FIRE PROTECTION REPORT

Sterling Ranch East Filing No. 8 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 154 urban lots, at the intersection of Briargate Parkway and Sterling Ranch Road, in the heart of the Sterling Ranch overall urban master planned development. This project will be served by a looped municipal water system with fire hydrants and all lots having direct access to public Right-of-Way.

Section 6.3.3 of the El Paso County Land Development Code (Fire Protection and Wildfire Mitigation) and the adopted 2021 International Fire Code, applicable local amendments and Colorado Wildfire Resiliency Code are 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.

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 NFPA standards. The fire flow provided is based on the fire authority (Black Forest Fire Rescue).
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.
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.
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 public 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 public Right-of-Way.
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 public 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 a public 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.

6.3.3.D.1.a This development lies approximately 1 mile south of Black Forest and contains no trees on-site. See figure below for site location with respect to the 2025 Colorado Wildfire Resiliency Code Map. According to this mapping, the site is located in the Moderate Intensity Non-Federal Classification area. The owner of this site has engaged a qualified wildfire professional that will prepare a Ground-Truthing Report for El Paso County review as set forth in Section 303.2 of the Colorado Wildfire Resiliency Code.

2025 Colorado Wildfire Resiliency Code Map

