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Lot 1 (Chipotle) - Crossroads Mixed Use Filing No. 3 Fire Protection Report

Fire District: Cimarron Hills Fire Protection District

Parcel Schedule No.: 5408-30-5008

Area/Acreage: 1.030 AC

Proposed Zoning: CR, CAD-O

Site Location: The site is located NW at the intersection of US Highway 24 and Newt Dr. directly south of Meadowbrook Parkway. See Vicinity Map.

Project Description: The subject site is in the south half of Section 8, Township 14 South, Range 65 West of the 6th P.M. in El Paso County, Colorado. The 1.030-acre site is currently undeveloped. The site is bound to the west by Lot 1 of Crossroads Mixed Use Filing No. 2, to the north by Tract A, Crossroads Mixed Use Filing No. 3, to the east by Tract B, Crossroads Mixed Use Filing No. 3, and to the south by Highway 24. The proposed site will be developed as a commercial lot with a parking lot, two private access roads, and the extension of Central Rail Way.

Fire Protection Report:

The Cimarron Hills Fire Protection District (CHFPD) has reviewed the site plan for Lot 1 Crossroads Mixed Use Filing No. 3, the proposed Chipotle restaurant/drive-thru site. The district is committed to providing fire protection and emergency medical services. District services include emergency and non-emergency response, public education, code compliance, and plan review.

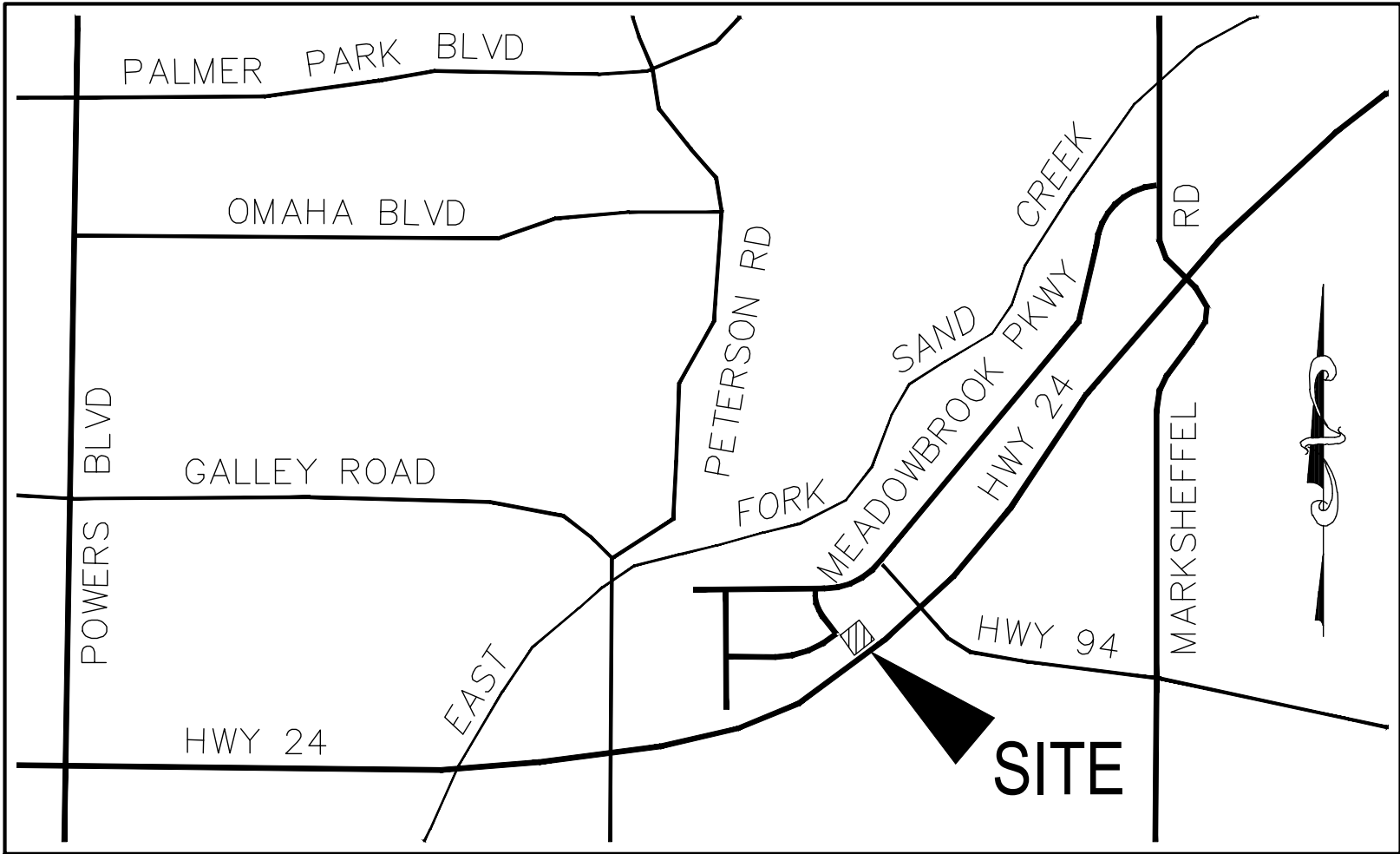
The Cimarron Hills Fire Protection District's fire station is located at 1885 Peterson Road, approximately ~2 miles from the site. The estimated emergency response time is approximately 5 minutes. There is one (1) existing fire hydrant at the NW intersection of Pacific Rail Pt and Central Rail Pt. the hose lay from the fire hydrant to the farther corner of the proposed building is approximately ~270 lf. The Cimarron Hills Fire Protection District has committed to responding to fire and medical emergencies at the site. The fire department currently has (4) Fire, Deputy and Division chiefs and (20) full-time fire and emergency medical personnel. All personnel are trained to the EMT-Basic Level, and three are "Advanced Life Support" capable. In addition, there are (12) part-time fire and emergency medical personnel, (1) 75' Aerial Fire Apparatus, (1) Engine, (2) Brush Trucks and (3) support vehicles.

In accordance with Section 6.3.3, Fire Protection and Wildfire Mitigation, of the El Paso County Land Use Development Code (LDC) (updated and adopted by the BOCC in January 2021), an analysis of compliance with this section of the LDC and applicable fire codes shall be provided.

From the Wildfire Risk Assessment Map attachment, Lot 1 - Crossroads Mixed Use Filing No. 3 is rated by the Colorado State Forest Service's (CSFS) online Wildfire Risk Assessment Portal as being at the "Low and Lowest Risk" for wildfire. In addition, the Wildfire Risk Assessment Portal rates the project location as having a "Low" Burn Probability. These ratings, combined with highly effective wildfire response capabilities, indicate that the project area is at an extremely low risk of wildfire and highly protected in case of wildfire. Further, the project meets applicable design requirements for wildfire protection listed in Section 6.3.3, including roadway and driveway construction (radius and vertical clearances, property access, and turnarounds) and cistern/dry hydrant availability. Construction codes (including building location, separation of structures, and building material compliance) and defensible space guidelines will be met when the final development of these individual lots occurs. These design and construction measures, in combination with the low probability of wildfire and high level of protection provided by the Cimarron Hills Protection District, ensure that this development is in full compliance with Section 6.3.3, Fire Protection and Wildfire Mitigation, of the El Paso County Land Use Development Code. These measures also ensure that this project will provide a high degree of safety from the risk of wildfire for future lot developers within this subdivision.

Attachment(s)

Vicinity Map




VICINITY MAP

N.T.S.

Cimarron Hills Fire District Map

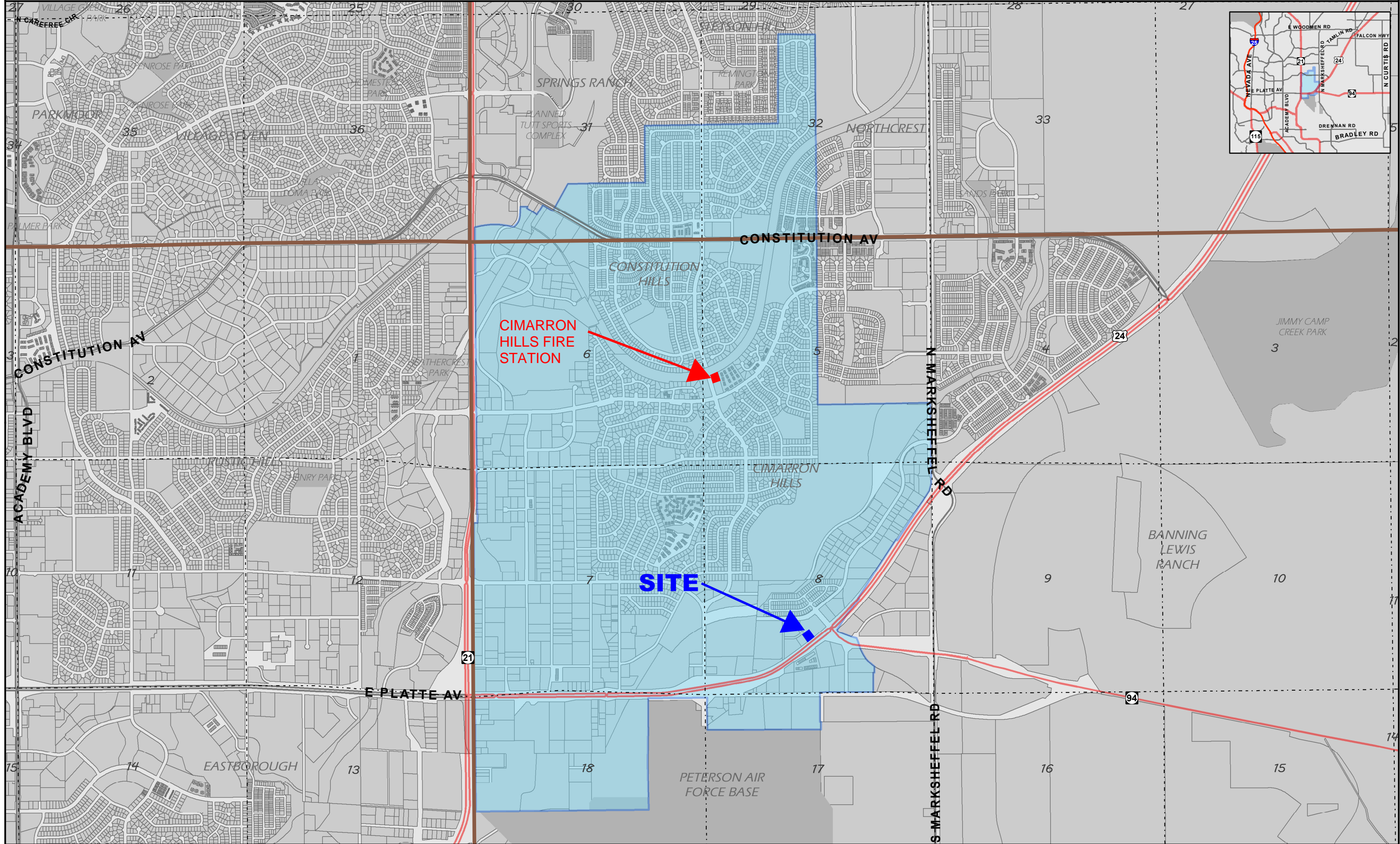
CIMARRON HILLS FPD

 Tax Boundary

1 inch = 1,973.2 feet

24/08/2024 EPC Assessor's Office
NAD_1983_StatePlane_Colorado_Central_FIPS_0502_Feet
Projection: Lambert_Conformal_Conic

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Wildfire Risk Assessment Map



Colorado Wildfire Risk Viewer

<https://co-pub.coloradoforestatlas.org>

Crossroads Mix-Use Lot 1 Chipotle

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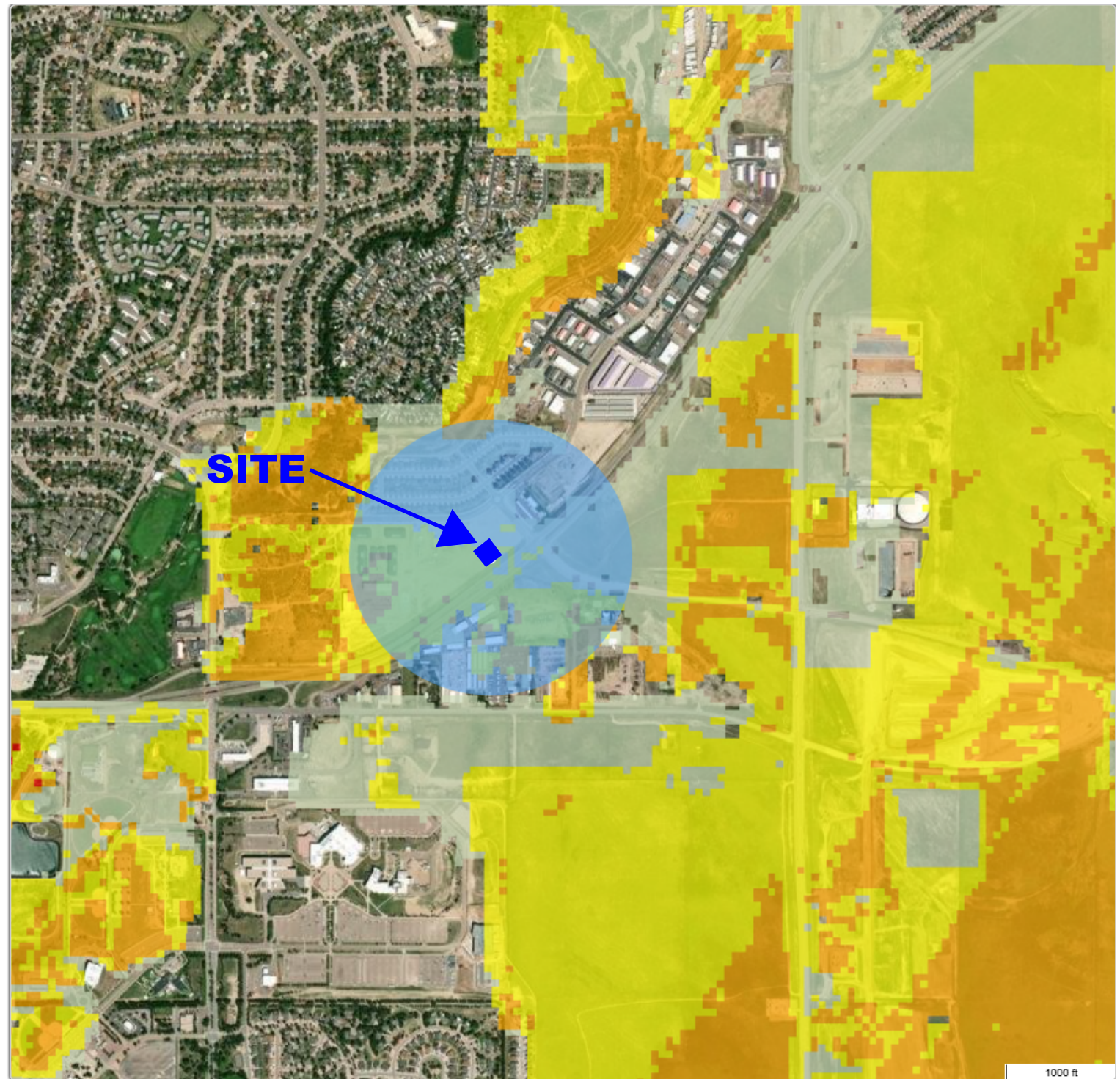
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Disclaimer

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Legend

<https://co-pub.coloradoforestatlas.org>

Fire Intensity Scale

-  Lowest Intensity
-  Low Intensity
-  Moderate Intensity
-  High Intensity

Counties



Burn Probability Assessment Map



Colorado Wildfire Risk Viewer

<https://co-pub.coloradoforestatlas.org>

Burn Probability

Annual probability of any location burning due to wildfire.

Created on:

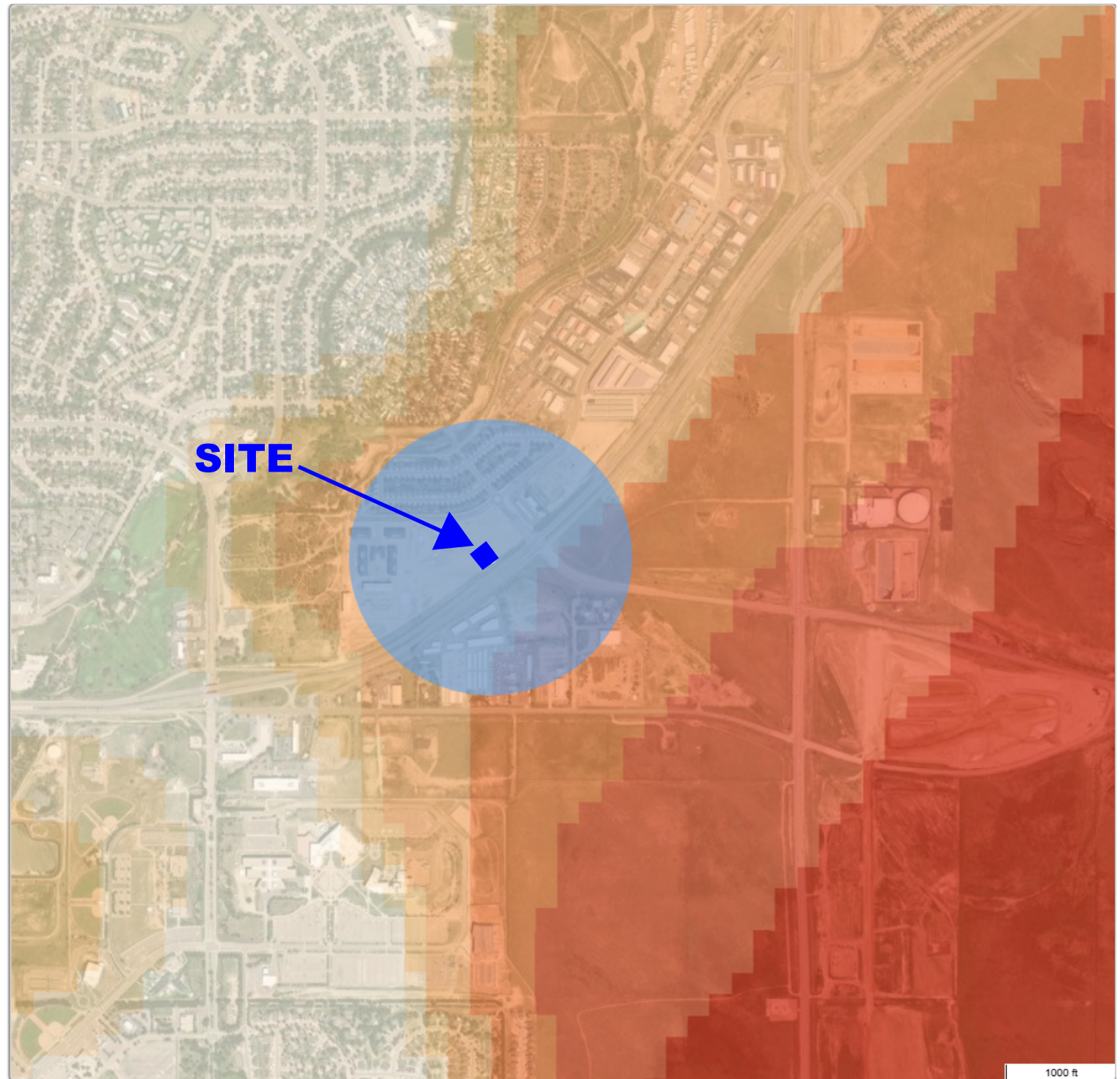
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Legend

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Burn Probability

-  Lowest
-  Low
-  Moderate
-  High
-  Highest

Counties

