

Fire Protection Report Iron Ridge

PCD File No.: SP253

Prepared for:
Atticus Land LLC
0 Walker Road
Colorado Springs, CO 80908

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Tax Schedule No: 6100000439, 6100000457
Acreage: 85.99 Acres
Current Zoning: RR-5 (Residential Rural)
Requested Zoning: RR-2.5 (Residential Rural)

General Subdivision Information:

The Subdivision includes a total of 28 single family rural residential parcels on approximately 86 acres located south of Walker Road and west of Colt Court. The site is presently vacant. The site is currently zoned RR-5 but a concurrent request has been made to rezone the property to the RR-2.5 zone district. The property is within the Tri-Lakes Monument Fire Protection District. The Tri-Lakes Fire Protection District was provided a copy of the proposed layout, cistern location, and cistern size prior to submission with El Paso County and identified no comments or concerns.

Access & Roadway Design:

Access to the subdivision will be provided by two access points, one being from Walker Road and the other from the extension of Colt Court. All roadways will be constructed to meet El Paso County standard roadway cross sections and fire apparatus turning radii.

Fire Protection Water Supply System:

After meeting with the Tri-Lakes Monument Fire Protection District it was determined that a 30,000 gallon fire cistern would be required and that it would be placed at the far east side of the development where Colt Court is being extended. The cistern will be constructed to NFPA 1132 standards. The cistern will be included within an easement with a turnaround meeting the fire turning radii. This will be depicted on the final construction drawings.

The Land Development Code requires a minimum capacity 300 gallons for each acre within the subdivision plus 3,000 gallons per dwelling unit, whichever is greater. This equates to a cistern of 109,800 gallons. The Code allows the Fire Authority (Fire Department) to allow for an alternative, which they have granted.

District Information:

Tri-Lakes Monument FPD The Tri-Lakes Monument FPD (TLMFPD) covers 68 square miles in El Paso and Douglas Counties bounded by Baptist Road to the south, Black Forest Road to the east, and County Line Road to the north. They also serve residents near Mount Herman to the west and provide mutual aid to the Forest Service in the most western part of the district. The District has 6 stations.

Services Provided: Fire Suppression
Fire Mitigation Assessments
Advanced Life Support / Transportation
Public Education & Awareness, First Aid & CPR Classes

The district currently operates 3 engines, 1 tower ladder, 3 ambulances, 3 brush trucks, 2 water tenders,

several command vehicles, 1 snowcat, and 1 ATV. The district also maintains a fleet of reserve apparatus.

Future Landowner Disclosures and Responsibilities:

This project is in a Low/Moderate Hazard Fire Intensity Area per the Colorado State Forest Service Wildfire Risk Assessment Program requiring hardened structure and defensible space. Low Hazard hardened structure to consist of a minimum Class A roofing and a defensible space of 30 ft clearance and no portion of trees or other vegetation within 10 ft of chimney outlets. Trees within defensible space shall be pruned to minimize ladder fuels. Moderate Hazard areas shall meet the requirements of Low Hazard areas if site plans are submitted prior to the adoption of the Colorado Wildfire Resiliency Code. After the adoption of the Colorado Wildfire Resiliency Code Moderate Hazard areas shall meet the requirements of High Hazard areas.

The request and subsequent new construction will comply with currently adopted fire code and any revisions/additions thereto by the Pikes Peak Regional Building Department (PPRBD) and the Fire Authority. Any new construction will conform to the currently adopted building code by the PPRBD.

CLEAR ZONE

A 100 foot clear zone will be required around all new structures, unless otherwise required by the Fire Authority

No combustible brush, trees or shrubs such as Gambel oak, conifers, junipers and yews shall be allowed to be planted, or allowed to grow within fifteen feet (15') of the main structure or significant accessory structure such as sheds, decks, and pergolas. The trunks of deciduous trees may be allowed to be planted up to 10 foot (10') from structures when approved by the Fire authority. Exception: When approved by the Fire Authority, small brush patches such as Gambel oak, Mountain mahogany, Rocky Mountain maple, chokecherry, etc. not exceeding one hundred (100) square feet in size or trees, no larger than fifteen (15) linear feet in any direction, may be allowed to encroach into this zone. Vegetation must be maintained in accord with the applicable Community Wildfire Protection Plan.

CONSTRUCTION REQUIREMENTS

All construction will be per the approved Tri Lakes Fire District standards, which is currently CSFD. The Developer intends to utilize CSFD standards but will adjust should the Fire District standards be amended. Exterior cladding, eaves and soffits shall be constructed of ignition-resistant materials approved by CSFD, or as many be amended by Tri Lakes Fire. Approved materials include but are not limited to fiber-cement board, stucco, masonry/brick, manufactured stone, and similar materials. Natural wood/cedar siding, hardboard, vinyl, and similar combustible materials are not allowed. Exception: Natural wood or plastic products used for fascia, trim board materials and trim accents, such as corbels, false rafter tails, faux trusses, shutters and decorative vents material are allowed when painted or as approved.

For any portion of the attached structure with projections or overhangs, the area below the structure shall have all horizontal under-floor area enclosed with ignition resistive materials such as those allowed in the exterior cladding and siding section above.

Exterior doors shall be non-combustible or solid core not less than 1 and 3/4-inches thick. Windows within doors and glazed doors shall be tempered safety glass or multi-layered glazed panels.

Exception: Decorative single pane glazing in front entry doors is allowed.

Exterior windows shall be a minimum double pane. Tempered panes are preferable but not required. All attic vents shall be screened with wire mesh or hardware cloth having openings no larger than 1/8-inch unless an alternative design or product is allowed by the Fire Code Official. Soffit vents are allowed. Gable vents may be allowed but only as approved by the Fire Code Official.

Gutters and downspouts that are of non-combustible construction shall be installed such that the leading edge of the roof is finished with a metal drip edge so that no wood sheathing is exposed. The drip edge shall extend into the gutter. Vinyl gutters may be allowed but must have a non-combustible landing area below the roof line, that is a minimum 5-foot distance from the side of the structure or foundation. NOTE: Gutter caps are highly encouraged as a home-owner maintenance item to prevent combustible debris from collecting in the trough.

Decks and other habitable spaces shall be of ignition resistant or non-combustible decking materials, such as composite or metal decking. Wood is not permitted to be used for the decking surface but can be used for all large structural components and railings.

The base of exterior walls, posts or columns shall be protected on the bottom side with provisions such as fire-resistant foam, or wire mesh having openings no larger than 1/8-inch to protect them from ember intrusion and still allow for weeping and moisture control.

Chimneys serving fireplaces, as well as other heating appliances in which solid or liquid fuels are used, shall have an approved spark arrester or cap.