



COSUMNES FIRE DEPARTMENT

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Standard Civil Engineering Comments For More than Two SINGLE FAMILY DWELLINGS AND RESIDENTIAL SUBDIVISIONS

1. An approved automatic fire sprinkler system shall be installed within all new R-3 occupancies. Fire sprinkler systems for single-family homes and duplexes shall be designed and installed to not less than the minimum requirements contained in NFPA 13D as adopted by the State of California.
2. All civil engineering plans are required to be submitted in an electronic format. When plans are submitted for final signature, the engineering firm is required to submit an electronic copy of the complete plan set as it appears in the approved printed plans with addresses noted. All electronic formats shall be submitted in AutoCAD DWG (any version is accepted) on a Windows formatted compact disk (CD). Note: include ALL XREF drawings associated with the project. E-mailed copies will not be accepted at this time.
3. Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans.
4. All street name signs shall be provided at the time roadways are surfaced.
5. All required roadways, street signs, and addresses shall be installed prior to combustible construction. Inspection required prior to permit issuance.
6. Water mains and fire hydrants designated for a project shall be installed and able to provide the required fire flow prior to combustible construction. Inspection required prior to permit issuance.
7. No more than 30 building permits shall be issued when a single point of access exists for a subdivision.
8. The installation of on-site or off-site fire protection equipment including fire hydrants, water mains and underground piping installations shall meet the requirements and specifications of the Cosumnes Community Services District Fire Department (CCSDFD) and the water purveyor having jurisdiction. Both the fire department and the water purveyor shall be notified 48 hours in advance of any shut down or interruption of normal service to fire hydrants or fire sprinklered buildings. Deviations from approved standards and approved plans shall require written approval from CCSDFD **prior to** installation.
9. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSI static pressure and 1,500 GPM at 20 PSI residual pressure in residential, single-family home areas for homes up to 3,600 square feet. Buildings of certain types of construction, size, and use may need additional fire flow.
10. Hydrants shall be Clow 960, factory-painted white and installed in accordance with the local water purveyor standards. The 4 ½ inch pumper connection shall face the roadway / fire lane.
11. At a minimum, roadways shall be constructed to a 20-foot minimum width of three (3) inches AC over six (6) inches AB with 95% compaction, good drainage, and no parking on either side.
12. Roadways shall be able to support 65,000 pounds gross vehicle weight in all weather conditions.

13. The slope for access roadways shall not exceed 10% for asphalt and 5% for concrete.
14. The angle of approach and angle of departure shall not exceed eight degrees.
15. Bridges and culverts shall be designed in accordance with the California Fire Code, California Building Code, City of Elk Grove standards, City of Galt standards, or County of Sacramento standards, and the standards of the Cosumnes CSD Fire Department.
16. Dead-end streets in excess of 150 feet require an approved emergency vehicle turn-around.
17. The turning radius for all fire access roads is 25 feet inside and 50 feet outside.
18. All gates obstructing fire lanes or roadways shall comply with the County Emergency Access Gates and Barriers Standard as adopted within the City of Elk Grove Fire Code Ordinance, the City of Galt Fire Code Ordinance and the County of Sacramento Fire Code Ordinance, whichever applies.
19. All required traffic signaling installations erected or modified by this development shall be provided with traffic pre-emption devices of a type approved by CCSDFD. These devices shall be installed and functioning prior to occupancy and at no cost to the Cosumnes CSD Fire Department. These devices shall be clearly designated on the civil plans.
20. The installation of traffic calming devices is subject to the standards of the CCSDFD. All proposed traffic-mitigation plans shall be submitted to CCSDFD for review and approval prior to installation.
21. When required, "No Parking-Fire Lane" signs and/or red painted curbs shall be installed as per CCSDFD guidelines and the California Fire Code. All raised curbs in "No Parking-Fire Lane" areas shall be painted RED with acceptable red curb paint. Lettering shall be 3" high, white and have a 3/4" stroke. Markings shall be located every 25 feet.
22. When required, vehicle barriers shall be installed for the protection of fire protection equipment. Barriers consist of a minimum of 4" pipe, concrete filled, three feet tall and three feet deep from finished grade. Barriers shall be a minimum of three feet away from fire protection equipment and spaced a maximum of 4 feet apart from each other.
23. Construction equipment, including portable restrooms, building materials, worker vehicles, delivery vehicles and the like shall not obstruct fire hydrants or the fire lane at any time.
24. All landscaping shall provide a minimum of 3 feet of clearance (when fully grown) around fire protection equipment.
25. The wetlands/riparian corridors of creeks create an unusual fire hazard and challenge to emergency responders. Where applicable, the following requirements apply to your project and shall be designated on the civil plans:
 - Provide non-combustible fences along all developed areas adjacent to wetlands, creeks or open spaces.
 - Provide access to all wetland corridors at the end of cul-de-sacs via rolled curbs and gates with pipe bollards. Bike lanes adjacent to creeks shall be a minimum of 10 feet wide with a turning radius of not less than 35 feet inside and 45 feet outside diameters.
 - Any bridges over creeks or wetland areas shall be capable of supporting 65,000 GVW.
 - Provide a least ten (10) feet of greenbelt or other defensible space between non-combustible fences and the creek/wetlands area.

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