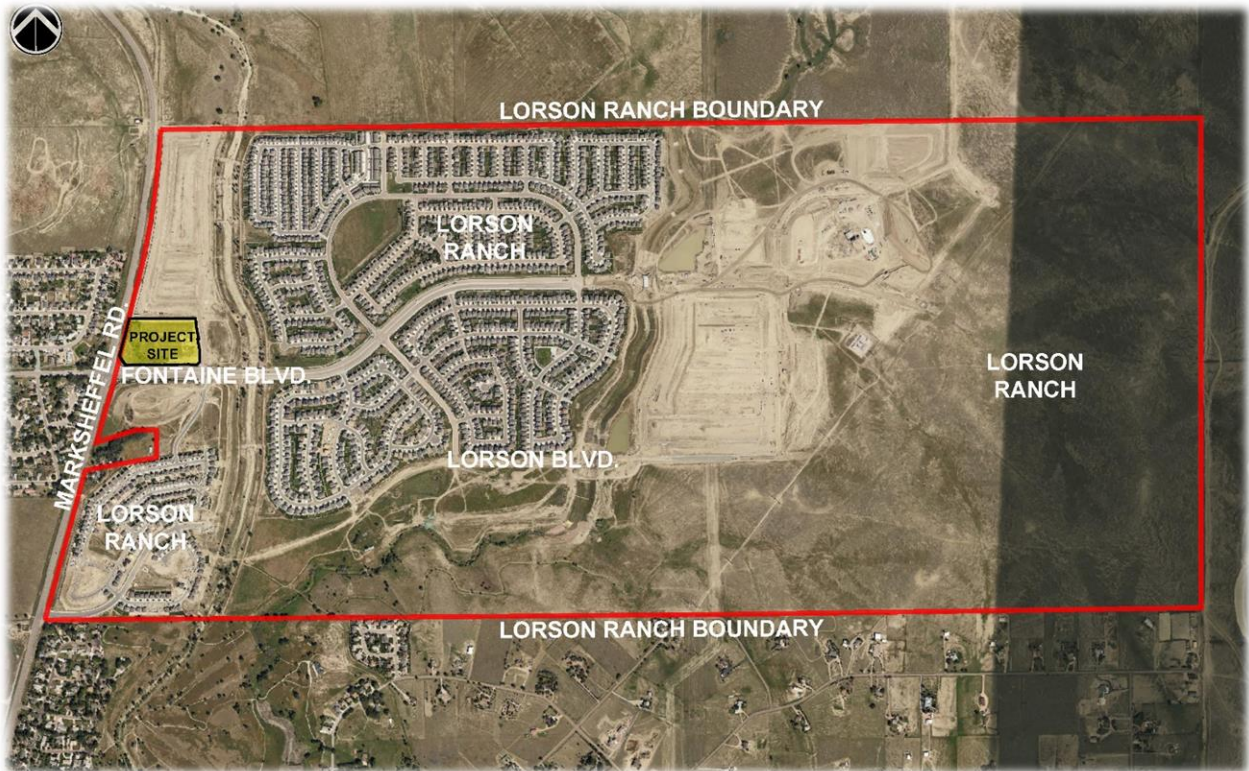


VILLAGE AT LORSON RANCH FILING 1

FIRE PROTECTION REPORT

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PREPARED FOR:

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Site Location, Size, Zoning:

The Village at Lorson Ranch project is 9.73 acres located within the Lorson Ranch PUD boundary line. The site is bordered by Fontaine Boulevard to the south; Marksheffel Road to the west; Carriage Meadows Drive to the east; developed Lorson Ranch PUD zoned single-family property to the north (Residential Medium 7-10 DU/ Acre). The parcel that makes up this submittal is vacant with no existing buildings or structures. Village at Lorson Ranch is located within the Widefield Water and Sanitation District's (WWSD) boundaries and will rely upon municipal services for water/ wastewater. With a combined Rezone/ Plat submittal, the proposed Village project will be a continuation of the Lorson Ranch development. The proposed submittal seeks to rezone 9.73 acres from PUD Commercial to a straight Commercial Service (CS) zone district. The straight zone district designation will make future development of the commercial lots simpler as the CS zone district outlines the design standards and guideline. A proposed replat illustrates 6 commercial lots of approximately 1 to 2-acres in size each.

Fire Protection Report:

The Village at Lorson Ranch development lies within the protection of the Security Fire Department. Founded in 1956, the early Security Fire Department years were a volunteer department only. With the growth of the Fountain/ Security/ Widefield area, the department has also grown to currently staff 36 paid full-time employees along with an additional 20 Volunteers. The Security Fire Department is currently averaging 6,500 calls a year. The fire department is assisted by the El Paso County Sheriff's office who aids in dispatching. Security Fire Department operations and apparatuses include Fire Engines, Ladder Truck, ALS Ambulances, Utility Truck, and Brush Trucks.

The Village at Lorson Ranch project is considered a low-risk area for wildfire as the site is primarily improved development area. There are also no existing stands of trees on the proposed site, only existing streetscape & landscaping.

Fire Hydrants:

Hydrant design standards shall comply with chapter 6.3.3 (Fire Protection and Wildfire Mitigation) of the current El Paso County Land Development Code, as amended. The Fire Authority may recommend greater spacing distance or require additional hydrants and closer spacing based upon the applicable Fire Code or NFPA standards. Proposed fire hydrants will be shown on the utility drawings for review approval by both the water district and the Fire Department. All fire hydrants will meet code unless specifically negotiated with the Security Fire Department.

The Security Fire Department currently has four stations:

Station 1:

Located at 400 Security Blvd. and is approximately 6 miles to the project site. Houses the Chief and all offices.

Station 2:

Located at 7420 Metropolitan St. and is 5 miles from the Lorson Ranch project site.

Station 3:

Located at 5110 Bradley Rd. and is 8 miles from the project site. This station is the furthest from the project.

Station 4:

Located at 7600 Wayfarer Drive and is 3 miles from the project site. This is the closest station to the proposed commercial site.