
RHETORIC RECYCLING FACILITY AND SUBDIVISION

FIRE PROTECTION REPORT

SEPTEMBER 2023

OWNER/APPLICANT:

Rhetoric LLC
20 Boulder Crescent
Colorado Springs, CO 80903

CONSULTANT:

N.E.S. Inc.
619 North Cascade Avenue
Colorado Springs, Colorado 80903

The Sterling Recycling Facility is within the Black Forest Fire Rescue Protection District (BFFR). The proposed subdivision lies approximately 4 miles from Station No. 1 at 11445 Teachout Road.

BFFR is made up entirely of unincorporated areas of El Paso County and covers approximately 54 square miles and provides service to about 40,000 residents. Black Forest Fire Rescue (BFFR) provides structural firefighting, wildland firefighting, technical rescue, and EMA transport among many other services. BFFR is a mutual and automatic aide partner for agencies within El Paso County, Douglas County and the State of Colorado. The department responds to about 1200 calls a year in Black Forest, and also provides Advanced Life Support transport of the sick and injured to area hospitals. All alarm responses are made within an eight-minute average for the district.

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

2021 IFC COMPLIANCE:

Section 503: IRE Apparatus Access Roads

- The site is accessed by the intersection of Marksheffel Road and Sterling Ranch Road. Partial asphalt construction of Sterling Ranch Road serves to connect to a 50' wide private asphalt road that serves to connect to the recycling facility.
 - The partial construction of Sterling Ranch Road is 40FT wide milled asphalt and connects to a 50FT wide private milled asphalt drive. Both of these access ways serves 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 milled asphalt. The 50FT wide private site access will be maintained by the recycling facility. A Traffic Impact Study completed by LSC in August of 2023 has been included with this submittal.
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- A chain link security gate will be at the entrance into the site. A knock box will be available.

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. The accompanying Water Resources Report prepared by JDS Hydro/RESPEC identifies a sufficient water supply, showing compliance with LDC 8.4.7.B.6.g.c . The anticipated water demand of the Rhetoric Subdivision is extremely low as the proposed uses have minimal water or irrigation needs

All materials placed on site are inert material and do not burn. If a fire occurs on site, the water truck will be available to spray any grass or foliage that might burn, or processed materials will be used to smother the fire. Each piece of equipment on site will have a fire extinguishers on board for use in the event of an equipment or small fire. A water truck will be available at the site during all operations and utilized during the event of a fire.

The crusher meets all U.S. Department of Labor Mine Safety & Health Administration requirements for safety and fire prevention.

Section 504;601-607;701-708;801-808;901-917;1001-1032;1101-1106:

Not applicable. There are no structures on site. Each piece of equipment on site will have a fire extinguisher on board for use in the event of an equipment or small fire. A water truck will be available at the site during all operations and utilized during the event of a fire.

Section 1200-4000:

Not applicable. All materials processed onsite are inert and employees are trained to refuse non-inert materials. The on-site crushers include a built-in dust mitigation systems that controls dust during processing. In addition, Baseland Crushing will operate a 8,000 gallon water truck for dust mitigation. A copy of the operations plan has been included with this submittal.

COMPLIANCE WITH LAND DEVELOPMENT CODE CHAPTER 6.3.3 DESIGN STANDARDS

Water Supply:

The development will be served by a central water supply service from Falcon Area Water and Wastewater Authority (FAWWA). 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. The accompanying Water Resources Report prepared by JDS Hydro/RESPEC identifies a sufficient water supply, showing compliance with LDC 8.4.7.B.6.g.c . The anticipated water demand of the Rhetoric Subdivision is extremely low as the proposed uses have minimal water or irrigation needs.

It is expected that the equivalent of a 1-inch tap will be necessary for dust suppression and a water truck will be available at the site and will be used as necessary to water the roads and working areas. All materials placed on site are inert material and do not burn. If a fire occurs on site, the water truck will be available to spray any grass or foliage that might burn, or processed materials will be used to smother the fire. Each piece of equipment on site will have a fire extinguishers on board for use in the event of an equipment or small fire. A water truck will be available at the site during all operations and utilized during the event of a fire.

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Roads/Access:

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- Roads or emergency vehicle lanes are provided within 150 feet of all development.
- No buildings are proposed so the required two access routes are not needed.
- A temporary cul-de-sac is provided as a turnaround at the terminus of Sterling Ranch Road.
- No landscaping is proessed at this time so will not obstruct fire access.
- A chain link security gate will be at the entrance into the site. A knox box will be available.

Construction in Wildland Fire Areas:

The site is not located within a Wildland Fire Area.