

TRIPLE H RANCH PRELIMINARY PLAN (FILE #SP254)

FIRE PROTECTION REPORT

JULY 2025 (2ND SUBMITTAL)

OWNER / APPLICANT:

P760 LAND, LLC

13395 VOYAGER PKWY., SUITE 130 PMB 2059

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CONSULTANT:

N.E.S. INC.

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COLORADO SPRINGS, CO 80903

(719) 471-0073

SITE DETAILS:

TSN: 3300000388 AND 3300000168

ADDRESS: 00001 JONES ROAD, PEYTON, CO 80831

ACREAGE: 752.68 AC

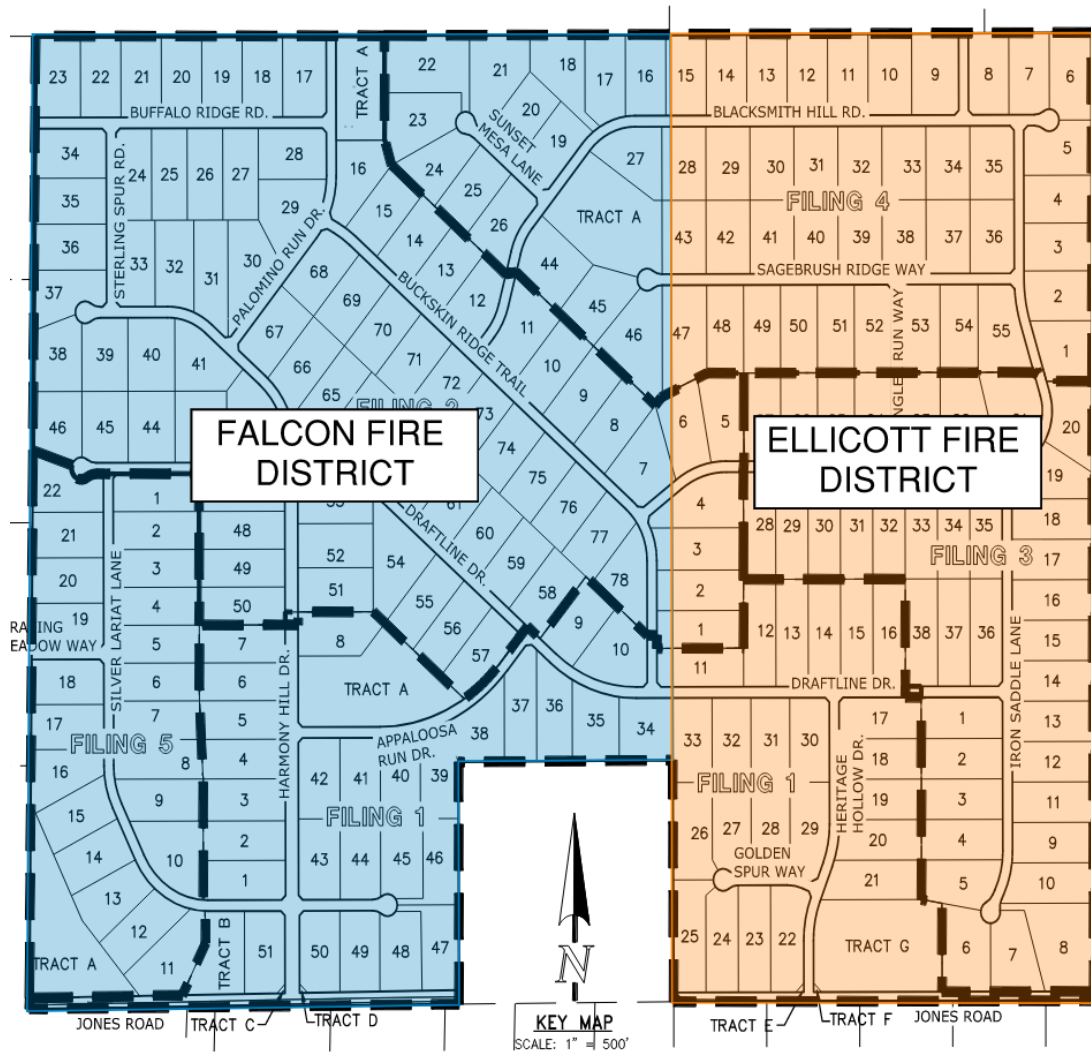
NUMBER OF UNITS: 244

CURRENT ZONING: RR-2.5

CURRENT USE: AG GRAZING

The 752.68-acre project site is located north of Jones Road, east of Murr Rd, south of Falcon Highway, and west of Peyton Highway, in northeast El Paso County, Colorado. The site is gently undulating with little vegetation other than native prairie grass. An unnamed tributary to Black Squirrel Creek cuts across the southwest corner of the property, which includes floodplain and wetlands. The Triple H Ranch development lies within the service territory for the Falcon Fire District and Ellicott Fire Protection District; however, a majority of the site lies within the Falcon Fire Protection District. The Falcon Fire Protection District has expressed their willingness to provide service to the entire project. This project proposes 244, 2.5-acre lots, a looped municipal water system with fire hydrants as required with all lots having access to public rights-of-way and public roadways.

The Falcon Fire Department operates from five stations with the closest station, Station 6, located at 15355 Jones Road. The closest staffed station, Station 1, is located at Old Meridian Road and Highway 24. The fire district owns a variety of firefighting apparatus including fire engines, brush trucks, pumper and water tenders, and quick response vehicles.



Section 6.3.3 of the El Paso County Land Development Code (Fire Protection and Wildfire Mitigation) outlines the requirements for the proposed rural residential subdivision. As such, Section 6.3.3.C of the El Paso County Land Development Code describes the Design Standards required for Fire Protection. In addition, a separate Wildfire Hazard and Mitigation Report has been provided as part of this submittal.

- 6.3.3.C.1.a: The water supply system proposed in this subdivision will be a municipal water system owned and maintained by the metropolitan district utilizing appropriately sized water mains, service lines, and fire hydrants located per local fire code standards. There are no fire cisterns being proposed with this project.
- 6.3.3.C.1.b.i: Any required automatic fire protection will be in compliance with applicable fire codes. The proposed project will utilize a municipal water delivery system to be owned and maintained by the metropolitan district. This includes applicable fire hydrant spacing and locations.
- 6.3.3.C.1.c.i: The proposed municipal water system will be capable of delivering fire flow at a minimum of 20 psi for each hydrant as required. In addition, a central water storage tank will be provided to account for a 2-hour fire flow event to aid in any firefighting events.
- 6.3.3.C.1.c.ii: The maximum dead-end water main does not exceed 600 feet in length. Any dead-end water mains longer than 600 feet in length will be coordinated with the fire department(s).
- 6.3.3.C.1.c.iii: Fire hydrants shall be located so that all residential structures are within required distances for fire suppression. Fire hydrants shall be installed adjacent to a road or emergency vehicle lane as required. Where warranted, the Fire Authority may recommend a greater spacing distance or require additional hydrants and closer spacing based upon the applicable Fire Code or NFPA standards.
- 6.3.3.C.1.c.iv: Fire hydrants will be accessible to fire district or fire department apparatus from a road (i.e., maintained public roads, privately-maintained roads, or emergency vehicle access roads) or unobstructed emergency vehicle lanes (i.e., driveway, parking drive aisle, or emergency vehicle lane).
- 6.3.3.C.1.c.v: All fire hydrant supply lines will be a minimum 6" diameter lines installed on the proposed municipal system, or appropriate sizing will be coordinated with the fire protection districts.
- 6.3.3.C.1.c.vi: No fire hydrants will be located in parking areas.
- 6.3.3.C.1.c.vii: All fire hydrants will be located adjacent to paved roadways. At this time no emergency vehicle lanes are required or proposed.

- 6.3.3.C.1.c.viii: All fire hydrants will be constructed along roadways within the rights-of-way or within tracts as required. If needed, public utility easements will be provided for any fire hydrants located outside a right-of-way or tract of land.
- 6.3.3.C.1.c.ix: The contractor, installer, or owner of water supply systems shall test the capacity of the water supply system to ensure it will meet fire protection design requirements prior to release of construction financial assurances. The testing shall be certified by a qualified professional.
- 6.3.3.C.2.a: All roads are designed to and will be constructed according to this Code and the ECM. Emergency vehicle access roads shall, at a minimum, be constructed to the County's gravel road standard if open to the public. Emergency vehicle access roads which are not open to public travel shall meet the non-road access standards. Any deviations to this section will be submitted for review and approval prior to construction. All roadways will be public to be owned and maintained by El Paso County.
- 6.3.3.C.2.b: N/A
- 6.3.3.C.2.c: This development meets the ECM requirements for all rural roadways as two access points are provided via Jones Road as illustrated on the preliminary plan.
- 6.3.3.C.2.d: This development meets the ECM requirements for dead-end roadways and includes required turnarounds.
- 6.3.3.C.2.e: This development meets the ECM requirements for road grades and does not exceed 10%.