
Falcon Storage Subdivision

FINAL PLAT

FIRE PROTECTION REPORT

September, 2023

OWNER:

Falcon Storage Partners LLC
4615 North Park Dr, Ste 101
Colorado Springs, CO 80907

APPLICANT:

Falcon Storage Partners LLC
4615 North Park Dr, Ste 101
Colorado Springs, CO 80907

CONSULTANT:

Oliver E Watts Consulting
614 Elkton Drive
Colorado Springs, Co. 80907

The Property located at 7630 Bent Grass Meadows Drive is within the boundaries of the Falcon Fire Protection District and approximately 1 and 1/2 miles from the nearest Falcon Fire Station located at 7020 Old Meridian Road, Falcon CO. The average emergent response time to this address is 4 minutes.

There is an existing water line in the street with a fire hydrant attached. As the site is storage in nature, water is not necessary nor is it used for the site in any capacity with the sole exception of landscaping maintenance. All access to the site is via gates locked with electronic keypads. These keypads are Knox Locks with fire access. These gates are large enough to accommodate RVs and are therefore large enough to accommodate any fire vehicles. There are native grasses to the north and west of the site but the setbacks are sufficient buffer for any fires that may or may not break out. It is also worth noting the entire site is gravel with some landscaping out front and entirely populated with RV's. There is very little chance for a fire to spread across the site.

Falcon Fire District capabilities and equipment:

The Falcon Fire Protection District is divided into 6 sub-districts serving more than 66,300 citizens (per El Paso County Assessor, Oct. 2018). With borders extending from Peyton Highway on the east, to County Line Road on the north, to one-half mile west of Marksheffel Road on the west and one mile north of Colorado Highway 94 on the south. The 113-square-mile fire district protects more than 16,100 structures with a 2021 market value of \$6.7 billion. Nearly 82 percent of the structures within the District are residential, 2.2 percent are commercial buildings, and the remainder are non-commercial or non-residential outbuildings. The Falcon Fire Protection District (FFPD) runs approximately 3,600 calls for service annually. The overall Districts average response time for all calls in 2021 was 8.2 minutes. Falcon Fire District is staffed with 59 fulltime career and 10 part time career firefighters and Paramedics and 5 administration and fleet maintenance employees. They also have a volunteer force that fluctuates between 10 and 15 members.

Falcon Fire District operates out of 5 stations. Three are staffed 24/7 and 2 are unstaffed. Each station has a minimum of one 1,500 gallon per minute engine, one 2,000 water tender and one brush truck. The three staffed stationing also have a fully equipment Advanced Life Support transport ambulance. There are no currently plans for any additional fire stations at this time however there are ongoing capital projects for a new administration facility and a fleet maintenance facility. Apparatus are replaced on a revolving schedule.

The current mill levy for the district is 14.886 generating 8.4 million in tax revenue. The ISO Protection

Class Rating which is used to determine property insurance rates is set at 3, district wide.