

FIRE PROTECTION REPORT

The Urban Landing Preliminary Plan lies within the service territory for the Donald Wescott Fire Protection District and with the recent merger with Tri-Lakes Fire District it is now called Monument Fire Protection District. The closest Station 4 is located at 15415 Gleneagle Dr. in Gleneagle. This project proposes 49 single family lots, a looped municipal water system with fire hydrants and all lots having access to public Right-of-Way (Spanish Bit Dr.).

Section 6.3.3 of the El Paso County Land Development Code (Fire Protection and Wildfire Mitigation) is being met for the proposed single family 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 Donala 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 (Monument Fire Protection District) 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 49 lots.
- 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 internal water loops planned.
- 6.3.3.C.1.c.iii All residential structures will be constructed within 500 feet of a fire hydrant located adjacent to the roadway.
- 6.3.3.C.1.c.iv All fire hydrants will be constructed adjacent to the roadway with accessibility for Monument 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.

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| 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 for public access. |
| 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 roadways 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 a roadway access for all lots. |
| 6.3.3.C.4 | N/A as this development does propose any gates for the 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 specific development lies adjacent to Struthers Road (Urban 4-lane arterial), has no trees on-site and is not within an area potentially threatened by wildland fire. Thus, this section of the code does not apply to this development.