

FIRE PROTECTION REPORT

The Retreat at PrairieRidge Filing No. 4 development 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 112 urban lots, a looped municipal water system with fire hydrants and all lots having access to public Right-of-Way via on-site private roadways.

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.

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| 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 AWWA standards for urban residential development. The fire flow provided is based on the fire authority (Black Forest Fire Rescue) referencing locally adopted codes from the 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. No sprinklers required. |
| 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 water main does not exceed 600 feet in length with the proposed water looping, as presented on the utility service plan. |
| 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 adjacent to the private roadway 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 private roadway tract or public utility easement.
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 private 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 an urban cul-de-sac 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 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.

This project is in the low fire intensity area according to the Colorado Forest Atlas Wildfire risk viewer. Upon development, this site will not exhibit any wildland features and thus, no wildland fire mitigation report is required.