

Please revise your letter based on the fire report checklist from the County (as shown below)

# Windermere Filing No. 2 Fire Protection Report

April 7, 2022



2880 International Circle, Suite 110  
Colorado Springs, CO 80910  
Phone 719-520-6300  
Fax 719-520-6695

**EL PASO COUNTY PLANNING AND  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**FIRE PROTECTION REPORT CHECKLIST**

Revised: January 2022

<b>Fire Protection Report</b>		<b>Applicant</b>	<b>PCD</b>
<p>The purpose of the Fire Protection Report to ensure that proposed development is reviewed in consideration of the wildfire risks and need to provide adequate fire protection in order to: 1.) regulate development, buildings, and structures so as to minimize the hazard to public health, safety, and welfare; 2.) ensure that adequate fire protection is available for new development; 3.) implement wildfire hazard reduction in new development; 4.) encourage voluntary efforts to reduce wildfire hazards; and 5.) reduce the demands from the public for relief and protection of structures and facilities. (Reference: Fire Protection and Wildfire Mitigation Section of Chapter 6 of the Land Development Code.)</p> <p>The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.</p>			
<p><b>NOTE: Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.</b></p>		<p><b>✓</b></p>	<p>Office use only</p>
1	Owner name, contact telephone number, and email		
2	Applicant name (if not owner), contact telephone number, and email		
3	Report preparer contact telephone number and email		
4	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.		
5	The Fire Authority's capabilities including existing and proposed equipment, facilities, services, response time to provide fire protection for the proposed subdivision.		
6	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.		
7	An analysis of compliance with the applicable fire code.		
8	Any other additional items as required by the PCD Director deemed necessary to address the applicable review criteria:		

- Station 2, on North Meridian Road in the north end of the District, is not staffed.
- Station 3 (also Headquarters), at Old Meridian Road and Highway 24, is staffed 24/7.
- Station 4, located on Capital Drive north of Constitution Avenue in the southwest section of the District, is staffed 24/7.
- Station 6, on Jones Road in the east end of the District, is not staffed.

As of February 1, 2017, FFPD has an Insurance Services Office (ISO) rating of Class 3 for all residential properties located within five road miles of any FFPD or Automatic Aid partner fire stations, regardless of proximity to a fire hydrant. ISO Class 10 applies to residential properties located more than five road miles from an FFPD or Automatic Aid fire station. The FFPD is supported primarily by a property tax rate of 8.612 mills. The District does not

receive funding from El Paso County or the State of Colorado. The District board of directors and administrators work hard to utilize taxpayer funds as efficiently as possible while still providing effective emergency services to the Falcon community.

## **Historical Background**

The Falcon Volunteer Fire Department was organized in 1975 and incorporated on March 3, 1977 by a group of volunteers who saw a need in the community. The Department owned and operated the assets of the department until the formation of the Falcon Fire Protection District, a special district under the statutes of the state of Colorado, in 1981.

## **Builders/Developers Information**

The Falcon Fire Department works closely with local builders and developers to help ensure they have all the information they need to plan, design, construct and complete residential and commercial projects within the Department's jurisdiction.

The links on the Falcon Fire PD site include information, regulations and forms builders and developers are most likely to need during the planning, design and construction process.

For more information regarding development and construction contact Chief Harwig at (719) 495-4050.

## **Fire Stations & Apparatus**

Visit the FFPD contact page for a complete listing of hours, addresses, and locations, as well as information about Community Rooms.

### **STATION 1**

Located in the Woodmen Hills neighborhood, this is the primary response station for areas north of Woodmen Road. Groundbreaking for the 15,500-square foot station took place July 31, 2009, and the station 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.

Falcon F.D. apparatus at Station 1 include:

- An engine
- A water tender (water truck)
- A brush truck
- A utility truck
- A command vehicle
- An ambulance

### **STATION 2**

Falcon F.D. apparatus at Station 2 include:

- A 4-wheel drive engine
- A maintenance 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 houses administration offices as well as a fire crew 24/7. 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. A new fire station is in the process of being built in order to house all of the firefighters and ambulance crew and to accommodate the apparatus and supplies. It will also have a First Aid room. The building has the same floorplan as Station 4. The old building will be renovated into administrative offices and will have a larger training/community room.

Falcon F.D. apparatus at Station 3 include:

- An engine
- A tender
- A brush truck
- An ambulance

#### **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. Groundbreaking for the station took place June 15, 2016 and the station became operational on May 13, 2017. The station has a Community Room and a First Aid room. Falcon F.D. apparatus at Station 4 include:

- An engine
- A reserve engine
- A water tender
- A brush truck
- An ambulance

#### **STATION 6**

Falcon F.D. apparatus at Station 6 include:

- Currently houses no vehicles