

Fire Protection Report

Viewpoint Estates Filing No. 2

Owner/Applicant:

Viewpoint Estates, LLC
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Colorado Springs, CO 80934
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Consultant:

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Site Description and Access:

The proposed subdivision to be known as “Viewpoint Estates Filing No. 2” is located in a portion of the West Half of the West Half of the East Half of Section 10, Township 14 South, Range 63 West of the 6th P.M., El Paso County, Colorado. The property has El Paso County Tax Schedule No.'s 34100-10-001 & 34100-09-001. The current addresses for the properties are 21209 & 21307 Chesley Drive and is currently two a vacant parcels. The proposed subdivision is located on the south side of Chesley Drive, north of Colorado Highway 94 and bisected east & west by Antelope Drive. The area of land under consideration for vacating and replatting is 24.332± acres and the property is zoned Residential Rural (RR-2.5).

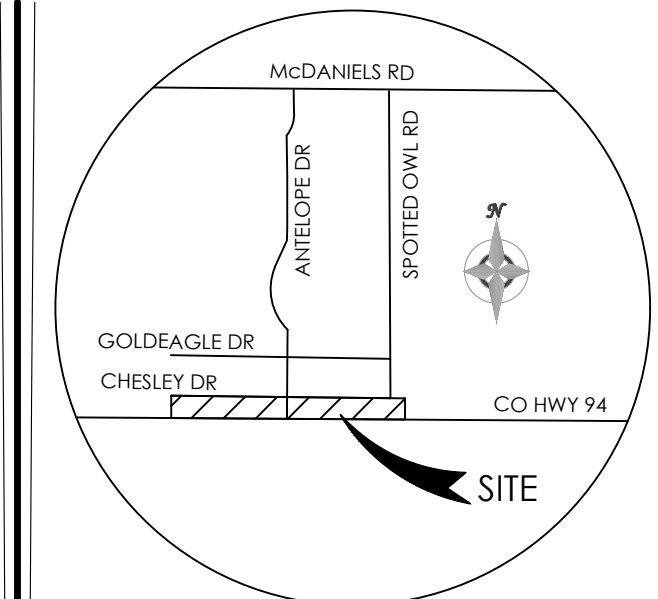
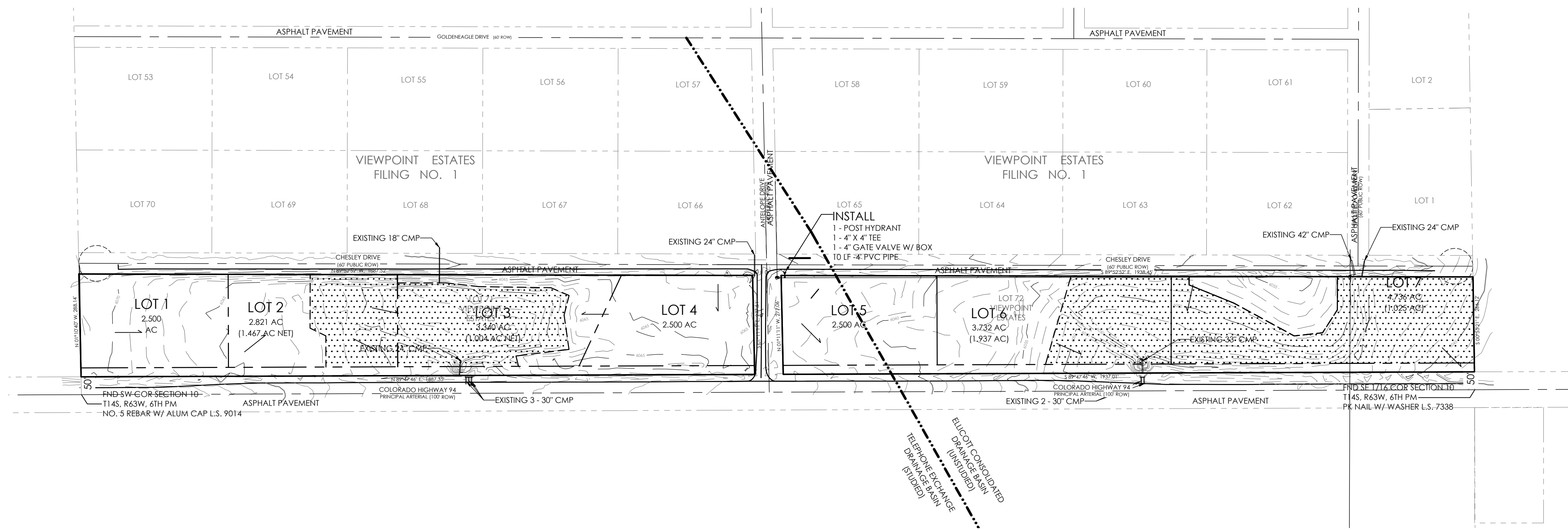
Ellicott Fire Protection District

Viewpoint Estates Filing No. 2, a vacation re-plat of Viewpoint Estates, contains seven (7) lots and is located in the Ellicott Fire Protection District (EFPD) service area. The District currently serves the existing lots 71 & 72, Viewpoint Estates, addressed 21209 Chesley Drive & 21307 Chesley Drive, and has committed to serve the proposed subdivision.

Ellicott Fire Protection District is currently an IOS 6/9, and provides structural and wildland fire suppression services throughout their district. Ellicott Station 2 is their headquarters station serving the Viewpoint Estates area, located at 75 North Ellicott Highway, Calhan, Colorado 80808, which is approximately 4.0 miles away. Ellicott Fire Protection District does have additional unmanned sub stations located at 3525 Meridian Road and 15355 E. Jones Road that may have equipment respond as needed.

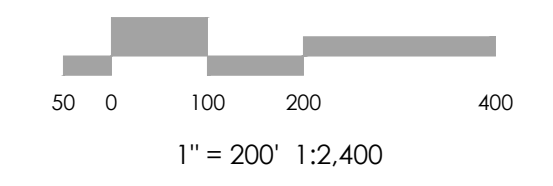
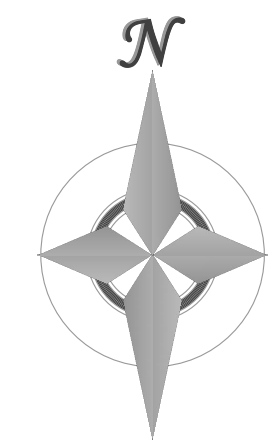
Water Supply

The owner plans to provide a post hydrant connection to the existing 4” diameter residential water service line. Existing 4” water line size, length of lines, and pumping capabilities of the existing potable water system will most likely not allow allow a fire hydrant to produce 750 gallons per minute (GPM) or greater. Flow testing should be conducted at time of installation. The post hydrant will be placed at the southeast corner of the intersection of Chesley Drive and Antelope Drive for the propose of filling Ellicott Fire Protection District pumper trucks. This post hydrant water supply system is in lieu of a holding tank because of ground water issues and concerns.



VICINITY MAP
NOT TO SCALE

BENCHMARK



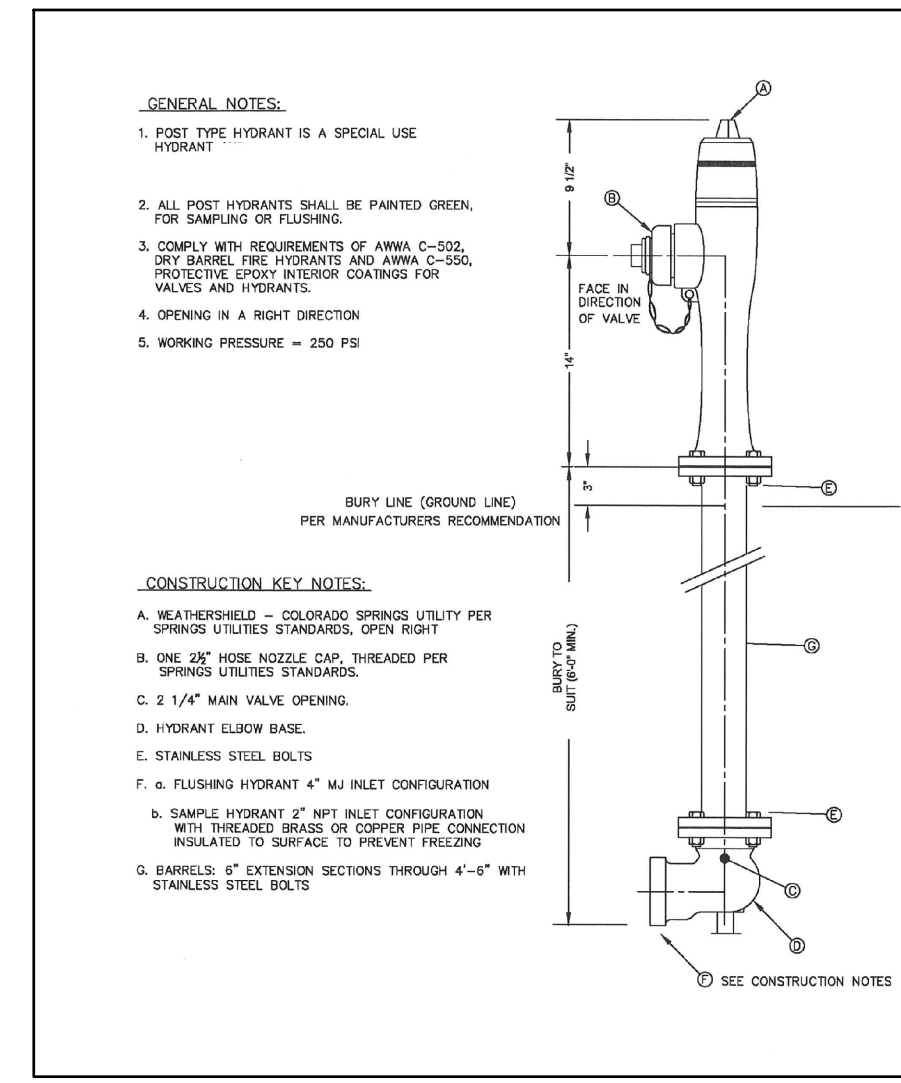
1" = 200' 1:2,400

LEGEND

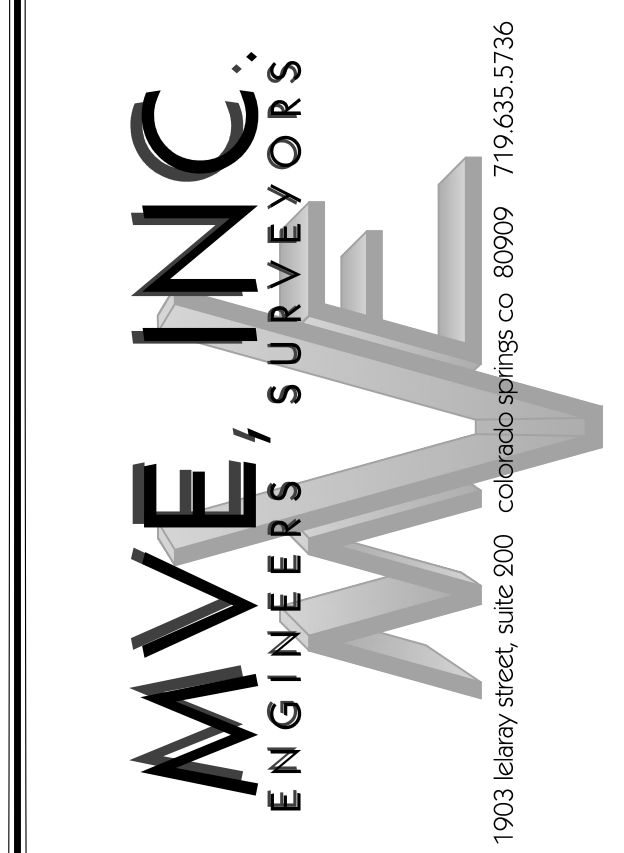
—	PROPERTY LINE
- - - -	EASEMENT LINE
—	LOT LINE
EXISTING	
- - - -	INDEX CONTOUR
- - - -	INTERMEDIATE CONTOUR
PROPOSED	
- - - -	INDEX CONTOUR
- - - -	INTERMEDIATE CONTOUR
⊙	POST HYDRANT
⊗	WATER VALVE

FLOODPLAIN STATEMENT

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBERS 08041C0805 G AND 08041C0810 G, EFFECTIVE DECEMBER 7, 2018.



POST HYDRANT DETAIL
N.T.S.



REVISIONS
1. FEBRUARY 25, 2023
OS SUB-BASINS ADDED

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILT BY _____
CHECKED BY _____

**VIEWPOINT
ESTATES FILING NO. 2**

**PROPOSED
WATER HYDRANT MAP**

MVE PROJECT 61099
MVE DRAWING PP-WTR

OCTOBER 4, 2023
SHEET 1 OF 1