
VILLAGES AT STERLING RANCH PUD DEVELOPMENT PLAN/PRELIMINARY PLAN

FIRE PROTECTION REPORT

MAY 2022 | REVISED JUNE 2024

OWNER:

CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921

APPLICANT:

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2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921

CONSULTANT:

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SITE DETAILS:

TSN: 5200000553 & 5200000573

Location: SE corner of the intersection of Sterling Ranch Road & Briargate Parkway

ACREAGE: 39.058 AC

CURRENT ZONING: RR-5

CURRENT USE: VACANT

The Villages at Sterling Ranch PUD/Preliminary Plan proposes 237 attached and detached single-family lots on 39.058 acres southeast of the intersection of Sterling Ranch Road and Briargate Parkway. The subdivision will be residential in nature, with additional uses including open space, trails, utilities, landscaping, and stormwater detention.

Land Use	Acres	% of Land
Single Family	16.08	41%
ROW (Public)	11.01	28%
ROW (Private Tract)	3.33	9%
Total Open Space	8.49	22%
Total	39.058	100%

The proposed Villages at Sterling Ranch PUD is located within the Black Forest Fire Rescue Protection District (BFFRPD). The proposed subdivision lies approximately 4.5 miles from Station No. 1 at 11445 Teachout Road.

BFFRPD is made up entirely of unincorporated areas of El Paso County and covers approximately 50 square miles and provides service to about 10,000 residents. The district is mostly a residential community with some small business and light commercial. BFFRPD has an insurance rating (ISO) of 5 for all properties located within five road miles of any of the stations. The department is supported by a

property tax rate of 10.356 mills. The district protects approximately 5,000 structures with an assessed value of approximately \$1.4 billion.

Black Forest Fire/Rescue is a combination Department comprised of 12 career Firefighter/EMTS, 4 career Firefighter/Paramedics, 2 Part-Time employees and 3 Volunteers. The District provides Advanced Life Support emergency transport for both in-district residents/visitors and as a mutual aid partner to El Paso County Fire Departments.

STATIONS (BFFR STRATEGIC PLAN 2018)

The district currently operates out of two stations. Station #1, located at the intersection of Teachout Rd. and Burgess Rd., houses administrative offices, a training and community use room and operations staff. Station #1 was designed to accommodate up to ten personnel and has the design to house up to eight apparatus. Located on the station #1 property (ten acres) is also the district training site and helipad. Station #2, located near the intersection of Hodgen Rd. and Black Forest Road, is designed to accommodate four to six personnel and four apparatus. At present, both stations are adequately designed to manage district operations into the foreseeable future.

FACILITIES

Station 1: 11445 Teachout Road (4.5 miles from site)

Opened in 2003, Station 1 is the primary station that houses the department's administrative offices. The station is staffed 24/7 with full-time career members who respond to all emergencies, including the transport of sick and injured.



Equipment at Station 1 includes:

- Engine 711 (Type 1)
- Engine 741 (Brush truck)
- Engine 745 (Brush truck)
- Engine 715 (Type 3 interface)
- Tender 761 (Water hauler)
- Tender 765 (Water hauler)
- Ambulance 781 (Advanced Life Support)
- Ambulance 780 (Advanced Life Support)
- Chiefs' vehicles
- Utility vehicle

Station 2: 16465 Ridge Run Road (9.5 miles from site)

Opened in 2009, Station 2 is a four-bay station with living area for four personnel. This station is staffed with part-time personnel from 8 a.m. to 8 p.m. daily.



Equipment at Station 2 includes:

- Engine 712
- Engine 742 (Brush truck)
- Tender 762/Reserve Type 1 Engine (Water hauler)
- Ambulance 782 (Advanced Life Support)

RESPONSE TIMES

Current district station locations provide 99% five-mile response coverage, with significant overlap in the central portion of the district. The department responds to about 900 calls a year in Black Forest and also provides Advanced Life Support transport of the sick and injured to area hospitals. All alarm responses are made within an eight-minute average for the district. Even at district build-out, two district stations will adequately cover and serve all areas within the district.

CODE COMPLIANCE

Urban Landing is supportive of the El Paso County Land Development Code (LDC), Engineering Criteria Manual (ECM), International Building Code (IBC 2021), and Pikes Peak Regional Building and International Fire Code 2021 (IFC).

2021 IFC Compliance

Section 503: Fire Apparatus Access Roads

Access to the site will be from Sterling Ranch Road, a Public Collector. The future Oak Park Drive (60' Urban Residential Collector) and Shorewood Drive (50' Urban Local Roadway) will provide the primary east-west connections through the site, with St Louis Street, Cedar Rapids Drive, Kansas City Road, Branson Road, and Indianapolis Road providing additional routes as 50' Urban Local Roadways. Remaining interior streets will be 30' private residential roads. These roads meet County engineering design standards except where PUD modifications and deviations are approved by the County.

All angles of roadway connections are in compliance with ECM 2.3.3.B which stipulates all new roadways must intersect at or nearly at right angles. Roads are constructed in accordance with ECM 2.3.1 Table 2-7 except where deviations are requested. All roadways will be surfaced with asphalt and maintained by El Paso County or the Sterling Ranch Metropolitan District. There are dead-end streets proposed as part of the project. See requested PUD modification below:

	LDC/ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
1	LDC CHAPTER 8.4.4(E)(2)	PRIVATE ROADS REQUIRE WAIVER	USE OF PRIVATE ROADS SHALL BE LIMITED.	PRIVATE ROADS PROPOSED TO SERVE ONLY PORTIONS OF THIS COMMUNITY	PRIVATE ROADS PROVIDE MORE FLEXIBILITY FOR THE DEVELOPMENT TO ACCOMMODATE THE UNIQUE COMMUNITY HOMES PROPOSED ON THE SITE. THE PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT.
2	LDC CHAPTER 8.4.4(E)(3)	PRIVATE ROADS TO MEET COUNTY STANDARDS	PRIVATE ROADS SHALL BE CONSTRUCTED AND MAINTAINED TO ECM STANDARDS	ROAD WIDTH AND ROADWAY TERMINATIONS (SEE 3 AND 4 BELOW)	
3	ECM SECTION 2.2.4.B.7 FIGURE 2-17 AND ECM TABLE 2-7	TYPICAL URBAN LOCAL (LOW VOLUME) CROSS SECTION	24' PAVED WIDTH, 12' LANE WIDTH	22' PAVED WIDTH 11' LANE WIDTH	A SMALLER PRIVATE ROAD CROSS SECTION, COMPACT ROAD DESIGN, AND THE USE OF A HAMMERHEAD TURNAROUND WILL ACHIEVE THE GOAL OF PROVIDING BOTH RESIDENTS AND EMERGENCY RESPONDERS ACCESS. ECM STANDARD DOES NOT TAKE INTO ACCOUNT REDUCTION IN SPEED DUE TO THE T-INTERSECTIONS ASSOCIATED WITH THESE VERY SMALL TURN AROUND AREAS.
5	ECM SECTION 2.3.8	ROADWAY TERMINATIONS	URBAN CUL-DE-SAC PERMANENT TURNAROUNDS NOT PERMITTED	PERMANENT HAMMERHEAD TURNAROUND PROPOSED ON AMES HEIGHTS, JANESVILLE HEIGHTS, MILWAUKEE HEIGHTS, NAPERVILLE HEIGHTS, ROCKFORD HEIGHTS, FORT WAYNE HEIGHTS, AND SOUTH BEND HEIGHTS.	
4	8.4.4.C PUBLIC ROADS REQ. LDC CHAPTER	LOT AREA AND DIMENSIONS	LOTS TO HAVE FRONTAGE ON AND ACCESS FROM A PUBLIC ROAD	LOTS UTILIZING PRIVATE SHARED DRIVEWAYS WILL NOT HAVE DIRECT FRONTAGE ON OR ACROSS FROM A PUBLIC ROAD	THE PROPOSED UNIQUE LOT CONFIGURATION AND COMMUNITY DESIGN REFLECT THE NEED FOR PRIVATE ROADWAYS THAT DIRECTLY CONNECT TO PUBLIC STREETS.

Section 505/506:

All structures will be addressed and adequately marked per PPRBD and IFC 2021 standards before a certification of occupancy will be issued. All street signs will be in compliance with PPRBD, El Paso County standards, IBC 2021 and IFC 2021 standards. All structures are designed as single-family homes.

Section 507:

Per LDC 8.4.7, a 300-year water sufficiency finding must be found by the County Attorney's Office, El Paso County Public Health and Board of County Commissioners for the plat to be recorded. An analysis of water supply and sufficiency showing compliance with LDC 8.4.7.B.6.g.c and demonstrating proof of water demands needed to satisfy fire demand, replacement of supplies reduced due to flooding, damaged or otherwise incapacitated systems is included in the Water Resources Report included with the Preliminary Plan submittal.

All fire hydrants within Villages at Sterling Ranch will be connected to a public water system with sufficient pressure. The fire hydrants will be maintained and periodically tested by CSFD as required. A minimum 3' clearance is provided for all fire hydrants.

Sections 504, 601-607, 701-708, 801-808, 901-917, 1001-1032 & 1101-1106

The development is comprised entirely of single family attached and detached dwelling units. All structures will be constructed to IBC 2021, IFC 2021, and PPRBD standards. All structures are required to demonstrate full compliance with all standards before a certificate of occupancy can be issued.

Section 1200-4000

Not applicable. The development includes only single-family detached housing units served by public water, sewer, and roadways.

LDC Compliance

In accordance with Section 6.3.3, Fire Protection and Wildfire Mitigation, of the El Paso County Land Use Development Code (LDC), an analysis of Villages at Sterling Ranch's compliance with this section of the LDC and applicable fire codes shall be provided. The intent of this section of the LDC is *"to ensure that proposed development is reviewed in consideration of the wildfire risks and need to provide adequate fire protection in order to:*

- *Regulate development, buildings, and structures so as to minimize the hazard to public health, safety, and welfare;*
 - Fire-wise construction will be required throughout the development in accordance with PPRBD Building Code regulations.
- *Ensure that adequate fire protection is available for new development;*
 - The property is within the service area of the Black Forest Fire Rescue Protection District, which is required to provide fire protection services.
- *Implement wildfire hazard reduction in new development;*
 - Any trees and vegetation in the area proposed for residential development will be cleared as a result of site grading. New trees and vegetation will be planted within the open space and buffer areas and will have adequate separation from future homes.
- *Encourage voluntary efforts to reduce wildfire hazards; and*
 - Fire-wise guidelines for landscaping will be encouraged and outlined in the CC&Rs.
- *Reduce the demands from the public for relief and protection of structures and facilities.*
 - The above measures will achieve these objectives together with the access design of the subdivision as described below.

The project is further in general compliance with Section 6.3.3.C Design Standards, which includes Water Supply, Roads, and Non-Road Access, and Construction in Wildland Fire Areas. Requested PUD modifications are outlined above.

Water Supply

The project's water supply systems used for fire protection purposes shall be installed and maintained in accordance with NFPA standards. As an area with a central water system, Villages at Sterling Ranch complies with section 6.3.3.C.1.C of the LDC. The water distribution system shall be capable of delivering fire flow at a minimum rating of 20 pounds per square inch for each hydrant connected to the distribution system within the proposed subdivision, and fire hydrants will be located so that all residential structures are within 500 feet and the hydrants are no more than 660 feet of vehicle travel distance

apart. The fire hydrants will be maintained and periodically tested by CSFD as required. A minimum 3' clearance is provided for all fire hydrants.

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Roads and Non-Road Access

All roads within Villages at Sterling Ranch will be designed and constructed according to the LDC and the ECM with the exception of requested PUD modifications. A future Public Residential Collector provides access to the site off of Sterling Ranch Road. All internal roadways within Villages at Sterling Ranch are classified as Urban Local Roadways, Urban Residential Collectors, or Private Residential Roads. Except for requested PUD modifications, all roads will be built to ECM 2.2.4 standards.

Construction in Wildland Fire Areas

The Colorado State Forest Service Wildfire Risk Assessment Portal (WARP) does not have an identified Wildland Urban Interface Risk for the project site. The project site is identified as "Moderate to High" for burn probability and "Moderate Intensity" for potential fire intensity, which is consistent with surrounding properties.