Fire Protection Report
Welsh Subdivision
Major Subdivision – Final Plat

May 1, 2026

Applicant/Owner: Bill Guman
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Colorado Springs, Colorado 80919
Bryan Law: (303) 267-6178

Tax Schedule No.: 6413000139

this contradicts the letter of intent. please address consistent access across documents

Request:
Major Subdivision/Final Plat containing two single-family residential rural 2.5-acre minimum lots for a total project area of 5.0077 acres. The two lots will be accessed by a 30 foot ingress, egress & utility easement. This request is for the subdivision only. No construction or site improvements are proposed at this time. There are no Colorado Department of Transportation roadways involved in the project.

This report defines the Fire Protection by describing the Fire Authority's capabilities including existing and proposed equipment, facilities, services, and response time to provide fire protection for the subdivision. Any future development will be required to comply with the adopted fire code, El Paso County Land Development Code, and applicable NFPA standards in effect at the time of construction. Fire protection water supply will be addressed at the time of the building permit.

Site Description:
The entire Welsh Subdivision is approximately 5.01 acres in total and is located within the southwest quarter of Section 14, Township 12 South, Range 66 West of the 6th Prime Meridian, El Paso County, Colorado. The development is surrounded by the following:

North: Unplatted land, zoned RR-5, with a single-family residence located at 11575 Howells Road, Colorado Springs, CO 80908

East: Unplatted land, zoned RR-5, with a single-family residence located at 4310 Saxton Hollow Road, Colorado Springs, CO 80908

South: Unplatted land, zoned RR-5, with a single-family residence located at 3970 Mountain View

Drive, Colorado Springs, CO 80908 as well as unplatted land, zoned RR-5, with a single-family residence located at 4030 Mountain View Drive, Colorado Springs, CO 80908

West: Unplatted land, zoned RR-5, with a single-family residence located at 11555 Howells Road, Colorado Springs, CO 80908

The site is currently zoned RR-5.

RR-2.5

Proposed Development Description:
The proposed development is approximately 5.01 acres containing two residential 2.5-acre single-family rural estate lot. No construction or site improvements are proposed at this time. The entire 5.01 acres includes the residential estate lot area and easements.

Fire Protection:
Fire protection is to be provided for this subdivision by the Black Forest Fire Protection District. The Black Forest Fire Protection District is located at 11445 Teachout Road which is approximately 4.4 miles from the property. The current fire access is provided by a 12 foot wide asphalt drive located within the 30 foot ingress, egress and utility easement. The asphalt drive adjacent to the residence runs at approximately 5.5% which leads to a gravel drive.

The Land Development Code requirement to be able to be served by the Back Forest Fire Protection District is accessibility, a sufficient firetruck turnaround, and meeting design standards for water supply for fire protection. Any future development will be required to comply with the adopted fire code, El Paso County Land Development Code, and applicable NFRA standards in effect at the time of construction. Fire protection water supply will be addressed at the time of the building permit.

The Black Forest Fire Protection District has provided a letter confirming that services can and will be provided to this subdivision. The letter is provided to all developers within their jurisdiction.

Water supply for fire protection is addressed at final plat, in this report.

There have been no additional items as required by the PCD Director deemed necessary to address the applicable review criteria at this time. Any requested deviations that deviate from the standard access and fire protection code are to be reviewed by the County for land use code applicability and the Fire Protection agency for IFC standards. Any granted deviations are to be approved with a written letter of approval by the Black forest Fire Protection District.

Respectfully,

Bryan Law

Bryan Law, PE – Project Manager

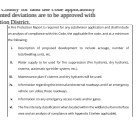
please address code sections 6.3.3, specifically:

A Fire Protection Report is required for any subdivision application and shall include an analysis of compliance with this Code, the applicable fire code, and at a minimum the following:

i. Description of proposed development to include acreage, number of lots/dwelling units, etc.
ii. Water supply to be used for fire suppression (fire hydrants, dry hydrants, cisterns, automatic sprinkler system, etc.).
iii. Maintenance plan if cisterns and dry hydrants will be used.
iv. Information regarding the internal and external roadways and if an emergency vehicle can utilize those roadways.
v. Information on any emergency access roads and/or gates.
vi. The fire intensity classification when located within the wildland urban interface area and an analysis of compliance with Appendix E (when applicable).

Fire Protection Report.pdf Markup Summary

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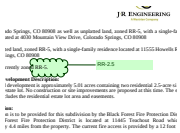
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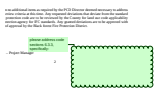
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RR-2.5



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Water supply for fire protection is addressed at final plat, in this report.



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please address code sections 6.3.3, specifically: