



Fire Protection Report
Estates at Cathedral Pines
Major Subdivision – Final Plat

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Tax Schedule No.: 6200000411

Request:

Major Subdivision/Final Plat containing 8 PUD rural 2.9-acre minimum lot sizes for single-family residential land use for a total project area of 35.09 acres. All of the lots will be a minimum of 2.9 acres to qualify as rural estate lots. All lots are accessed by public right-of-way with a typical rural local residential roadway section. There are no Colorado Department of Transportation roadways involved in the project.

This report defines the Fire Protection by describing the Fire Authority’s capabilities including existing and proposed equipment, facilities, services, and response time to provide fire protection for the subdivision.

Site Description:

The entire Estates at Cathedral Pines community is approximately 35.09 acres in total and is located within the southeast quarter of Section 2, Township 12 South, Range 66 West of the 6th Prime Meridian, El Paso County, Colorado.

North: Cathedral Pines Subdivision Filing No. 1, Zoned PUD, Plat No. R11895 – several lots (single-family residential lots and tracts)

East: Winslow Drive and Cathedral Pines Subdivision Filing No. 1, Zoned PUD, Plat No. R11895 – several lots (single-family residential lots and tracts)

South: Falcon Forest Subdivision Filing No. 2, Zoning RR-5, Plat No. R02462 – several lots (single-family residential lots)



West: Properties at 13855 Highway 8, Zoning RR-5, Schedule No. 6200000733 and 13580 Bridle Bit Road, Zoning RR-5, Schedule No. 6200000304

The site is currently zoned PUD RR-5.

Proposed Development Description:

The proposed development is 35.09 acres containing approximately 8 residential 2.7 to 4.1 acre single-family rural estate lots (2.9-acre minimum size per lot), 2.5 acres of open space, and associated infrastructure. The entire 35.09 acres includes the residential estate lot area, roadways, and tracts.

Fire Protection:

Fire protection is to be provided for this subdivision by the Black Forest Fire Protection District. The Black Forest Fire Protection District is located at 11445 Teachout Road which is approximately 5.0 miles from the property roadways.

The Land Development Code requirement to be able to be served by the Back Forest Fire Protection District is accessibility, a sufficient firetruck turnaround, and meeting design standards for water supply for fire protection. These code requirements are met with the 60' right-of-way extensions with local and rural paved roadway sections meeting the IFC requirements. The typical sections of the roadways are sufficient for access. The cul-de-sacs at the end of roadways are per County standards and meet the Fire District's turnaround template by meeting the dimensions for radius diameter and curves. The internal roadways are fully accessible by an emergency vehicle. The roadway of Sterling Manor Heights consists of two cul-de-sacs, one to the North and one to the South, for emergency vehicle turnaround.

There are no planned emergency access roads separate from the right-of-way extension that is accessible for emergency vehicles by land use. Gates have been proposed for the site and there will be coordination with the County and Fire District to provide accessibility to the District.

The Fire District has indicated that there are no required fire hydrants, private lot dry hydrants, or sprinklers for the residences in order to meet their standards for this site as long as a centralized cistern is provided with sufficient distance to the dwelling units and sufficient water supply volume. As a part of the fire protection mitigation measures, the site will utilize an existing 30,000 gallon cistern located north of the site within Tract 1 of Cathedral Pines Subdivision Filing No. 1 (off of Saxton Hollow Road) and allows for the required spacing/access to the cistern hook-up location. The location of the cistern is within a ½-mile radius from the proposed lots. The existing cistern provides sufficient water supply volume and adequate coverage for the proposed dwelling units for fire protection operations.

The cistern volume was calculated using the County LDC Section 6.3.3d Environmental Standards for Fire Protection and Wildfire Mitigation. The total acreage of the lots encompassing dwelling units is 30.52 acres and was multiplied by the 300 gallons per acre to equal a total of 9,156 gallons.



The number of dwelling units (8) was then multiplied by the 3,000 gallons per unit for a total of 24,000 gallons. Per the County LDC Section 6.3.3d Environmental Standards for Fire Protection and Wildfire Mitigation, the two calculations were combined for a total of 33,156 gallons required for the site. Thus, with the supply from the existing cistern as well as the fire response trucks, there will be a sufficient water supply for the proposed site.

This plan satisfies the County LDC Section 6.3.3 Environmental Standards for Fire Protection and Wildfire Mitigation. The site meets all 2024 IFC and NFPA 22 standards for private fire protection water tank design. An exhibit is attached to this report for reference.

The Black Forest Fire Protection District has provided a letter confirming that services can and will be provided to this subdivision. The letter is provided to all developers within their jurisdiction.

There have been no additional items as required by the PCD Director deemed necessary to address the applicable review criteria at this time. Any requested deviations that deviate from the standard access and fire protection code are to be reviewed by the County for land use code applicability and the Fire Protection agency for IFC standards. Any granted deviations are to be approved with a written letter of approval by the Black forest Fire Protection District.

Respectfully,

Bryan Law

Bryan Law, PE – Project Manager

