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## RISING MOON

### FIRE PROTECTION REPORT

JUNE 2024

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#### OWNER:

**PIKES PEAK HABITAT FOR HUMANITY**  
**BOBBY INGELS**  
2802 N. PROSPECT ST.  
COLORADO SPRINGS, CO 80907  
BINGELS@NORWOOD.DEV  
(719) 593-2619

#### APPLICANT:

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**BOBBY INGELS**  
2802 N. PROSPECT ST.  
COLORADO SPRINGS, CO 80907  
BINGELS@NORWOOD.DEV  
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#### CONSULTANT:

**N.E.S. INC**  
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#### SITE DETAILS

**ADDRESS:** PEACEFUL MEADOW STREET, COLORADO SPRINGS, CO 80925

**TSN:** 5503101010

**ACREAGE:** 9

**CURRENT ZONING:** RS-5000 CAD-O

**CURRENT USE:** VACANT

#### PROJECT DESCRIPTION

The Rising Moon Preliminary Plan proposes 41 single-family lots on 9 acres north of the intersection of Peaceful Meadow Street and Harvest Moon Terrace between the Cuchares Ranch and Morning Sun subdivisions. The subdivision will be residential in nature, with additional uses including road rights-of-way, parks, open space, and drainage. A breakdown of the acreage of each land use is below:

Land Use	Acres	% of Land
Single Family	5.82	64.7%
Road ROW	2.07	23.0%
Neighborhood Park/Open Space/Detention	1.07	11.9%
Open Space/Drainage	0.04	0.4%
<b>Total</b>	<b>9.00</b>	<b>100%</b>

Rising Moon is located within the Colorado Springs Fire Department (CSFD) coverage area. The site lies approximately 0.8 miles north of CSFD Station No. 25 at 4770 Horizonview Drive.

The site was originally within the Colorado Centre Fire Department, which was formed in 2007 and operated until 2008. CSFD took over the district until 2009, when the district was re-formed as the

Colorado Centre Metropolitan Fire Department-CCMDFD “First Responder Fire and Emergency Services.” In 2023, the City of Colorado Springs annexed the community of Colorado Centre. At that time, the CSFD took over for the Colorado Centre Metropolitan District Fire Department.

CSFD is responsible for all emergency responses throughout the city of Colorado Springs’ 194 square miles. With 400 Firefighter/Emergency Medical Technicians who operate out of 23 fire stations, CSFD provides services for building fires, wildland fires, vehicle fires, emergency medical situations, hazardous material releases, and technical rescues. The department fully staffs 22 engine truck companies, 6 truck companies, 1 hazmat team, 1 heavy rescue team, and 3 medical squads. The department also has 11 brush trucks for wildland firefighting, 1 air supply truck, 1 hazardous materials decontamination vehicle, and 1 hose wagon. CSFD responds to more than 60,000 calls per year and can reach the site of an incident within 8 minutes from the time of the call 90% of the time.

Rising Moon is supportive of the El Paso County Land Development Code (LDC), Engineering Criteria Manual (ECM), International Building Code (IBC 2021), and Pikes Peak Regional Building and International Fire Code 2021 (IFC).

### **2021 IFC Compliance**

#### **Section 503: Fire Apparatus Access Roads**

Access to the site will be from the existing Peaceful Meadow Street, an urban local roadway. The future Harvest Moon Terrace and Summer Solstice Way will connect to Peaceful Meadow Street and provide a looped urban local roadway through the site. These roads meet County engineering design standards and will serve as fire apparatus access roads.

All internal roadways within Rising Moon 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.

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. There are no dead-end streets, bridges, traffic calming devices, or gates or barricades proposed as part of the project.

#### **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 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 Rising Moon 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 CSFD as required. A minimum 3' clearance is provided for all fire hydrants.

Sections 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 units 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 Rising Moon's 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 the service area of the Colorado Springs Fire Department, which is required to provide fire protection services.
- *Implement wildfire hazard reduction in new development;*
  - There are no existing trees on-site. Any vegetation in the area proposed for residential development will be cleared as a result of site grading.
- *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.*

- The above measures will achieve these objectives together with the access design of the subdivision as described below.

The project is further in general compliance with Section 6.3.3.C Design Standards, which includes Water Supply, Roads and Non-Road Access, and Construction in Wildland Fire Areas.

#### Water Supply

The project's water supply systems used for fire protection purposes shall be installed and maintained in accordance with NFPA standards. As an area with a central water system, Rising Moon complies with section 6.3.3.C.1.C of the LDC. The water distribution system shall be capable of delivering fire flow at a minimum rating of 20 pounds per square inch for each hydrant connected to the distribution system within the proposed subdivision, and fire hydrants will be located so that all residential structures are within 500 feet and the hydrants are no more than 660 feet of vehicle travel distance apart. The fire hydrants will be maintained and periodically tested by CSFD as required. A minimum 3' clearance is provided for all fire hydrants.

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.

#### Roads and Non-Road Access

All roads within Rising Moon will be designed and constructed according to the LDC and the ECM. Two future local urban roadways provide access to the site off of the existing Peaceful Meadow Street. There are no dead-end roads within the project site. All internal roadways within Rising Moon 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.

#### Construction in Wildland Fire Areas

The Colorado State Forest Service Wildfire Risk Assessment Portal (WARP) identifies the Wildland Urban Interface Risk of the project site as "Low Risk." The project site is identified as "Low to Moderate Risk" for burn probability and "lowest Intensity" for potential fire intensity, which is the same or lower than surrounding properties.