



# William Guman & Associates, Ltd.

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**URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE**  
**ENTITLEMENT COORDINATION | CONTRACT**

Licensed Landscape Architects (PLA) American Society of Landscape Architects (ASLA) American Planning Association (APA)

SCAN FOR WEBSITE



Fire Protection Report  
Canyon Creek Ranch  
Minor Subdivision

December 2, 2024

Applicant/Owner: Gregg & Jannette Cawlfeld  
4310 Saxton Hollow Road  
Colorado Springs, CO 80908  
Tel: (719) 413-6900

Consultant: **William Guman & Associates, Ltd.**  
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Tax Schedule No.: 6214000112

### **Request:**

Minor Subdivision containing three (3) RR-5 lots each with a minimum of five (5) acre in area for single-family residential use. Additionally, there are two (2) tracts for a project total of 24.654 acres. All of the lots will be accessed by a private entry road built in conformance with applicable El Paso County Master Drainage Plans and Master Transportation Plan criteria. There are no Colorado Department of Transportation roadways involved in the project.

This report defines 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.

### **Site Description:**

The entire Canyon Creek Ranch community is approximately 24.654 acres in total and is located within the South ½ of the Southwest ¼ of Section 14, Township 12 South, Range 66 West, 6<sup>th</sup> Prime Meridian,

El Paso County, Colorado. The Canyon Creek Ranch development is located at 11550 Parallax Heights and contains approximately 24.654 acres.

North: There are several lots to the north (single-family residential lots and tracts) zoned RR-5. Lot 10 Timberlake Estates, Plat number R02294, Lot 3 Timberlake Estates #2, Plat number R02698, and Lot 4 Timberlake Estates #2, Plat number R02698.

East: There are four lots to the east (single-family residential lots) zoned RR-5. These include Lot 3 Block 1 Kettle Creek Subdivision, Plat number R02692 and Lot 2 Block 1 Kettle Creek Subdivision, Plat number R02692. The two southernmost lots on the east have no Plat number according to the Tax Assessor website.

South: There are two lots to the south (single-family residential lots) zoned RR-5. The Tax Assessor website lists no Plat number for each lot.

West: There are three lots (single-family residential lots) zoned RR-5. The Tax Assessor website lists no Plat number for each lot.

The site is currently zoned RR-5.

**Proposed Development Description:**

The proposed development is 24.654 acres containing three (3) residential lots each with an area to meet or exceed the five-acre minimum lot size required for RR-5 zoning. Two (2) tracts are located within the development. The entire 24.654 acres includes the residential lot area, private entry road and tracts.

**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 2.8 miles from the property roadways.

The Land Development Code requirement to be able to be served by the Black Forest Fire Protection District is accessibility, a sufficient firetruck turnaround, and meeting design standards for water supply for fire protection. These code requirements are met with the 60' right-of-way extensions with local and rural paved roadway sections meeting the IFC requirements. The typical sections of the roadways are sufficient for access. The cul-de-sacs at the end of the roadways are per County standards and meet the Fire District's turnaround template by meeting the dimensions for radius diameter and curves. The internal roadways are fully accessible by an emergency vehicle. The roadway of the private entry road consists of two cul-de-sacs, one to the east and one to the west, for emergency vehicle turnaround.

There are no planned emergency access roads separate from the right-of-way extension that is accessible for emergency vehicles by land use. Gates have been proposed for the site and there will be coordination with the County and Fire District to provide accessibility to the development.

The Fire District has indicated that there are no fire hydrants required, private lot dry hydrants, or sprinklers for the residences in order to meet their standards for this site as long as a centralized cistern is

provided with sufficient distance to the dwelling units and sufficient water supply volume. As part of the fire protection measures, the site will utilize an existing 30,000 gallon cistern located north of the site within Tract 1 of Cathedral Pines Subdivision Filing No. 1 (off of Saxton Hollow Road) and allows for the required spacing/access to the cistern hook-up location. The location of the cistern is within a ½-mile radius from the proposed lots. The existing cistern provides sufficient water supply volume and adequate coverage for the proposed dwelling units for fire protection operations.

The cistern volume was calculated using the County LDC Section 6.3.3d Environmental Standards for Fire Protection and Wildfire Mitigation. The total acreage of the lots encompassing dwelling units is 30.52 acres and was multiplied by the 300 gallons per acre to equal a total of 9,156 gallons.

The number of dwelling units (8) was then multiplied by the 3,000 gallons per unit for a total of 24,000 gallons. Per the County LDC Section 6.3.3d Environmental Standards for Fire Protection and Wildfire Mitigation, the two calculations were combined for a total of 33,156 gallons required for the site. Thus, with the supply from the existing cistern as well as the fire response trucks, there will be a sufficient water supply for the proposed site.

This plan satisfies the County LDC Section 6.3.3 Environmental Standards for Fire Protection and Wildfire Mitigation. The site meets all 2024 IFC and NFPA 22 standards for private fire protection water tank design. An exhibit is attached to this report for reference.

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.

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,

is an existing residence on the proposed Lot 1, which is served by an existing well with permit number 66177-F. The water supply to these lots will be provided by one existing well and two proposed wells with wastewater being disposed of through individual on-lot septic disposal systems.