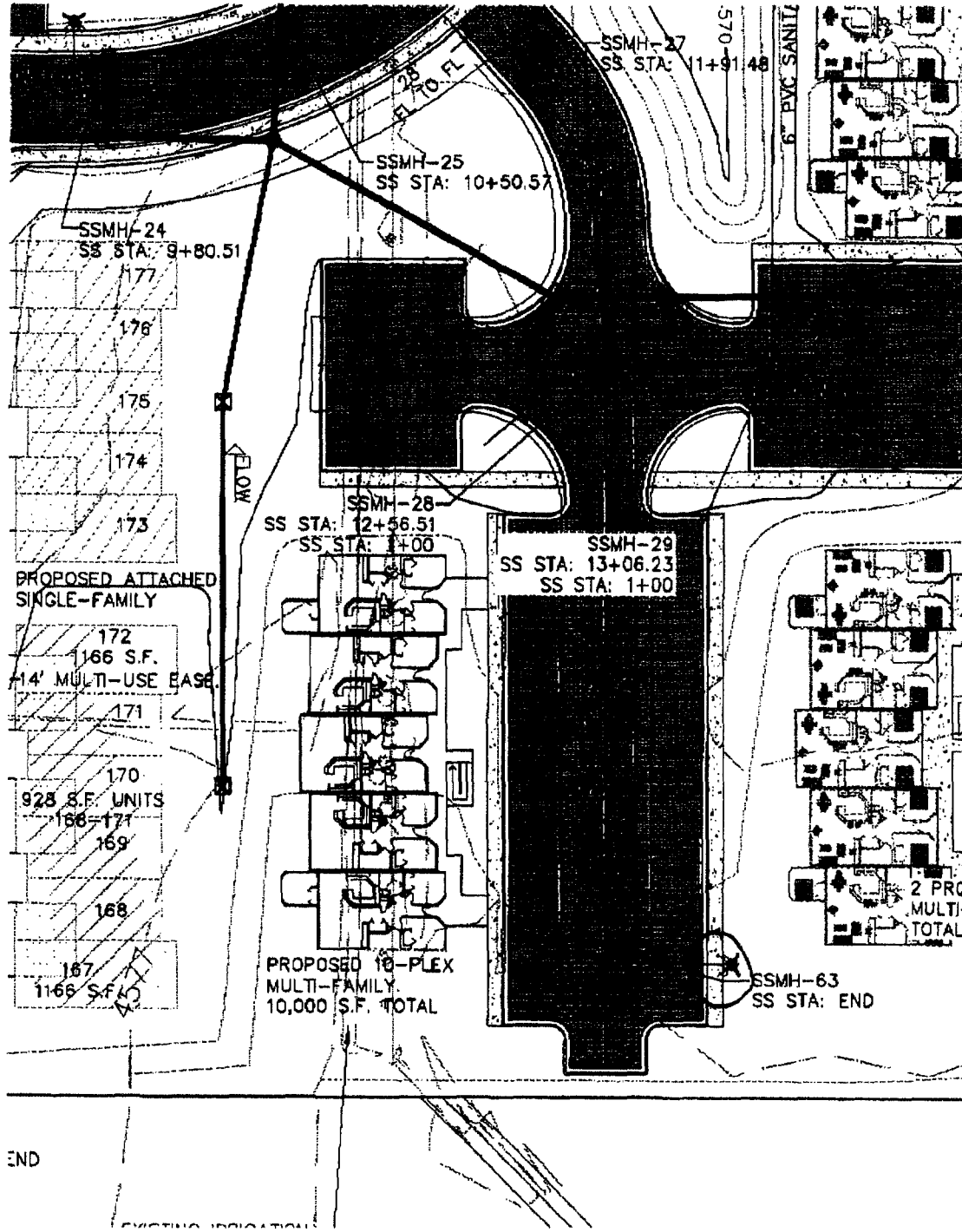
Dan Dennison, E.I.

*Dan Dennison*

High Country Engineering

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