
VENTURE AT VENETUCCI FILING NO. 1

FIRE PROTECTION REPORT

NOVEMBER 2024

OWNER

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Venture at Venetucci Filing No. 1 is within the Stratmoor Hills Fire Protection District (SHFPD). The proposed development lies less than ½ mile from Station No. 1 at 2160 B Street.

SHFPD is comprised entirely of unincorporated areas of El Paso County. SHFPD is an all-risk emergency service organization that responds to all types of fire related emergencies, medical emergencies and special situational responses, including hazardous materials. BFFR is a mutual partner for agencies within El Paso County and the State of Colorado. The department responds to about 2200 calls a year. The station is staffed 24 hours a day, seven days a week, 365 days per year.

Venture at Venetucci 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 primary access to the site will be from the existing Venetucci Blvd, a principal arterial. Venetucci Blvd is connected to Academy Blvd, an expressway to the south and B Street, a principal arterial to the north. These roads meet County engineering design standards and will serve as fire apparatus access roads.

All internal roadways within the development are classified as local low volume private residential streets. These roads will be built to ECM 2.2.4 standards, which provides a 24' pavement width and will serve as fire apparatus access roads. Parking will occur along all access drives. Emergency Apparatus turning radius has been incorporated into the access and parking design.

503.2.5 Dead Ends

There are no dead ends within the development.

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 multi-family residential buildings and will have primary and secondary addressing.

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 Venture at Venetucci Filing No. 1 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 the SHFPD as required. A minimum 3' clearance is provided for all fire hydrants.

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

The development is comprised of multi-family dwellings, a clubhouse and leasing building, a fitness and mail building, several multi-unit detached garages, and a maintenance garage. 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.

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 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 Stratmoor Hills Fire Protection District, which is required to provide fire protection services.

- *Implement wildfire hazard reduction in new development;*
 - Trees and vegetation in the area proposed for residential development will be cleared as a result of site grading. The only trees that will occupy the site after development will be within the open space and buffer areas and these will have adequate separation from buildings.
- *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 development.

The project is in general compliance with Section 6.3.3 Design Standards, which include Water Supply, Roads, and construction in Wildland Fire Areas.

Water Supply:

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 PrairieRidge Filing No. 1 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 the BFFRD as required. A minimum 3' clearance is provided for all fire hydrants.

Access

The primary access to the site will be from the existing Venetucci Blvd, a principal arterial. Venetucci Blvd is connected to Academy Blvd, an expressway to the south and B Street, a principal arterial to the north. These roads meet County engineering design standards and will serve as fire apparatus access roads.

All internal roadways within the development are classified as local low volume private residential streets. These roads will be built to ECM 2.2.4 standards, which provides a 24' pavement width and will serve as fire apparatus access roads. Parking will occur along all access drives. Emergency Apparatus turning radius has been incorporated into the access and parking design.

Wildfire Risk

The wildfire risk and burn probability for the property was determined using the Colorado State Forest Service Wildfire Risk Assessment Portal (WARP). This mapping system identifies the Burn Probability of the project site as being between "Low Risk" and "Moderate Risk" for wildfires. The project site is identified as "Lowest Intensity", "Low Intensity" and "Moderate Intensity", which is similar to the

properties within unincorporated El Paso County, except to the north, which is identified as “High Intensity”.

