

## 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.  | <b>Demonstrate how and what fire codes this will be in compliance with.</b><br>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> <p><b>Provide water supply at this stage of development and show cistern size, location, dry hydrant and required turn around.</b></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.<br><b>How will water be drafted from the cistern without a dry hydrant?</b>  |
| 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. <b>Please show the cistern and required turn around, clearance, and dry hydrant. Please provide the size of the cistern.</b> |
| 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.

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

*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.*

# V1\_Fire Protection Report comments.pdf Markup Summary

RPeterson (14)


to El Paso County Land Development Code (Fire Protection and Mitigation) meet for the proposed residential project in the following manner:

The El Paso County Land Development Code describes the Design Standards for:

This development will meet requirements from NFPA 1342 (Standard for Water Supplies for Suburban and Rural Fire Fighting). We will coordinate with NFPA on the determination of required turn around.

Automatic fire protection will be in compliance with applicable fire code based on proposed residential type for development.

We will coordinate with local fire department to ensure we provide their own individual work. No central water system proposed for these lots.

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


Development Code des

will meet requirements f

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

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

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

We will coordinate with local fire department to ensure we provide their own individual work. No central water system proposed for these lots.


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How will water be drafted from the cistern without a dry hydrant?

dry hydrants are not proposed nor possible for this development.

dry hydrants will be responsible for planning, designing and siting the required turn around. The proposed Water District or its agent will be responsible for providing, designing and siting the required turn around. The proposed Water District or its agent will be responsible for providing, designing and siting the required turn around. The proposed Water District or its agent will be responsible for providing, designing and siting the required turn around.

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Please show the cistern and required turn around, clearance, and dry hydrant. Please provide the size of the cistern.

A note has been added to the Final Plat regarding continued maintenance of individual lots meeting the intent of the wildlife report.

A note has been added to the Final Plat related to building placement and associated mitigation measures in accordance with NHPA 11.44.

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

No Wildfire hazard and mitigation report is attached.

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.

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

- A note has been added to the Final Plan regarding continued maintenance on individual lots, according to the report of the wildlife expert.
- No note is on the Final Plan.
- A note has been added to the Final Plan related to buying equipment and associated mitigation measures in accordance with NPS 1346.
- A note has been added to the Final Plan regarding roof design requirements.
- A note has been added to the Final Plan related to accessory structure locations relative to the main structure.
- A note has been added to the Final Plan regarding vehicular access within 130' of any structure.

No such note is on the Final Plat

*Note:* has been added to the Final Plan related to building placement and associated mitigation measures in accordance with NHPA 1161.

*Note:* has been added to the Final Plan regarding roof design requirements.

*Note:* has been added to the Final Plan related to accessory structure locations relative to the main structure.

*Note:* has been added to the Final Plan regarding vehicular access within 100' of any structure.

N/A as single-family exempt from this requirement.

N/A as no structures are proposed to have automatic egress.

No such note is on the Final Plat

The attached Wildlife Hazard Mitigation Report for wetland segment.

(Issue added to the Final Plan regarding continued maintenance at site meeting the intent of the wetland report.)

(Issue added to the Final Plan related to building placement) and mitigation measures in accordance with NPS 1164.

(Issue added to the Final Plan regarding roof design)

n/a. **No such note is on the Final Plan**

(Issue added to the Final Plan related to accessory structure rather to the main structure.)

(Issue added to the Final Plan regarding vehicular access within y structure.)

gr. Study is exempt from this requirement.

structures required to have automatic sprinklers

current access conditions. This development starts duplicate

No such note is on the Final Plat

Pat. regarding continued maintenance  
1 of the wildlife report.

Pat. related to building placement and  
conformance with NPS 11.6.

Pat. regarding roof design.

Pat. related to accessory structure  
4/16: **No such note is on the Final Plat**

Pat. regarding vehicular access within  
the requirement,  
or automatic sprinklers.

Pat. development plan structure

No such note is on the Final Plat

Information & Mitigation Report attached for this section of the code.

No such note is on the Final Plat

Please provide the missing information stated as being provided on the final plot and the Willard/Fin and Hazard Mitigation Plan that has not been provided.

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.