

Grandview Reserve- Preliminary Plan

Fire Protection Report

Site Location, Size, Zoning:

The 4 Way Ranch Phase 2 project is proposing 184 single family rural residential lots on 768.2 acres on a parcel located between Highway 24 and Eastonville Road, north of Stapleton Drive. The site is currently vacant and is covered with native grassland species. The site is currently zoned RR-2.5 with a minimum lot size of 2.5 acres which shall remain.

Both the Falcon Fire Protection District and the Peyton Fire Protection District will provide fire protection services for the site with each protection district having already provided a commit to serve letter for this proposal.

Falcon Fire Protection District

The Falcon Fire Protection District serves more than 40,000 citizens. With borders extending from Peyton Highway on the east to County Line Road on the north to one-half mile west of Marksheffel Road on the west and one mile north of Colorado Highway 94 on the south, their 113-square-mile fire district protects more than 15,500 structures with a current market value of \$4.13 billion. Seventy-five percent of the structures within the district are residential, 2 percent are commercial buildings, and the remainder are non-commercial or non-residential outbuildings. The department currently has five stations, with the closest station being Station 1 approximately 3 miles away located to the southwest on Stapleton Drive.

STATION 1

Located in the Woodmen Hills neighborhood, this is the primary response station for areas north of Woodmen Road and became operational in May 2010. The station has a Community Room and a First Aid room. It also serves as the District's primary fitness center for its personnel. Apparatus at Station 1 includes: An engine; a water tender (water truck); a brush truck; an AMR ambulance; a utility truck; and a command vehicle.

STATION 2: Apparatus Includes 4-wheel drive engine; a water tender; a brush truck.

STATION 3 / HEADQUARTERS / TRAINING

With the opening of Station 1, the Falcon Fire Department's building on Old Meridian Road became a true headquarters facility that includes administration functions such as human relations and payroll. It hosts the monthly Falcon Fire Protection District Board meetings and serves as the Department's primary classroom and training facility for emergency medical services, fire, hazardous materials, and technical rescue disciplines. It also serves as the fleet maintenance and repair facility for minor work on apparatus

and equipment. Apparatus at Station 3 includes: an engine; a water tender; a utility truck; and a brush truck.

STATION 4:

Falcon Fire Department's newest station is located on Capital Drive north of Constitution Avenue. It is the primary response station for areas along the Marksheffel corridor that are in the jurisdiction of the Falcon Fire Protection District. The station has a Community Room and a First Aid room. Apparatus at Station 4 includes an engine, water tender, and brush truck.

STATION 6: Apparatus includes: a water tender and a brush truck.

Peyton Fire Protection District

The Peyton Fire Protection District has been serving the eastern El Paso County community since 1988 and was founded as a volunteer fire department in 1954. The Peyton Fire Protection District covers an area of 120 square miles primarily made up of rural ranchland. The fire district is a paid/volunteer fire department and has an ISO rating of an 8B. The district operates, serves and protects with 20 volunteers, which includes 2 Lieutenants and 2 Captains. The fire protection district has been steadily updating their equipment and apparatus over the past several years to include a 3,000 gallon combination tender/pumper. The main fire station is located at 13665 Railroad Street, Peyton, CO 80831