

Please include: A description of subdivision including acreage of each proposed land use, number of dwelling units, number of residential/commercial/industrial/institutional lots, and acreage of residential/commercial/industrial, institutional area.

Please include an analysis of compliance with the Fire Protection and Wildfire Mitigation Section of the LDC to include at a minimum Water Supply and if fire hydrants, cisterns, dry hydrants, or sprinklers will necessary or utilized. Information regarding the internal and external roadways and if an emergency vehicle can utilize those roadways. Information regarding any emergency access roads and/or gates. A description of any wildland fire and hazard mitigation necessary.

MARY JANE RANCH
FIRE PROTECTION REPORT 2023

OWNER/APPLICANT:
Robert S. & Wendy K. Williams
16975 Falcon Highway,
Peyton, CO 80831

CONSULTANT:
Kimley-Horn and Associates
2 N. Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903

Mary Jane Ranch is within the Ellicott Fire Protection District (EFPD). The proposed subdivision lies approximately 7 miles from Station No. 3 at 25850 M.

Ellicott Fire Protection District (EFPD), founded in 1984, covers an estimated 276 square miles in El Paso County including the towns and areas of Mayberry Communities, Amerald Acres, Antelope Acres, Antelope Park Ranchettes, Black Squirrel Creek, Calhan, Eaglecrest, Langness Wilderness, Grand View, Range View, Silver Bonnett, Viewpoint & Western Horizons. The district is mostly a residential community with some small business and light commercial.

The EFPD is a local district supported by property taxes. It operates through an elected board which in turn contracts with the Volunteer Department for the operation and maintenance of the District and its equipment. The EFPD maintains 11 vehicles including 3 ambulance and has present membership of 34 active volunteers and 2 full time fire fighters.

The department responds to about 774 calls a year in the Ellicott area. And also provides Advanced Life Support transport of the sick and injured to area hospitals. Response time is currently unstudied. The department operates from four stations.

- Fire Station 1 is located at 23650 State Hwy. 94.
- Fire Station 2 is located at 75 N. Ellicott Hwy.
- Fire Station 3 (Sub-Station) is located at 25850 Mid Jones Rd. at Baggett Rd.

Service is available at an ISO (Insurance Safety Office) level 9 service rating. The low rating is a result of lack of fire hydrants and distance from the fire station to the potential emergency. Any building within 1,000 ft of a fire hydrant will receive ISO class 6 protection. In the case of this development, the subject property is within one mile of the fire station and the development will provide a central water system with fire hydrants at five hundred feet spacing. The central water system is anticipated to raise the ISO rating of the development. The applicant plans to work with the local fire district on future facility needs as the project develops.

All fire stations are greater than 1mi. Please correct

believe central water is not part of plan vs cistern. This doesn't match FAE

FACILITIES

Station 1: 23650 State Hwy. 94

Equipment at Station 1 includes:

- Engine 3310 (Freightliner FL80 / American LaFrance / Becker)
- Engine 3311 (American LaFrance)
- Ambulance 3381 (Advanced Life Support)
- Brush 3341 (Brush truck)
- Tender 3363 (Tactical Tender)
- Tender 3364 (Tactical Tender)
- Tender 3366 (Tactical Tender)
- Chiefs' vehicle

Station 2: 75 N. Ellicott Hwy.

Equipment at Station 2 includes:

- Engine 3312 (Ford/E-one)
- Engine 3313 (GMC Brigadier / Fire Cat)
- Rescue 3382 (Chevy / Wheeled Coach)
- Brush 3342 (Brush Truck)
- Tender 3368 (Tactical Tender)

Station 3: 25850 Mid Jones Rd. at Baggett Rd. (Sub-Station).

Equipment at Station 3 includes:

- Engine 3320 (International)
- Tanker 3361 (Ford F-series)

Station 4: 3525 Private Rd. 112 (Sub-Station).

Equipment at Station 4 includes:

- Engine 3355 (Ford F-Series 4x4)
- Tender 3344 (Tactical Tender)