

High View Estates
Fire Protection Report
September 2022

SITE LOCATION: 6665 Walker Road, Colorado Springs, CO 80908

OWNERS:

Collin Brones
954 Pinenut Court
Colorado Springs, CO 80921
(719) 660-2601
&
Paul Smith
8205 E Palmer Divide
Larkspur, CO 80118
(719) 660-3351

APPLICANT & PREPARER: TERRA NOVA ENGINEERING, INC.
721 S. 23RD STREET
Colorado Springs, CO 80904
(719) 635-6422

SIZE: 40 Acres

ZONING: RR-5

TAX SCHEDULE NUMBER: 5100000421

PROPOSED LAND USE: Single family residential, 5 dwelling units

INTRODUCTION: The owners intend to subdivide an unplatted lot into 5 rural residential lots. The minimum lot size will be 5 acres as required by the existing zoning. Lot 1 will be 11.56 acres. Lot 2 will be 6.09 acres. Lot 3 will be 6.82 acres. Lot 4 will be 6.05 acres. Lot 5 will be 8.15 acres. There is an existing residence and accessory buildings on the east side of the parcel in what will be the proposed Lot 1. New wells and septic systems would be constructed as required for the proposed lots.

ACCESS: No roads are proposed with this final plat. An access easement is provided for an access drive that will serve all five proposed lots and will be built at a later time. This access will be designed to accommodate emergency vehicles.

Wildland Fire & Hazard Mitigation: A Wildland Fire & Hazard Mitigation plan has been submitted for this development.

Fire Code Compliance: The owners will adhere to the current approved version of the El Paso County Land Development Code, Section 6.3.3 subsections C(1) Water Supply, C(2)(3) Roads, C(4) Gates and section D, Construction in Wildland Fire Areas, in their entirety.

WATER SUPPLY: Fire suppression water supply will be addressed at the time of home building permits.

REPORT: High View Estates is located in the Black Forest Fire Rescue Protection District (BFFRPD) service area. The district also participates in mutual aid response to El Paso County Fire Departments.

BFFRPD has two fire stations. The closest station to High View Estates is Black Forest Fire Rescue Station 2, located at 16465 Ridge Run Drive, which is approximately 2.2 miles away from the proposed subdivision.

BFFRPD has three fire engines, one ambulance, two tender trucks, one brush truck, one ambulance, and command vehicles. BFFRPD staffing includes 22 career firefighters, part-time firefighter paramedics, an administrative officer, and a volunteer EMS program with 6 personnel.

Black Forest is currently an ISO 5 in areas without hydrants.

BFFRPD has stated that the response time for this subdivision is less than 5 minutes.