



DATE: November 7, 2012
TO: Mike Turisk, Planning Manager
Cochise County Community Development
Department
RE: Docket: S-12-01-J6 Ranch Conservation
Subdivision Concerns/Questions for
Plat of Neighborhoods 1,2,3 to be reviewed
November 15th, 2012.

Dear Mike:

The J-6/ Mescal Community Development Organization has been eagerly awaiting this first plat submittal which is the trigger for public vehicular access to be identified before its approval (See October 25, 2011 Minutes, page 6). We wish to highlight once again the importance to the community that this stipulation be met.

We are attaching a letter written by Mescal-J6 Fire District to the Forest Service regarding the importance of having the forest service roads remain open on the north face of the Whetstone for wildlands operations. At minimum, there should have been emergency vehicle access identified through the site to the upslope area.

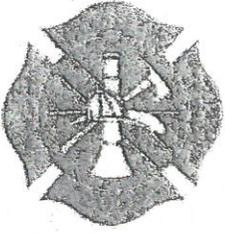
We strongly encourage P & Z to contact the Fire Chief at Mescal-J6 Fire District before this process proceeds. We are aware he has been off site so has not been able to review the plat map. We would greatly appreciate a fire suppression expert to look at the 50' radius- cul-de-sacs that include an island in the center. Do these islands significant impact functionality of those turning areas for multiple large emergency vehicles? The Fire Chief has specified that Cul-de sacs should have a 96' diameter.

How will fire suppression, emergency rescue services, or evacuations be impacted with only 10' wide travel lanes leading into the cul-de-sac areas? The width of the travel lanes where J-6 is divided is only 14'. The Fire Chief has mentioned in the past that community roads or travel lanes should be not less than 20' wide.

How will entry driveways be regulated to allow for all weather access and to support the weight of the heavy engines and tenders? For example, Lots 7, 8, and 2 have entry roads to the building envelope that pass through significant washes. Several driveways appear to be greater than 200' in length and Lot 8 nearly 800'. Again, we would like a fire suppression expert to weight in as to how defensible these houses would be, if special considerations must be given to driveway construction or building materials used. If upgrades to fire equipment are necessary due to length of hose, size pump required to supply a sufficient stream of water, then these considerations will be important in the future growth plans of the District and any service contract between the Developer and our tax-supported department.

We were unable to find a notation as to where the sources of emergency water will be located. Will this be off-site? No symbol for hydrants appeared in the legends.

We would greatly appreciate someone explaining how 42 lots are being developed on this 80 acre parcel. We would also like a an explanation of the SF notations under each lot number. Do these numbers reflect the footprint information provided in their Sustainability Plan submitted to P& Z - 1) building envelopes shall not be more than 15,000 square feet for 1 acre lots and 25,000 square feet for 2 acre lots, and 2) site coverage shall not exceed over 25% of the total lot area. At what stage of the process does accurate representation and square footage get recorded for the building envelope on each site? Item 1 was included in the General Notes. Why wasn't number 2? We look forward to hearing from you. We are sincerely interested in having our questions answered. Respectfully submitted, Mary McCool, Chair



MESCAL - J6 FIRE DISTRICT

448 N. Warren Road, Benson, Arizona 85602

Chief Bernal: 520-221-1667 Secretary/Administration: 520-647-3585
cbernal@mescalj6fd.com secretary@mescalj6fd.com

July 15, 2011

Community Development Department
1415 Melody Lane
Bisbee, Arizona 85603

Attn: Beverly Wilson

Re: Transmittal Letter for Docket Z-11-06

As Fire Chief of Mescal-J6 Fire District, I appreciate the opportunity to review and comment regarding the rezoning application submitted by Easter Mountain Ranch LLC.

Our Governing Board has adopted the 2003 International Fire Code with Appendix A,B,C,D. Although fire protection provisions are primarily discussed during the tentative plat process, it is important for the District to know that both the developer and the County are considering the financial assurances for the following if the rezoning is to be approved. In addition, the District is requesting that the subdivision be annexed into our service area.

I have listed the following requirements that heavily contribute to life-safety and property conservation within and adjacent to the Mescal-J6 Fire District.

1. Emergency Access:

- A. Fire apparatus access roads shall be unobstructed width of not less than 20 feet.
- B. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (75,000 lbs) and shall be surfaced so as to provide all-weather driving capabilities.
- C. Cul-de-sacs shall have a 96' diameter.
- D. Minimum width of subdivision gates: one entry/exit gate - minimum of 20'; if one gate for entry and second gate for exit - each gate a minimum of 12'
- E. Gate controls must include a combination of several of the following: a key pad, an opening device that responds to a siren or yelp audio signal, and a Knox Box Rapid Entry System.
- F. A secondary entrance/exit road even if it is restricted to emergency use.
- G. Access to the forest to support wildland-urban interface fire suppression.

2. Water Availability/ Hydrants:

- A. A water source that will provide a fire flow of 1,000 gallons per minute (gpm) for 2 hours.
- B. Street signs and significant water storage reservoir in place before combustible material arrives on site.
- C. Hydrants preferably spaced 500' apart with lines to be inspected before covered.

As with all future subdivision submittals within the J-6/Mescal/Skyline areas, please keep me advised of all opportunities to review plans and the associated hearing dates.

Respectfully submitted,
Chris Bernal, Fire Chief

ATTACHMENT I - 94



MESCAL - J6 FIRE DISTRICT

448 N. Warren Road
Benson, Arizona 85602

Chief Bernal: 520-221-1667
cbernal@mescalj6fd.com

August 7, 2012

Ms. Peggy Wilson
Travel Management Project Leader
Sierra Vista Ranger District
5990 S. Hwy 92
Sierra Vista, Arizona 85650

Dear Ms. Wilson:

On behalf of the Mescal-J6 Fire District, I wish to address several concerns regarding the proposed Travel Management Plan and decommissioning of roads within the north face of the Whetstone Mountain Range. Decommissioning existing roads could impact our delivery of services and impair the safety of our residents.

The Mescal-J6 Fire District borders the north facing aspect of the Whetstone Mountains. Over the last 5 years, we have had several calls to assist the Forest Service with fires in the Whetstone Mountains because we are the closest available resource.

The most recent was the Cottonwood Fire. The Fire District supplied a 3500 gallon tender with 2 personnel and a 5000 gallon pumpkin. Although this fire did not directly threaten the District because it stayed up high in the forested area, the District provided informational support to foothill residents inundated with smoke as the wind came in their direction.

The Mescal-J6 Fire District has been working closely with Cochise County Planning and Zoning as plans unfold for a 286 home subdivision at the base of the Whetstone Mountains near the old J6 Ranch House. The District has specified fire suppression requirements needed within the subdivision, and has emphasized the importance of access to the forest. In case of a fire starting in the Whetstone Mountains and spreading towards that subdivision, existing roads can serve as anchoring points for burn-out operations or holding features to stop the spread.

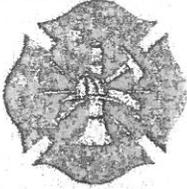
I urge you to allow the Mescal-J6 Fire District access to the north facing aspect of the Whetstone Mountains by keeping the existing roads opened. This will ensure that we have the best opportunity to suppress any wildland fires that start and threaten our District.

Thank you for your time and consideration on this matter.

Sincerely,

Mark Lee, Boardchair
Mescal-J6 Fire District
boardchair@mescalj6fd.com

ATTACHMENT I -75



MESCAL - J6 FIRE DISTRICT

448 N. Warren Road
Benson, Arizona 85602

Mark Lee 520-221-0763
boardchair@mescalj6fd.com

November 14, 2012

Community Development Department
1415 Melody Lane
Bisbee, Arizona 85602

Attn: Mike Turisk, Planning Manager

As Boardchair, I am resubmitting our Fire Chief's previous letter dated July 15, 2011. At that time, we knew the letter addressed fire protection provisions that are usually discussed during the tentative plat process. It was our intent that Planning and Zoning and Developers be aware of our concerns at the earliest opportunity.

Our Fire Chief is currently out of the office but our fire district does not want his comments to be lost. We do wish to note one change to paragraph two in the Chief's letter. Since protection will be needed from our Department, we will need to have further discussion with the developers to determine if annexation or a service contract is in the best interest of the District.

If you have any questions, please feel free to contact me at the number above.

Sincerely,

Mark Lee, Boardchair
Mescal-J6 Fire District



MESCAL - J6 FIRE DISTRICT

448 N. Warren Road
Benson, Arizona 85602

Mark Lee 520-221-0763
boardchair@mescalj6fd.com

Community Development Department
1415 Melody Lane
Bisbee, Arizona 85603

Attn: Beverly Wilson

RE: 2nd Tentative Plat Review, J-Six Ranch, Docket S-12-01

Dear Ms. Wilson:

The Mescal J-6 Fire District is a small volunteer Fire District and planning of a gated community is new ground for us. With that said, we are both eager and anxious to start dialogue with the Cochise County Community Development Department and the J-6 Ranch Subdivision Management Teams.

The Mescal J-6 Fire District respectfully submits the following comments in regards to the above referenced project.

Mescal-J6 Fire District currently plans to annex the Easter Mountain Ranch subdivision as outlined in the Cochise County Subdivision Regulations, Section 411.01 A. As we plan for providing Fire Suppression and EMS Services to residents within this gated community, it is imperative that we address several design elements directly with the developer before this Platt moves forward.

The State of Arizona implemented the 2003 International Fire Code, via Section R4-36-01 of the Arizona Administrative Code: Incorporation by Reference of the International Fire Code. This code specifically states: "Unless otherwise provided by law, any person residing, doing business, or who is physically present within the State of Arizona shall comply with the provisions of the International Fire Code (2003 Edition) including D102.1 and D107.1 of Appendix D and all provisions of Appendices B,C,E,F and G,..... "

Throughout Chapter 5, authority is given to the Fire Code Official in the jurisdiction to change multiple minimum access requirements. The Tentative Plat Review process is a critical opportunity to assure that adequate consideration is given to elements significantly impairing the department's ability to protect loss of property and life. We would greatly appreciate P & Z encouraging/supporting direct communication between the developer and the District at this time.

Additionally, we request that the developer describe fire protection provisions during the tentative plat as specified in Section 411.01 E of the Subdivision Regs. The Plat, at a minimum, should describe the total fire flow necessary and how they plan to meet this need. The Plat should also describe the size and location of the storage tank, well, any booster stations necessary, etc. We understand the actual spacing of hydrants, water main size, etc .will be included later in the water plan.

At minimum, we require a description providing similar information as was required for the 2nd Tentative Plat for Mescal Ranch:

"...adhering to nationally recognized standards of meeting the International Fire Code, 2003 Edition, it is presumed that the Mescal Ranch development will provide a fire flow of 1,000 gallons per minute (gpm) for 2 hours. This equates to 120,000 gallons of required storage for fire flow demand. The total storage capacity of the development will include 120,000 gallons for fire flow plus the average day demand (ADD) for all of the units (or 74,000 gallons per day (gpd)). This results in a reservoir the size of 200,000 gallons. This reservoir will be located at the intersection of Mescal Road and Scott Lane. The design will provide a separate fire connection hook-up for filling the fire tanker trucks at this site."

We look forward to engaging in important dialogue with the developers to plan for the delivery of quality services to make this a model subdivision.

Sincerely,

Mark Lee, Boardchair
Mescal J-6 Fire District
boardchair@mescalj6fd.com
Cell: 520-221-0763

Date: October 8, 2013

To: Mr. Larry Anderson and Project Planner Mr. Jim Lynch

Reference: Morning meeting to discuss 6 – J Ranch Project proposal

I was asked by Larry Anderson if I would help in determining what was needed for the 6 - J Ranch Project near Mescal, AZ, for the Mescal Fire Department. After reviewing the plans I determined the minimum requirements for fire-flow utilizing the International Fire Code, 2003 edition, needs as follows:

- Minimum fire-flow for one and two family dwellings shall be 1,000 gallons per minute (GPM) provided the structures do not exceed 3,600 square feet. (International Fire Code (IFC), 2003 edition, Appendix B, Section B 105, B 105.1) If the fire-flow calculation area excess of 3,600 square feet shall be not less than that specified in Table B 105.1 (1,500 GPM).
- Exception: A reduction in required fire-flow of 50% as approved is allowed when the building is provided with an approved automatic sprinkler system.
- Fire hydrant spacing shall be 500 feet. (IFC, Appendix C)
- Required to engineer size of storage tank to accommodate the required fire-flow requirements for the 6 –J Ranch Project as a stand-alone system. (Note: there are other parcels that boarder this project for the possibility of future build-out.)
- In reference to fire apparatus access roads shall be required to use IFC Appendix D, including the dead-end fire apparatus access road turnarounds. Depending on the radius required for apparatus the island may be required to be removed from plan.
- I took the liberty in marking the plans for locations of fire hydrants. Note: In some cases the separations between hydrants may be greater than 500 feet to help the developer in costs associated with infrastructure, while still maintaining adequate fire-flow needs for the fire department.

In my opinion, due to the remote location of the project and the time required to assemble the volunteers to respond and arrive in case of a fire, the best solution would be to install automatic sprinkler systems in each dwelling. The home owner can see a 5% to 10% reduction in their homeowners insurance. The Contractor can reduce the required fire-flow minimum of 1,000 GPM's to 500 GPM's with the sprinkler systems installed. This in turn will lower the costs for sizing of water supply lines—infrastructure and more importantly, save the structure from severe fire damage to fire, as the sprinkler home in most cases would have extinguished the fire before the fire department arrives utilizing one or two sprinkler heads. (Note: ONLY the sprinkler head directly above the fire will open and discharge water to extinguish the fire; NOT the entire house's sprinkler heads) As an additional note, the 2012 edition of the IFC now requires automatic sprinkler systems, shall be installed for all structures.

Respectfully,

David R. Stone
Retired Fire Marshal



Sulphur Springs Valley Electric Cooperative, Inc.

A Louisiana Electric Cooperative 

DATE: July 1, 2014
PROJECT: CCP&Z #S-12-01
NAME: J-Six Ranch
LOCATION: F0529
E2W2 Section 29 T17S R19 E
AREA: J-Six Ranch Road, Benson Az

REVIEW OF SUBDIVISION PLAT --- NOTES AND COMMENTS

- Streets are private.
- No dedication statement on plat included for review
 - Unable to determine if private streets will be dedicated for use by utilities.
 - If they are not, recommend that the plat include an easement to get from potential delivery point located at the Northeast corner of subdivision to cross J-Six Ranch Road so that service can be delivered to lots located on the West side of said road.
- CCR's not available
 - Unable to determine if electric lines for this subdivision are restricted to underground or overhead.
- 10' Utility Easements located along all lot lines that are adjacent to private streets except for lots located along the East line of J-Six Ranch Road.
- SSVEC single phase primary OH line located along the East boundary of Subdivision.
 - Line meanders along the entire length of the boundary with a portion located inside subdivision perimeter and a portion located outside the subdivision perimeter.
 - Upon researching SSVEC records, no easement document could be found for existing poles
 - Recommend that the plat include an easement of 20.00' along this boundary to accommodate the existing line.

Ruth Bigelow
Right-of-Way Agent

ATTACHMENT K - 79