

Fire Protection Report Mayberry Filing No. 5

Owner/Applicant:

Mayberry Communities, LLC
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Consultant:

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Please update this to reflect the correct types of residential units/lots.

This may need to be revisited.

Site Description and Access:

The PUD provides development standards and layout for 146 attached single-family residential units, subdivision access to public rights of way, private streets, pedestrian facilities, landscape buffers and screening, open space, and tracts for public utilities and drainage on a 8.31-acre development site with a planned density of 17.57 DU/AC (146 / 8.31 = 17.57). The application includes PUD modifications (and associated deviations) for the use of private streets (with modified cross sections) and to permit a 3' modified side yard setback and utility easements on residential lots.

How are there only 11 lots when 19 of the townhouse units are for sale?

Ellicott Fire Protection District

Mayberry Filing No. 5, a PUD/SP contains eleven (11) lots and is located in the Ellicott Fire Protection District (EFPD) service area. The District currently serves the existing Phase 1 through Phase 4, of Mayberry Communities, Filing No. 5 is currently not addressed, but has committed to serve the proposed subdivision. The District also participates in mutual aid response with surrounding fire districts and fire departments.

EFPD has four full-time and one part-time manned fire stations with three additional unmanned stations. The Mayberry Communities will be serviced by Station 1, located at 23650 Highway 94, which is approximately 2.0 miles from the site via established public roads. Response times are difficult to predict due to traffic conditions, weather conditions and other factors. However, in favorable conditions, response time to the site is estimated to be 5 minutes.

The site of Mayberry Filing No. 5 is located in a flat grassland area. A Wildland Fire & Hazard Mitigation Plan has been prepared for the site. The necessary fire mitigation measures according to the plan and the BFFR will be carried out with the development of the individual lots. The requirements for Fire Protection and Wildfire Mitigation as contained in Section 6.3.3 of the El Paso County Land Development Code are addressed with this development.