

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.

- 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.
Demonstrate how and what fire codes this will be in compliance with.
- 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 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.

If cisterns are determined to be required, they will be installed per NFPA 1142 standards.

N/A as it is anticipated that no more than one cistern will be required for the proposed six (6) rural residential lots.

Provide water supply at this stage of development and show cistern size, location, dry hydrant and required turn around.

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.

- 6.3.3.C.1.d.ii N/A as dry hydrants are not proposed nor possible for this development.
How will water be drafted from the cistern without a dry hydrant?
- 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. **Please show the cistern and required turn around, clearance, and dry hydrant. Please provide the size of the cistern.**
- 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%.
- 6.3.3.C.3 N/A as this development provides a public roadway access for each lot.
- 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.

- 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.
No Wildfire hazard and mitigation report is 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.
No such note is on the Final Plat
- 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.
No such note is on the Final Plat
- 6.3.3.D.1.e A note has been added to the Final Plat regarding roof design requirements. **No such note is on the Final Plat**
- 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. **No such note is on the Final Plat**
- 6.3.3.D.1.g A note has been added to the Final Plat regarding vehicular access within 150' of any structure. **No such note is on the Final Plat**
- 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.
Provide the wildland fire hazard intensity level and the required defensible space and appropriate hardened structure requirements for the hazard.

Please provide the missing information stated as being provide on the final plat and the Wildland Fire and Hazard Mitigation Plan that has not been provided.

the 01 Rural County Land Development Code describes the design standards for wildland fire hazard.

This development is on the edge of Black Forest with wildland fuels and the following show compliance with Section 01.0.0.0 along with the wildfire hazard & mitigation report attached.

Reference the attached Wildfire Hazard & Mitigation Report for wildland fire hazard assessment.

A note has been added to the Final Plat regarding continued maintenance of the structure to ensure the intent of the wildfire report.

A note has been added to the Final Plat related to building placement and associated vegetation removal in accordance with WPL 1245.

A note has been added to the Final Plat regarding roof design.

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No Wildfire hazard and mitigation report is attached.

Based on current zoning conditions, the development meets structure separation requirements.

Reference the Wildfire Hazard & Mitigation Report attached for compliance with the intent of the code.
Provide the wildfire hazard intensity level and the required defensible space for the structure to be responsible for the hazard.

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Provide the wildland fire hazard intensity level and the required defensible space and appropriate hardened structure requirements for the hazard.

This development is on the edge of Black Forest with wildland fuels and the following show compliance with Section 01.0.0.0 along with the wildfire hazard & mitigation report attached.

Reference the attached Wildfire Hazard & Mitigation Report for wildland fire hazard assessment.

A note has been added to the Final Plat regarding continued maintenance of the structure to ensure the intent of the wildfire report.

A note has been added to the Final Plat related to building placement and associated vegetation removal in accordance with WPL 1245.

A note has been added to the Final Plat regarding roof design.

A note has been added to the Final Plat related to accessory structure location relative to the main structure.

A note has been added to the Final Plat regarding vehicle access within 100' of any structure.

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No such note is on the Final Plat

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Reference the attached Wildfire Hazard & Mitigation Report for wildland fire hazard assessment.

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A note has been added to the Final Plat regarding vehicle access within 100' of any structure.

Note on design timely to meet these requirements.

Note on the structure separation from these requirements.

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No such note is on the Final Plat

The attached Wildfire Hazard & Mitigation Report for wildland fire hazard assessment.

Access added to the Final Plat regarding continued maintenance of the structure to ensure the intent of the wildfire report.

Access added to the Final Plat related to building placement and mitigation measures in accordance with WPL 1245.

Access added to the Final Plat regarding roof design.

Note on the note to the Final Plat related to accessory structure within the main structure.

Access added to the Final Plat regarding vehicle access within 100' of any structure.

Note on design timely to meet these requirements.

Note on the structure separation from these requirements.

Note on the structure separation from these requirements.

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No such note is on the Final Plat

Final Plat regarding continued maintenance of the wildfire report.

Final Plat related to building placement and associated with WPL 1245.

Final Plat regarding roof design.

Final Plat related to accessory structure.

Note on the note to the Final Plat related to accessory structure within the main structure.

Final Plat regarding vehicle access within 100' of any structure.

Note on design timely to meet these requirements.

Note on the structure separation from these requirements.

Note on the structure separation from these requirements.

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No such note is on the Final Plat

added to the final plat related to building placement and
fire resistance & construction with 100% LDR
added to the final plat regarding roof design

added to the final plat related to secondary structure
fire resistance

added to the final plat regarding vehicle access within
work **No such note is on the Final Plat**

As a general rule, the requirements
are required to have automatic sprinklers
during construction, fire department access structure
events.

Wildfire Hazard & Mitigation Report attached for
reference of the code.

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No such note is on the Final Plat

added to
Report on building placement, fire resistance & construction
requirements

Added to the Wildfire Hazard & Mitigation Report attached for
reference of the code.

**Please provide the missing information stated as
being provided on the final plat and the Wildland
Fire and Hazard Mitigation Plan that has not been
provided.**

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Please provide the missing information stated as
being provide on the final plat and the Wildland
Fire and Hazard Mitigation Plan that has not been
provided.