
STERLING RANCH FILING 5

FIRE PROTECTION REPORT

DECEMBER 2023

OWNER/APPLICANT:

Classic SRJ Land, LLC
2138 Flying Horse Club Dr.
Colorado Springs, CO 80921

CONSULTANT:

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

Sterling Ranch Filing 5 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.

Sterling Ranch Filing 5 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: Fire Apparatus Access Roads

- The site is accessed by Hazlett Drive (urban residential collector) and Manor House Way (urban local). Both roads serve as fire apparatus access roads.
- All internal roadways within Sterling Ranch Filing 5 are classified as urban local built to El Paso County (EPC) standards and dually serve as Fire apparatus access roads. Roads will be built to ECM 2.2.4 standards, which will provide a 50FT ROW with an attached 5FT concrete sidewalk on both sides of the road. Parking is allowed on both sides of the street. A fire exhibit showing access to all lots and turning radii has been included with this report.
- 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. The Traffic Impact Study completed by LSC in July of 2023 is included with the Final Plat submittal.

503.2.5 Dead Ends

The Sterling Ranch Filing 5 includes 3 residential lots to be accessed by a shared drive. The shared drive is a 24FT wide concrete mat and 116FT long. Per 503.2.5 of the IFC 2021, 116FT is below the dead-end fire apparatus threshold of 150FT. The shared private drive extends from lots 54-56 and directly connects to School House Drive. All 3 lots are within a 150FT hose lay and within 400FT of a fire hydrant. The attached Fire Exhibit illustrates both fire hydrant distance and hose length for the entire development and demonstrates compliance with the IFC 2021. All other lots within the development exceed LDC 8.4.3.B.2.e with an average lot frontage of 40FT.

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 and two-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 created by JDS Hydro in April of 2023.

In this development, all fire hydrants are spaced within 400FT of each other and connected to a public water system with sufficient pressure. The water resources report completed by JDS Hyrdo in April of 2023 found Sterling Ranch Filing 5 to have a more than sufficient water supply with a net excess of 1029.40AF a year for 300 years. Water demand is determined to be 24.26AF. All water and wastewater be supplied and maintained by FAWWA. A FAWWA water and waste water commitment letter has been included in the Sterling Ranch Filing 5 Final Plat submittal.

All fire hydrants will be maintained and periodically tested by the BFFRD as required. A minimum 3FT clearance is provided for all fire hydrants. A fire exhibit showing all fire hydrants within the development is included with this report.

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

The development is comprised of single family detached and attached 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.

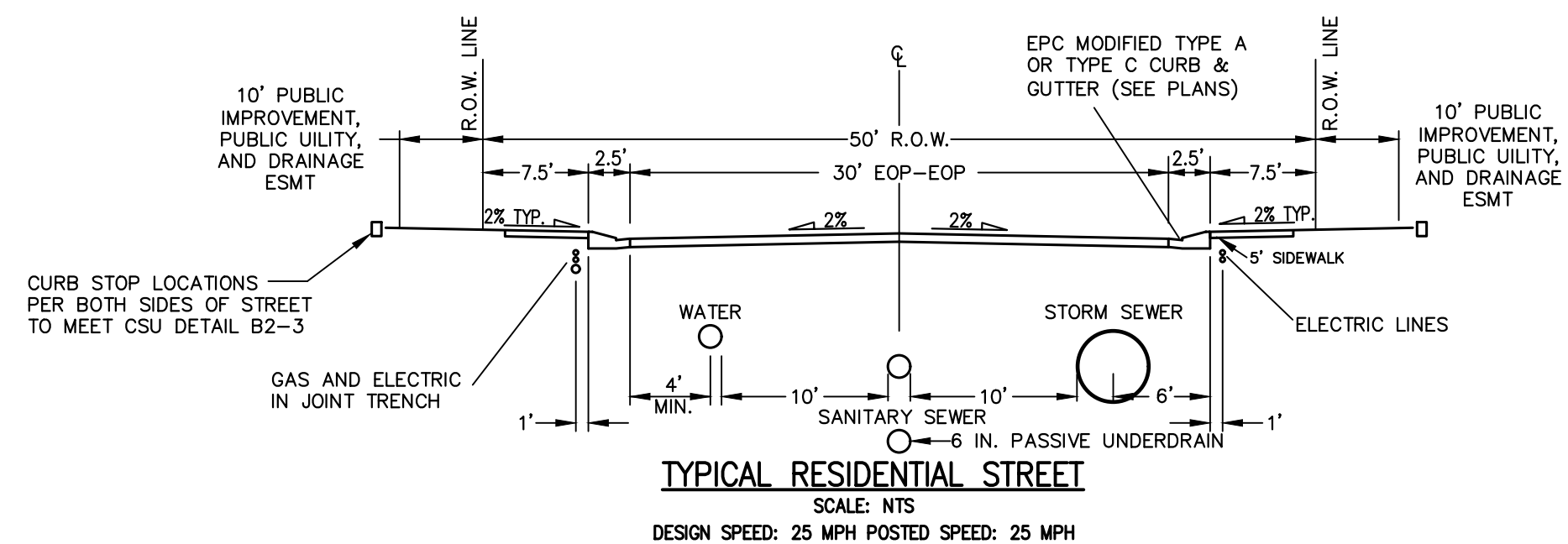
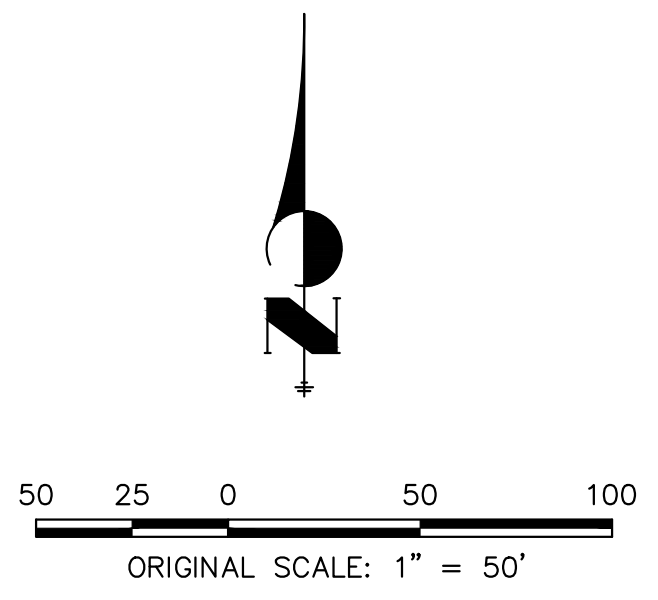
Section 1200-4000:

Not applicable. The development is proposed as a single family detached and attached housing development served by public water, sewer and roadways.

STERLING RANCH FILING 5 FIRE EXHIBIT



- LEGEND**
- FIRE HYDRANT
 - 225' DRIVE DISTANCE
 - 150' HOSE LAY



FIRE EXHIBIT
STERLING RANCH FILING 5
PROJ. NO. 25188.16
7/17/2023
SHEET 1 OF 1



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