

PRAIRIERIDGE FILING NO. 1

FIRE PROTECTION REPORT

DECEMBER 2023

OWNER/APPLICANT:

Classic SRJ Land, LLC
2138 Flying Horse Club Dr.
Colorado Springs, CO 80921

CONSULTANT:

N.E.S. Inc.
619 North Cascade Avenue
Colorado Springs, Colorado 80903

PrairieRidge Filing No. 1 is within the Black Forest Fire Rescue Protection District (BFFR). The proposed subdivision lies approximately 3.5 miles from Station No. 1 at 11445 Teachout Road.

BFFR is made up entirely of unincorporated areas of El Paso County and covers approximately 54 square miles and provides service to about 40,000 residents. Black Forest Fire Rescue (BFFR) provides structural firefighting, wildland firefighting, technical rescue, and EMA transport among many other services. BFFR is a mutual and automatic aide partner for agencies within El Paso County, Douglas County and the State of Colorado. The department responds to about 1200 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.

PrairieRidge Filing No. 1 is supportive of the El Paso County Land Development Code (LDC), Engineering Criteria Manual (ECM), International Building Code (IBC 2021), Pikes Peak Regional Building and International Fire Code 2021(IFC).

2021 IFC Compliance:

Section 503: Fire Apparatus Access Roads

The primary access to the site will be from the future extension of Briargate Parkway, a principal arterial, and Vollmer Road, a minor arterial. Dines Road will provide a looped urban residential collector connection from Vollmer through the development to Briargate Parkway, both north and south of Briargate Parkway. These roads meet County engineering design standards and will serve as fire apparatus access roads.

All internal roadways within PrairieRidge Filing No. 1 are classified as urban local roads. These roads will be built to ECM 2.2.4 standards, which provides a 50' ROW and will serve as fire apparatus access roads. Parking is allowed on both sides of the street.

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. All roadways will be surfaced with asphalt and maintained by El Paso County.

503.2.5 Dead Ends

PrairieRidge Filing No. 1 includes three dead-ends that are designed as cul-de-sacs in accordance with ECM standard design SD_2-75. The cul-de-sacs are less than the maximum 750' roadway length required by ECM 2.3.8. In all cases, less than 25 lots are served off the proposed cul-de-sacs, in accordance with LDC Chapter 8.4.4.D.1.

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 and two-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 PrairieRidge Filing No. 1 will be spaced within 400' of each other and connected to a public water system with sufficient pressure. The fire hydrants will be maintained and periodically tested by the BFFRD as required. A minimum 3' clearance is provided for all fire hydrants.

Section 504;601-607;701-708;801-808;901-917;1001-1032;1101-1106:

The development is comprised entirely of single family 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 development 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 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 Black Forest Protection District, which is required to provide fire protection services.
- *Implement wildfire hazard reduction in new development;*
 - Trees and vegetation in the area proposed for residential development will be cleared as a result of site grading. The only trees that will remain will be within the park and buffer areas and these 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.*
 - This above measures will achieve these objectives together with the access design of the subdivision as described below.

The project is in general compliance with Section 6.3.3 Design Standards, which include Water Supply, Roads, and construction in Wildland Fire Areas.

Water Supply:

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.

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Wildfire Risk

The Natural Resources Report prepared by Core analyzes the wildfire risk and burn probability within the project site. The report references the Colorado State Forest Service Wildfire Risk Assessment Portal (WARP). This mapping system identifies the wildfire risk of the vast majority of the project site as "Moderate Risk" for wildfires, with a small portion along the eastern edge documented as "Low Risk". The project site is identified as "Moderate Risk" for burn probability and potential fire intensity, which is the same or lower than surrounding properties.

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