

## MARY JANE RANCH FIRE PROTECTION REPORT 2024

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

CONSULTANT:  
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### LOCATION, ACREAGE, PARCEL ID INFO, & ZONING

The application for a map amendment (rezoning) includes Parcel No. 3315000001. The proposed subdivision is located near the southeast corner of the intersection of Falcon Highway and J D Johnson Road (see vicinity map). The total acreage of the site is  $\pm 40.01$  ac. Currently Zoned: Agricultural 35 (A-35).



### REQUEST

The application is to Rezone 40.01 acres from the A-35 zone to the RR-5 zone. The application includes the following request:

- Approval to rezone Parcel No. 3315000001.
- The Rezone process is projected to be approved concurrently with the final plat. With the rezone, the existing parcel will be subdivided into four (4) residential lots. The lots will consist of an average ten acre lots.

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.

**The District:**

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, Emerald 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 not within one mile of the fire station and the development will require a Fire Cistern, requirements shall be met under Chapter 6.3.3(C).1(d).

- Design Standards for Subdivisions with Cistern: For subdivisions where only one fire cistern is required, the minimum capacity of the fire cistern shall meet the requirements of the NFPA standards on water supplies for suburban and rural fire fighting or shall have a total capacity equal to 300 gallons for each acre within the subdivision plus 3,000 gallons per dwelling unit, whichever is greater.
  - *Per the NFPA standard calculation acknowledges that a cistern size is required for a 40acre subdivision or 4 dwelling units shall require a 12,000 gallon cistern.*
- Cistern Turnaround Standards: A dedicated turnaround shall be placed no more than 50 feet from a fire cistern, and the standpipe shall be within 8 feet of the nearest usable portion of the dedicated right-of-way or approved easement, unless otherwise recommended by the applicable Fire Authority and approved by the approval authority.
  - *As illustrated on the plat, a 50 foot turnaround is provided.*

- Easements Required: Fire cistern easements shall be provided and dedicated to the appropriate fire department to afford accessibility of the cistern from a public road. Easements shall be of sufficient size to facilitate maintenance.
  - *As illustrated an easement is provided for a public cistern to be installed by the Fire District.*

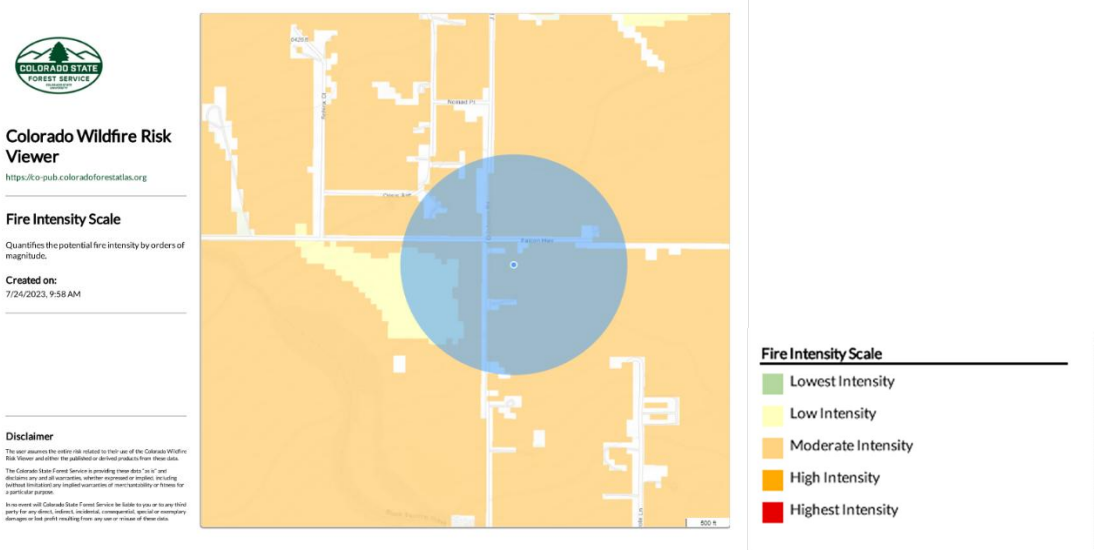
**FIRE MITIGATION**

Some treatments have been planned on the property to be accomplished by individual landowners taking the responsibility upon themselves to create defensible spaces. The owners have hired a third party to preform mitigation activities on an annual basis. The following activities are planned to be performed on site:

- Cut undergrowth
- Removed dead and diseased trees (beetle kill trees)
- Removed low hanging ladder fuels
- Returned chips to site to help with soil rejuvenation

According to the site planning and maintenance within defensible zones, the subdivision will address the principles of protection zones within this environment with the goal of reducing dense and tall landscape materials within the initial 30’ zone around structures. This will include removal, thinning and branching-up of existing tress and ground plain materials.

Mitigation efforts can be reviewed in the EPC Community Wildfire Protection Plan for Unincorporated El Paso County, with reference to Forest Action Plan, provided by the Colorado State Forest Service.



## **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)