

THE VILLAS AT CLAREMONT RANCH

FINAL PLAT

FIRE PROTECTION REPORT

JULY 2022, October 2022

OWNER:

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Pueblo, CO 81003
(719)491-1840

APPLICANT:

Premier Homes
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200
Pueblo, CO. 81003
(719)491-1840

CONSULTANT:

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The Villas at Claremont Ranch lies north of Meadowbrook Pkwy and east of Marksheffel Rd. Per the approved PUD Preliminary Plan, the Villas at Claremont Ranch PUD Development/Preliminary Plan is for 83 attached single family lots, 5 tracts and public-right-of way on 10.17 acres. Existing residential development is located to the east. Sand Creek is situated to the north, with single-family residential beyond. To the south of Meadowbrook Pkwy is future commercial land and to the west of Marksheffel Rd is a gas station/convenience store.

The Final Plat will replat Tract G of Claremont Ranch Filing No. 7 (9.73 acres) and Tract A of Claremont Ranch Filing No. 7 (0.44 acres) into 83 attached single-family lots, 5 tracts and public right-of-way. The proposed final plat is in substantial conformance with the approved PUD Preliminary Plan which was approved June 2022.



The proposed subdivision lies within the Falcon Fire Protection District service area. The 133-square-mile fire district extends from Peyton Highway on the east to County Line Road on the north to Black Forest Road on the west and one mile north of Colorado Highway 94 on the south. The District serves more than 23,400 citizens, and protects almost 10,000 structures. Ninety-four percent of the structures within the District are residential and 6 percent are commercial buildings. A fire commitment letter from the Falcon Fire Protection District has been included with this submittal.

The following stations and equipment are maintained by the District:

Station 1: This is the primary staffed station for District 1. The new station provides reduced response times to the most populated areas that also generate the highest call volumes.

Apparatus at Station 1 include:

- An engine
- A water tender (water truck)
- A brush truck
- An AMR ambulance
- A utility truck
- Battalion Chief Command vehicle

Station 2: Apparatus at Station 2 include:

- A 4-wheel drive engine
- A water tender
- A brush truck

Station 3/Headquarters/Training Facility: With the opening of Station 1, the Falcon Fire Department's building on Old Meridian Road becomes a true headquarters facility that includes administration functions such as human relations and payroll. It will continue to host monthly Falcon Fire Protection District Board meetings, and serve as the Department's primary classroom and training facility for emergency medical services, fire, hazardous materials and technical rescue disciplines. It also serves as the fleet maintenance and repair facility for minor work on apparatus and equipment. Apparatus at Station 3 include:

- An engine
- A tender
- A utility truck
- A brush truck

Station 4: Apparatus at Station 4 include:

- A water tender
- A brush truck
- A type 3 reserve engine
- A medic unit
- An engine

Station 6 (formally Station 3): Apparatus at Station 6 include:

- A water tender
- A brush truck

CODE COMPLIANCE

In accordance with Section 6.3.3, Fire Protection and Wildfire Mitigation, of the El Paso County Land Use Development Code (LDC), an analysis of compliance with this section of the LDC and applicable fire codes shall be provided. The intent of this section of the LDC is *“to ensure that proposed development is reviewed in consideration of the wildfire risks and need to provide adequate fire protection in order to:*

- *Regulate development, buildings, and structures so as to minimize the hazard to public health, safety, and welfare;*
- *Ensure that adequate fire protection is available for new development;*
- *Implement wildfire hazard reduction in new development;*
- *Encourage voluntary efforts to reduce wildfire hazards; and*
- *Reduce the demands from the public for relief and protection of structures and facilities.”*

Villas at Claremont Ranch Final Plat is located with FAL D4a response area with the closest station, Falcon Fire Station # 4, located 1.4 miles away. A fire commitment letter from the Falcon Fire Protection District has been included with this submittal.

Overall wildfire risk within this area is very low and is identified as Very low and Very low low by the Colorado State Forest. No significant vegetation or natural features have been identified within the developed areas of this site.

This site is accessed by two main access points provided along Meadowbrook Parkway connecting to internal asphalt private roads. The proposed width of all private roadways within the development has been verified to meet the fire equipment access requirements throughout the proposed development. Proposed roadways are similar to typical private access drives in similar high density residential and commercial developments. A roadway deviation request allowing for 20' roadways has been approved with the PUD Preliminary Plan. Utility corridors will be created within easements meets widths required by utility providers and adequate fire hydrants have been provided throughout. A 3' vegetative clearance has been provided around all proposed fire hydrants.

Water is supplied to all fire hydrants by private utility lines. Cherokee metro district will provide all water and waste water services. Adequate water supply was approved with the water resources report provided with the PUD Preliminary Plan.

The HOA will maintain all roadways, building exteriors, vegetation and sidewalks. This will reduce the risk of wildfire risk and public demands for relief and protection of structures and facilities. HOA maintenance of the landscape will reduce brush build-up, un-irrigated landscapes and ensure adequate roadway access for emergency equipment.

The Villas at Claremont Ranch PUD Preliminary Plan was reviewed and approved by the Falcon Fire Protection District. All structure will be built to the 2009 IFC building code.