

TRAVIS COUNTY ESD No. 12 SITE PLAN NOTES

PLACE THE FOLLOWING NOTES VERBATIM ON THE PLAN:

- 1) The owner and/or developer shall be responsible for contacting Travis County ESD No. 12 to ensure compliance with all codes, ordinances, statutes and permitting requirements prior to construction.
- 2) Prior to beginning any construction, the appropriate Travis County ESD No. 12 permit/approval shall be obtained. The approved permit shall be readily available on site to Travis County ESD No. 12.
- 3) Phased occupancy shall be permitted only with prior approval from Travis County ESD No. 12, the building department, and other related agencies, as applicable. REQUESTS FOR PHASED OCCUPANCY SHALL BE MADE PRIOR TO START OF CONSTRUCTION ONLY.
- 4) Phased installation of fire access roads shall require an access phasing plan approved by Travis County ESD No. 12.
- 5) Phased construction of buildings shall require a construction phasing plan approved Travis County ESD No. 12.
- 6) An all-weather fire lane/fire apparatus access road shall be constructed to support the imposed load of a fire apparatus weighing 75,000 pounds.
- 7) The fire lane/fire apparatus access road shall provide fire department access to all parts of combustible structures within 150 feet of the fire lane. The approved fire lane/fire apparatus access road must be installed prior to and maintained during construction of any combustible structure, unless otherwise approved by Travis County ESD No. 12.
- 8) Where a fire hydrant is located on a fire lane/fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. If no fire hydrant is provided, the minimum fire lane/fire apparatus access road width shall be 25 feet.
- 9) Fire lane width is measured from top face of curb to top face of curb for fire lanes with standard curbs and gutters and from flow-line to flow-line for fire lanes with modified curb designs (e.g. rolled, ramped).
- 10) The developer is responsible to verify that all approved public works, street improvement and precise grading plans conform to the minimum street width requirements set forth by the fire code and adopted by Travis County ESD No. 12.
- 11) A minimum vertical clearance of 14' shall be provided for all fire lanes/fire apparatus access roads.
- 12) Inside turning radius of fire lanes/fire apparatus access roads shall be a minimum of 25 feet. The outside radius shall be 50 feet.
- 13) Dead-end fire lanes/fire apparatus access roads in excess of 150 feet shall be provided with approved turnaround per 2015 IFC Appendix D, Table D103.4.
- 14) The diameter of a cul-de-sac shall be 100 feet minimum per City of Manor specifications.
- 15) Access gates shall be approved by Travis County ESD No. 12 prior to installation.
- 16) All gates in construction fencing shall be equipped with a Knox or breakaway padlock
- 17) If building exceeds 30 feet in height from grade plane, an aerial fire apparatus road, 15-30 feet parallel to one entire side of the building shall be in place. (2015 IFC, Appendix D105)
- 18) Fire lanes shall be marked with FIRE LANE - TOW AWAY ZONE. The curbs shall be painted red and the lettering shall be 4" in height and painted white. The stencil shall be placed at intervals of 35 feet.
- 19) The minimum required fire flow shall meet or exceed the requirements of Appendix B of the 2015 International Fire Code.
- 20) The maximum fire flow reduction for a sprinkler system shall be **50%**.
- 21) All fire hydrants that are approved and installed as a part of the proposed project shall be part of a fire protection system.
- 22) The utility contractor shall consult Travis County ESD No. 12 regarding any requirements for utility contractors.
- 23) The appropriate individual shall consult with Travis County ESD No. 12 for requirements related to the underground water main line and subsequent installation of the water main/fire hydrant line.
- 24) The submission of an underground water line (utility) plan sheet with the site plan does not alleviate the need to have a separate underground plan submitted and approved by Travis County ESD No. 12. The approval of a site plan does not constitute the approval of an underground system.
- 25) Underground mains feeding hydrants shall be installed and tested in accordance with NFPA 24, the fire code and Travis County ESD No. 12 adopted amendments, by a contractor licensed to perform the installation. The entire main must be hydrostatically tested at one time unless isolation valves are provided between tested sections.
- 26) Travis County ESD No. 12 considers the piping from the point of connection at the municipal water supply to the fire hydrants and the base of any fire sprinkler riser part of a fire protection system.
- 27) The presence of domestic water supply taps off of the main water line or a shared supply line with fire sprinkler riser does not override any requirements of Travis County ESD No. 12 or NFPA 24. NFPA 24 shall apply to all underground installations and installations shall be permitted and inspected by Travis County ESD No. 12.
- 28) Fire hydrants shall meet the minimum standard of the City of Manor and Travis County ESD No. 12. (M511S-17A) and painted red.
- 29) The 4.5" fire hydrant outlet must face the fire lane.
- 30) The hydrants shall be installed with the center of the 4.5" opening at least 18" above finished grade.
- 31) Hydrants shall be placed within 100 feet of an FDC.
- 32) Hydrants shall be located so that a hose line running between the hydrant and the fire department connection(s) will not cross driveways, obstruct roads or fire lanes, or otherwise interfere with emergency vehicle response and evacuation of a site.
- 33) All fire hydrants shall have a "Blue Reflective Pavement Marker" indicating their location.
- 34) Hydrants shall be placed at no more than 500 feet apart, unless otherwise approved by Travis County ESD No. 12. (2015 IFC, Table C102.1)

- 35) Hydrants and fire department connections shall not be located behind parking stalls or in other locations where they are likely to be blocked by vehicles or other objects. Whenever possible, hydrants shall be placed in landscape islands/peninsulas, street and drive aisle intersections in preference to mid-block locations.
- 36) Hydrants must be located within three to six feet of the edge of a fire access roadway.
- 37) Hydrants shall not be located in areas where they will be visually or operationally obstructed (behind fences or walls, in bushes, behind parking spaces, etc).
- 38) A minimum 3-foot clearance shall be provided around the circumference of the hydrant.
- 39) Approved fire hydrants are to be considered part of a fire protection system and shall not be removed or tampered with unless approved by Travis County ESD No. 12. Tampering shall include, but is not limited to, painting, modifying, and obstructing access.
- 40) Fire sprinkler riser rooms shall be provided with exterior access. No interior access shall be provided. The exterior access door shall face a designated fire lane, unless otherwise approved by Travis County ESD No. 12.
- 41) Any fire hydrants that have not passed an acceptance test in the presence of a Travis County ESD No. 12 inspector or temporarily inoperative should be wrapped with a black bag.
- 42) The building address shall be clearly visible from the street to which it is addressed. Final numbers have to be at least 6" in height and of contrasting color with the background upon which they are placed.
- 43) Temporary fuel tanks of 60 or more gallons shall be inspected by Travis County ESD No. 12 to ensure the appropriate requirements are met.
- 44) Prior to occupancy, a close out inspection test of fire hydrant flow is required by Travis County ESD No. 12. The contractor shall contact Travis County ESD No. 12 to schedule the acceptance test. If any hydrant fails the fire flow test, the entire system fails the fire flow test.
- 45) Approval of this plan submittal does not constitute a verification of all data, codes, information, and calculations supplied by the applicant. The licensed designer and/or professional engineer of record is solely responsible for the completeness, accuracy, and adequacy of the submittal whether or not the plan submittal is reviewed and approved for code compliance by Travis County Emergency Services District No. 12.