

FIRE PROTECTION REPORT

Villages as Sterling Ranch Final Plat lies within the service territory for the Black Forest Fire Rescue Protection District with their closest Station 1 located at 11445 Teachout Road in Black Forest. This project proposes 227 urban single family residential lots, a looped municipal water system with fire hydrants and all lots having access to public Right-of-Way.

Section 6.3.3 of the El Paso County Land Development Code (Fire Protection and Wildfire Mitigation) is being met for the proposed rural residential project in the following manner:

Section 6.3.3.C of the El Paso County Land Development Code describes the Design Standards required for Fire Protection.

- 6.3.3.C.1.a The water supply system proposed in this subdivision will be part of the FAWWA municipal water system. This system used for domestic and fire use will be installed and maintained in accordance with NFPA standards. The fire flow provided is based on the fire authority (Black Forest Fire Rescue) using the locally adopted codes from the City of Colorado Springs Fire Dept.
- 6.3.3.C.1.b.i Automatic fire protection will be in compliance with applicable fire code based on proposed municipal water system with hydrant spacing appropriate for the planned urban lots (avg. 400' spacing).
- 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.
- 6.3.3.C.1.c.ii The maximum dead-end for any of the water mains does not exceed 600 feet in length based on the internal proposed water looping.
- 6.3.3.C.1.c.iii All residential structures will be constructed within 500 feet of a fire hydrant located adjacent to the public roadway.
- 6.3.3.C.1.c.iv All fire hydrants will be constructed within the public roadways with accessibility for Black Forest Fire Protection District use.
- 6.3.3.C.1.c.v All fire hydrant supply lines will be 6" diameter lines installed on the looped municipal system.

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 within 6 feet of the paved roadway. No emergency vehicle lanes are required or proposed.
6.3.3.C.1.c.viii	All fire hydrants will be constructed within the proposed public Right-of-Way or private roadway/utility tracts.
6.3.3.C.1.c.ix	The installed municipal water system will be tested by a qualified professional to demonstrate system capacity and supply needed for fire protection prior to release of financial assurance held by El Paso County.
6.3.3.C.1.d.i	N/A as this development has a proposed central water system.
6.3.3.C.1.d.ii	N/A as this development will install fire hydrants.
6.3.3.C.1.d.iii	N/A as this development does not require or propose any cisterns.
6.3.3.C.2.a	The proposed public roadway will be designed and constructed per the El Paso County ECM standards.
6.3.3.C.2.b	N/A as this is a residential development.
6.3.3.C.2.c	This development meets the ECM requirements for urban cul-de-sacs with a maximum length or 750 LF.
6.3.3.C.2.d	This development meets the ECM requirements for a dead-end roadway turnaround.
6.3.3.C.2.e	This development meets the ECM requirements for road grades and does not exceed 10%.
6.3.3.C.3	N/A as this development provides a public or private roadway access for all lots.
6.3.3.C.4	N/A as this development does not propose any gates for the public roadway.

Section 6.3.3.D of the El Paso County Land Development Code describes the Design Standards required for construction in Wildland Fire Areas.

During the processing of the Sterling Ranch Sketch Plan, it was determined by the Colorado State Forest Service that the southern portion of the Sketch Plan area (where Villages at Sterling Ranch is proposed) is a moderate risk as undisturbed grassland. Development of the site will reduce available wildfire fuels in this area.

6.3.3.D.1.a Upon development, this site does not seem to exhibit any potential threat to structures by wildland fire. Thus, this specific section of the code is not applicable for this project.