

DIAMONDHEAD FIRE PROTECTION DISTRICT

4440 KALANI DRIVE, DIAMONDHEAD MS 39525

May 3, 2020

Re: The Preserve Phase 2 Sketch Plat

Mr. Ron Jones,

The Fire District's two main concerns with this project are access for fire apparatus and water supply. The reference material in evaluating these features is the International Fire Code 2012. Section 503 addresses Fire Apparatus Access Roads, the roads shall have an unobstructed width of not less than 20 feet and clearance of 13 feet 6 inches. I understand at this time there are only 25 plots shown for development and that falls under the requirement for dual access. The Fire District would like to make sure that we do not end up with a situation where that number is expanded past the 30 unit limit without a secondary access road or the buildings should be sprinklered. The other issue I could not evaluate from the sketch plan was the hydrant spacing and flow capability. Hydrants should not be more than 500' apart by road distance. This would be measured from the nearest hydrant on Diamondhead Drive West not the entrance to the development. The minimum flow requirements for hydrants, per section B105, is 1000 GPM for one and two family dwellings less than 3600 ft². Lastly, on access for turning around. The cul de sac needs to be at least 96 feet in diameter. The dead end either needs a temporary turn around, suitable for fire apparatus, until the street is finished through to Highpoint Dr or the bulge in the road near lots 2,3, and 4 needs to be large enough to allow our Ladder truck (36') to turn around in a "T" type maneuver (see attached graphic fig. D103.1). Thank you for keeping us in these discussions.

Sincerely,

Michael O. Munger

Fire Chief

dfd.munger@gmail.com

228-255-5560 (office)

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 REQUIRED ACCESS

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 (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the fire chief.

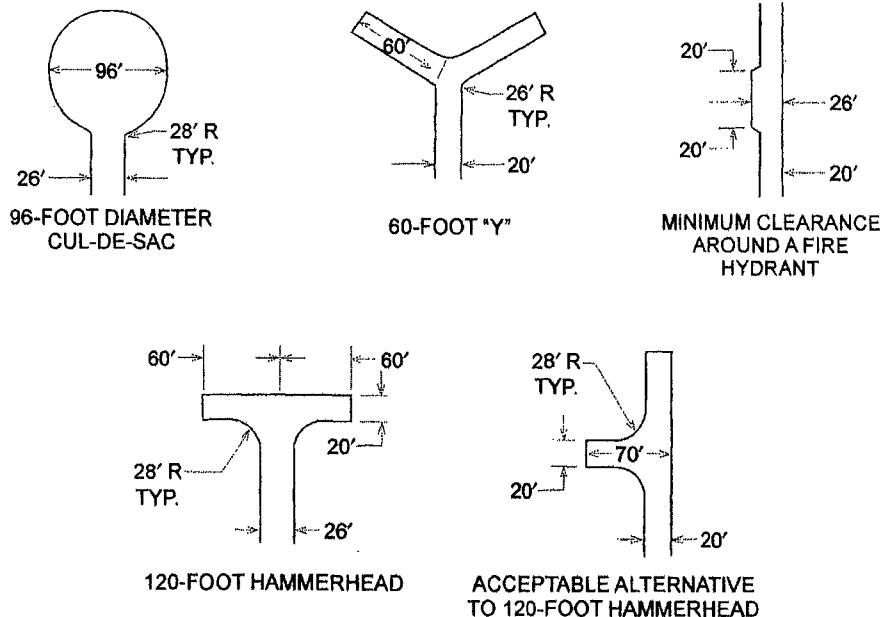
D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

**TABLE D103.4
REQUIREMENTS FOR DEAD-END
FIRE APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.



For SI: 1 foot = 304.8 mm.

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

PLAN REVIEW

The Preserve PH 2 Sketch Plat

April 29, 2021

City of Diamondhead
Planning Department
Attn: Ronald Jones, Building Official
5000 Diamondhead Circle
Diamondhead, MS 39525

RE: Plan Review The Preserve PH 2 Sketch Plat

We have completed our review of the Sketch Plat for the above referenced project. Please see the list of items below that need to be provided or corrected. Please note, this review does not relieve the original engineer and/or surveyor of his/her responsibility to ensure that the drawings meet all subdivision regulations.

This review is based on the following codes:

- Subdivision Regulations of City of Diamondhead, Mississippi
July 15, 2020

Project Location:

NO ADDRESS PROVIDED
Diamondhead, MS 39525

PART A: Civil Review

- A1. Identify and delineate all special flood hazard areas.
- A2. Identify the street alignment and width of all public dedicated streets.
- A3. Identify all existing utilities.
- A4. Identify all regulatory wetlands.
- A5. Identify all adjoining landowners.
- A6. Provide a cul-de-sac at the southwest side of the subdivision, where the road appears to dead-end at the 16th Fairway. No dead-end streets will be allowed and the cul-de-sac shall be designed to meet the requirements of Section 308.6 of the Subdivision Regulations.
- A7. Ensure the cul-de-sac at the east end of the subdivision is designed to meet the requirements of Section 308.6 of the Subdivision Regulations.
- A8. Minimum radii of curvature on the center line for minor streets shall be one hundred (100) feet. Center line radius at Lot 11 appears to be less than 100 feet.
- A9. The tangent between reversed curves for minor streets shall be minimum fifty (50) feet long. It appears the tangent at the reversed curve at Lots 11 & 12 does not meet this requirement.

A10. Street corners of intersections of residential minor and cul-de-sac streets shall have a minimum radius of twenty-five (25) feet. Adjust all street corners to meet this requirement.

Sincerely,



Machado | Patano

Gerrod Kilpatrick, P.E.

Principal