

FIRE PROTECTION REPORT

The Retreat at PrairieRidge Filing No. 3 development lies within the service territory for the Black Forest Fire Rescue Protection District (BFFRPD) with their closest Station 1 located at 11445 Teachout Road in Black Forest. This project proposes six (6) rural residential lots (all 2.5 ac. min.) each with individual well and septic system. Per Fire District standards, a buried cistern may be required and located along Poco Road. (Outside Public ROW within an esmt. on lot 4)

Section 6.3.3 of the El Paso County Land Development Code (Fire Protection and Wildfire Mitigation) is being met for the proposed rural residential project in the following manner:

Section 6.3.3.C of the El Paso County Land Development Code describes the Design Standards required for Fire Protection.

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| 6.3.3.C.1.a | This development will meet requirements from NFPA 1142 (Standard for Water Supplies for Suburban and Rural Fire Fighting). We will coordinate with BFFRPD on the determination of required buried cistern. |
| 6.3.3.C.1.b.i | Automatic fire protection will be in compliance with applicable fire code based on proposed rural residential large lot development. |
| 6.3.3.C.1.c. | N/A as this six lot rural residential development will each provide their own individual well. No central water system proposed for these lots. |
| 6.3.3.C.1.d.i | <p>This development will coordinate with BFFRPD for the determination if buried cisterns are required or if there is an alternative water supply system closely available.</p> <p>If cisterns are determined to be required, they will be installed per NFPA 1142 standards.</p> <p>N/A as it is anticipated that no more than one cistern will be required for the proposed six (6) rural residential lots.</p> |

It is anticipated that only one cistern will be required for the proposed six (6) rural residential lots. Cistern design will meet NFPA standards for Water Supplies for Suburban and Rural Fire Fighting.

Cistern turn-around will meet NFPA standards for Water Supplies for Suburban and Rural Fire Fighting.

Cistern easements will meet NFPA standards for Water Supplies for Suburban and Rural Fire Fighting.

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| 6.3.3.C.1.d.ii | N/A as dry hydrants are not proposed nor possible for this development. |
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| 6.3.3.C.1.d.iii | The developer will be responsible for planning, designing and constructing the required buried cistern. The proposed Metro District or local HOA will be responsible for continual water supply and maintenance of cistern. |
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| 6.3.3.C.2.a | The existing public roadway (Poco Road) was originally designed and constructed per the El Paso County ECM standards. |
| 6.3.3.C.2.b | N/A as this is a residential development. |
| 6.3.3.C.2.c | The proposed lots may be currently accessed from two directions as Poco Road is not a dead-end roadway. |
| 6.3.3.C.2.d | N/A as this development does NOT propose any dead-end roadways. |
| 6.3.3.C.2.e | This development meets the ECM requirements for road grades and does not exceed 10%. |
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| 6.3.3.C.3 | N/A as this development provides a public roadway access for each lot. |
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| 6.3.3.C.4 | N/A as this development does NOT propose any gates for the public roadway. |

Section 6.3.3.D of the El Paso County Land Development Code describes the Design Standards required for construction in Wildland Fire Areas.

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| 6.3.3.D.1.a | This development lies on the edge of Black Forest with wildland features and thus the following show compliance with Section 6.3.3.D along with the Wildfire Hazard & Mitigation Report attached. |
| 6.3.3.D.1.b | Reference the attached Wildfire Hazard & Mitigation Report for wildland fire risk assessment. |
| 6.3.3.D.1.c | A note has been added to the Final Plat regarding continued maintenance on individual lots meeting the intent of the wildland report. |
| 6.3.3.D.1.d | A note has been added to the Final Plat related to building placement and associated mitigation measures in accordance with NFPA 1144. |
| 6.3.3.D.1.e | A note has been added to the Final Plat regarding roof design requirements. |
| 6.3.3.D.1.f | A note has been added to the Final Plat related to accessory structure locations relative to the main structure. |
| 6.3.3.D.1.g | A note has been added to the Final Plat regarding vehicular access within 150' of any structure. |
| 6.3.3.D.1.h | N/A as single family is exempt from this requirement. |
| 6.3.3.D.1.i | N/A as no structures required to have automatic sprinklers |
| 6.3.3.D.1.j | Based on current zoning conditions, this development meets structure separation requirements. |
| 6.3.3.D.2-7 | Reference the Wildfire Hazard & Mitigation Report attached for compliance with this section of the code. |