

**OWNER/APPLICANT:**

Mayberry Communities, LLC  
22108 Cattlemen Run,  
Calhan, CO 80808

**CONSULTANT:**

LJA  
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## **Mayberry Phase 2 - Fire Protection Report**

### **PURPOSE**

This memorandum provides a summary of the proposed fire protection features for the Mayberry Phase 2 Planned Unit Development and evaluates compliance with applicable El Paso County Land Development Code requirements, the Ellicott Fire Protection District Fire Code, and referenced National Fire Protection Association (NFPA) and International Fire Code (IFC) standards. The analysis focuses on water supply, fire apparatus access, hydrant placement, and wildfire mitigation measures as they relate to the proposed residential subdivision.

### **LOCATION, ACREAGE, PARCEL ID INFO, & ZONING**

Mayberry PUD 2 is located within the Ellicott Fire Protection District (EFPD). The proposed subdivision is approximately 1 mile from Fire Station No. 1 at 23650 State Highway 94. The PUD/SP Development Plan application encompasses Parcel Nos. 3414201024, 3400000472, 3414205001, 3400000473, 3414206001. The site lies near the southeast corner of the intersection of State Highway 94 and Mayberry Drive (see vicinity map). The total project area is approximately 18.85 acres and is currently zoned Planned Unit Development (PUD).

The application proposes a Preliminary Plan and site-specific PUD Design Guidelines for approximately 18.85 acres to be allocated for parks, open space, and private roadways, along with the development of 98 dwelling units consisting of a mix of paired homes (one unit per lot) and single-family detached homes.



## THE DISTRICT

The Ellicott Fire Protection District (EFPD), established in 1984, provides fire and emergency services across approximately 276 square miles of eastern El Paso County. The district serves the communities of Mayberry, Amerald Acres, Antelope Acres, Antelope Park Ranchettes, Black Squirrel Creek, Calhan, Eaglecrest, Langness Wilderness, Grand View, Range View, Silver Bonnett, Viewpoint, and Western Horizons. The service area is predominantly residential with limited small business and light commercial uses.

EFPD is funded through property taxes and is governed by an elected board, which contracts with the Volunteer Fire Department for operational services and equipment maintenance. The district maintains a fleet of 11 vehicles, including three ambulances, and is staffed by 34 active volunteers and two full-time firefighters.

The department responds to approximately 774 calls annually within the Ellicott area and provides Advanced Life Support (ALS) transport to regional hospitals. Response-time data is currently not formally documented. EFPD operates from four stations, as listed by the Ellicott Volunteer Fire Department (5280fire.com).

## WATER SUPPLY

Water for the Mayberry Phase 2 PUD development will be provided by the Ellicott Utilities Company (EUC). EUC is a municipal water provider operating under Public Water System (PWS) ID CO0121245. EUC's water supply is provided through agreements with Cherokee Metropolitan District and EUC's own

wells. EUC's potable water supply system for the Mayberry Phase 2 PUD will be designed to meet the fire protection and design standard requirements of El Paso County Land Development Code Sections 6.3.3 including the provisions of Sections 6.3.3(C)(1)(a) and 6.3.3(C)(1)(c), and including meeting the fire flow demands as determined by the Ellicott Fire Protection District using nationally recognized National Fire Protection Agency (NFPA) criteria.

The required fire flow for the proposed residential development is 1,500 gallons per minute (gpm) in accordance with IFC Appendix C and the Ellicott Fire Protection District Fire Code. The system will be designed to meet or exceed this fire flow demand while maintaining a minimum residual pressure of 20 psi at all hydrants under fire flow conditions.

The distribution network will consist of 8-inch and 12-inch water mains within private roadways, with hydrant supply laterals sized to meet minimum fire protection requirements.

Based on the proposed system design criteria and governing standards, the water supply is anticipated to be adequate to meet required fire protection demands for the development.

## **EMERGENCY ACCESS**

The primary public residential roadways within the project are designed and will be constructed in accordance with El Paso County standards. Private roadways within the development provide a minimum driving surface width of 20 feet and are designed to accommodate fire apparatus access in accordance with applicable provisions of the International Fire Code (IFC).

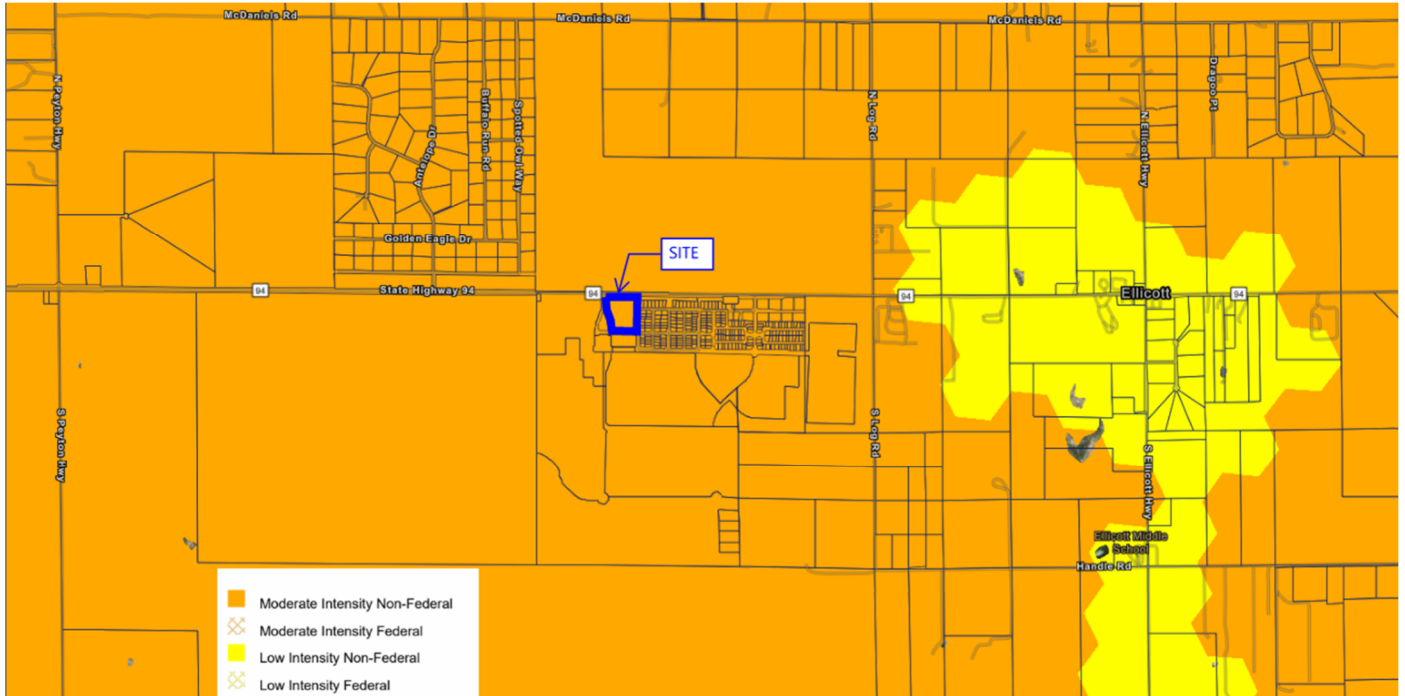
Fire apparatus access along private dead-end alleys are limited to a maximum length of 150 feet. Where dead-end conditions occur, appropriate signage will be included with the construction plans to clearly identify the extent of fire apparatus access. All access roads within the site will consist of an all-weather driving surface, constructed of either asphalt or concrete.

## **WILDFIRE RISK CLASSIFICATION AND MITIGATION**

Per the Colorado Wildfire Resiliency Code (CWRC), the project site is currently classified as Wildfire Hazard Level 2, which requires the implementation of Level 2 ignition-resistant construction and site design measures. These enhancements are anticipated to include, but are not limited to, ignition-resistant building materials, ember-resistant detailing, and defensible space considerations consistent with CWRC requirements.

Given the existing site conditions, including the absence of significant native vegetation and the predominantly urban character of the proposed development, the applicant intends to coordinate with

the Ellicott Fire Protection District (EFPD) to perform a site-specific evaluation (“ground-truthing”) of the wildfire hazard classification. Based on this coordinated review, the applicant will evaluate the potential for reclassification of the site to Wildfire Hazard Level 1.



## CODE COMPLIANCE AND MITIGATION

The proposed subdivision has been designed in accordance with Section 6.3.3 (Fire Protection and Wildfire Mitigation) of the El Paso County Land Development Code, the El Paso County Engineering Criteria Manual, the Ellicott Fire Protection District Fire Code, and applicable provisions of the International Fire Code (IFC) and NFPA standards.

The development will be served by a centralized water distribution system capable of maintaining a minimum residual pressure of 20 psi under required fire flow conditions. Fire flow requirements of 1,500 gpm are applied in accordance with IFC Appendix C. Hydrant spacing is designed to ensure that all residential structures are within 500 feet of a hydrant, with spacing along roadways not exceeding 660 feet of travel distance. Hydrants are located to provide unobstructed fire apparatus access, maintain required clearances, and are supported by appropriately sized supply lines and access easements where located outside public right-of-way.

Dead-end water mains less than 8 inches in diameter are limited to a maximum length of 600 feet in accordance with County standards. Fire apparatus access roads are designed to meet applicable IFC requirements, including minimum width, all-weather surface conditions, and dead-end limitations.

Wildfire mitigation measures will be consistent with the Colorado Wildfire Resiliency Code and El Paso County requirements, with defensible space and ignition-resistant construction practices incorporated into site and building design as appropriate for the urbanized character of the development.

Based on the design criteria and analysis summarized above, the proposed development will meet or exceed all applicable fire protection requirements of El Paso County and the Ellicott Fire Protection District.

## FACILITIES

As noted by Ellicott Volunteer Fire Department (5280fire.com), Station locations are:

- Station 1 Ellicott: 23650 State Hwy. 94
- Station 2 Mid Jones Road: 75 N. Ellicott Hwy.
- Station 3 Fondis: 3525 Private Rd. 112
- \*\* Station 4 Fondis: 3525 Private Rd. 112
- Station 6 Jones Road: 15355 Jones Rd.  
\*\* *Station Closed*

Equipment includes:

- |               |               |               |               |
|---------------|---------------|---------------|---------------|
| • Chief 3300  | • Medic 3381  | • Brush 3343  | • Tender 3362 |
| • Engine 3310 | • Medic 3382  | • Brush 3345  | • Tender 3363 |
| • Engine 3311 | • Medic 380   | • Brush 3346  | • Tender 3364 |
| • Engine 3312 | • Rescue 3370 | • Brush 340   | • Tender 3366 |
| • Engine 3313 | • Rescue 3372 | • Tanker 3361 | • Tender 360  |
| • Engine 3314 | • Rescue 3374 | • Tender 3320 | • Tender 366  |
| • Engine 316  | • Rescue 3377 | • Tender 3321 | • Ambulance   |
| • Engine 3320 | • Brush 3340  | • Tender 3344 | 3381          |
| • Engine 3355 | • Brush 3341  | • Tender 3360 |               |
| • Medic 3380  | • Brush 3342  | • Tender 3361 |               |