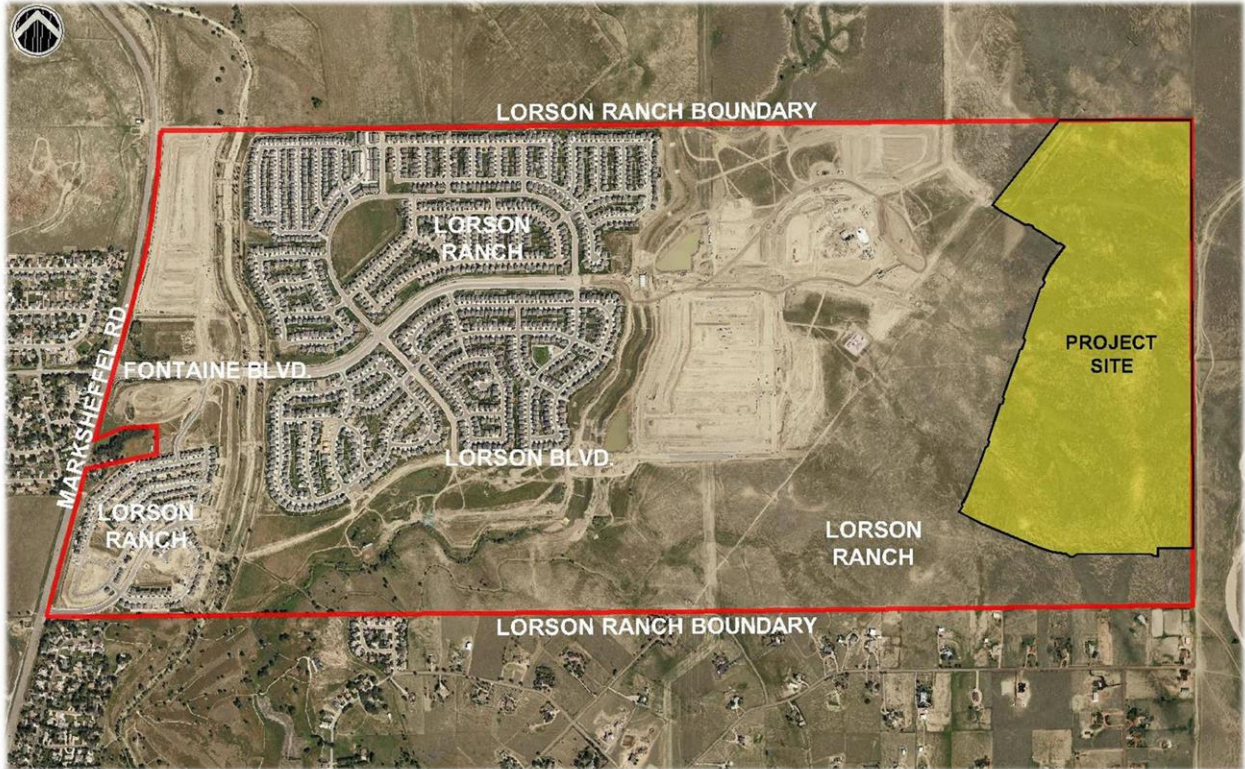


RIDGE AT LORSON RANCH

Fire Protection Report

July 23, 2021 (REV-1)



PREPARED FOR:

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Site Location, Size, Zoning:

The Ridge at Lorson Ranch project is 206.473 acres located within the eastern portion of Lorson Ranch between the Jimmy Camp Creek east tributary and the eastern Lorson Ranch PUD boundary line. With a combined PUD/ Preliminary Plan submittal, the proposed Ridge project will be a continuation of the Lorson Ranch development. The parcel is currently vacant. The proposed PUDSP application submittal includes 994 new single family lots on 206.473 acres.

Fire Protection Report:

The Ridge 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 5,400 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. A Letter to Serve dated 03/30/2021 was received from the Security Fire Protection District and included with this submittal.

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 three stations:

Station 1:

Located at 400 Security Blvd. and is approximately 6 miles to the Lorson Ranch 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. This is the closest station with an approximate response time of 11 minutes.

Station 3:

Located at 5110 Bradley Rd. and is 9.5 miles from the project site. This station is the furthest from the project.

A new fire station is not being requested by the fire department nor being proposed by the developer within Ridge at Lorson Ranch as the Security Fire Department has selected a site off Mesa Ridge Parkway to the south for a new fire station to be built at a future time.

The Ridge at Lorson Ranch project is considered a low risk area for wildfire as the site is primarily native grassland or improved development areas. There are no existing stands of trees on the proposed site.