

Please add:
PCD File SF2521

KRISTIN ESTATES

FIRE PROTECTION REPORT

OWNER/APPLICANT:

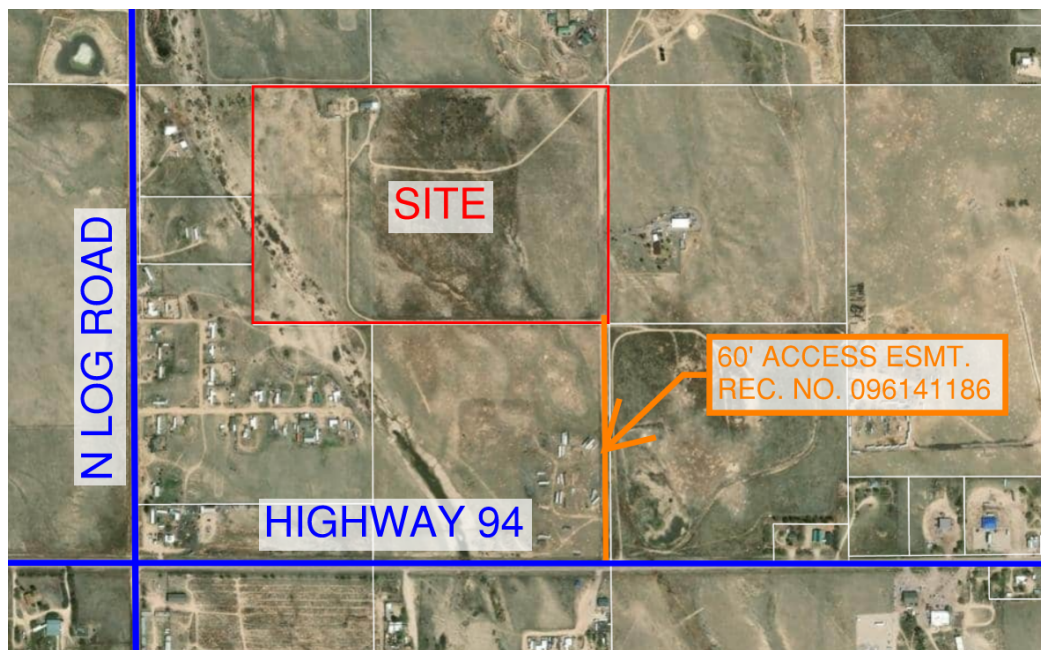
GWH, LLC
6574 N. Academy Blvd.
Colorado Springs, CO 80918
Contact: Michael Butler

CONSULTANT:

Kimley-Horn and Associates
2 N. Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903

SITE INFORMATION

The application for a subdivision map of Parcel No. 3412000026. The proposed subdivision is located near the northeast corner of the intersection of Highway 94 and N Log Road (see vicinity map). The total acreage of the site is ± 60.004 ac. Currently Zoned: Rural Residential 5 (RR-5). With the address of 23218 HIGHWAY 94.



SITE CHARACTERISTICS

In the existing condition, there is one (1) existing residential modular home with an existing gravel driveway. Existing vegetation on the Site consists of natural vegetation with scattered patches of native shrubs and trees. The proposed Project consists of eight (8) 5-acre lots, one (1) 7.5-acre lot, and one (1) 9-acre lot for a total of ten (10) residential lots as a part of a proposed subdivision and final plat. The proposed lots will be accessed via a proposed gravel road branching from the existing private gravel road served by Highway 94. The Site is generally flat, sloping from North to South at grades ranging from 1% - 5%. Water service to the site is provided by an existing well. Additional individual wells for single family residential use are anticipated for the future development.

REQUEST

The application is to Plat the 60.004 acres zoned RR-5 zone. The application includes the following request:

- Approval to plat Parcel No. 3412000026.
- The property is currently zoned RR-5, no zoning changes will be made. The existing parcel will be subdivided into eleven (11) residential lots. The proposed lot sizes will be between 5 and 5.5 acres.

Kristin Estates is within the Ellicott Fire Protection District (EFPD). The proposed subdivision lies approximately 1 mile from Station No. 1 at 23650 State Highway 94.

ELLCOTT FIRE PROTECTION 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 22 vehicles including 1 ambulance and has present membership of 28 volunteer firefighters and 5 civilian non-firefighting volunteers.

The department responds to about 774 calls a year in the Ellicott area. They also provide Advanced Life Support transport for the sick and injured to surrounding hospitals. Emergency response time for the department is currently unstudied. The department operates from four stations.

As noted by Ellicott Volunteer Fire Department (5280fire.com)

Station 1 Ellicott: 23650 State Hwy. 94

Station 2 Mid Jones Road: 75 N. Ellicott Hwy.

Station 3 Fondis: 3525 Private Rd. 112

** Station 4 Fondis: 3525 Private Rd. 112

**Station 6 Jones Road: 15355 Jones Rd.

** Station Closed

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).

Show the cistern on the final plat with the turn around and dry hydrant.

- 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. Coordination with Ellicott Fire is on going on where the fire cistern will be provided.*
- 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.
 - *An easement is provided for a public cistern to be reserved for the Fire District as the location is finalized with the District.*

FIRE MITIGATION

Fire mitigation tactics planned for the property to be accomplished by the individual landowners. Examples of mitigation tactics are as follows:

- Routine maintenance of the natural grasses located on-site
- Removal of dead trees and brush
- Removed low hanging ladder fuels as applicable

This area is shown as low to moderate fire intensity on the Wildfire Risk View. Note the hardened structure requirements.

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 trees 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

As noted by Ellicott Volunteer Fire Department (5280fire.com)

Station 1 Ellicott: 23650 State Hwy. 94

Station 2 Mid Jones Road: 75 N. Ellicott Hwy.

Station 3 Fondis: 3525 Private Rd. 112

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Station 6 Jones Road: 15355 Jones Rd.

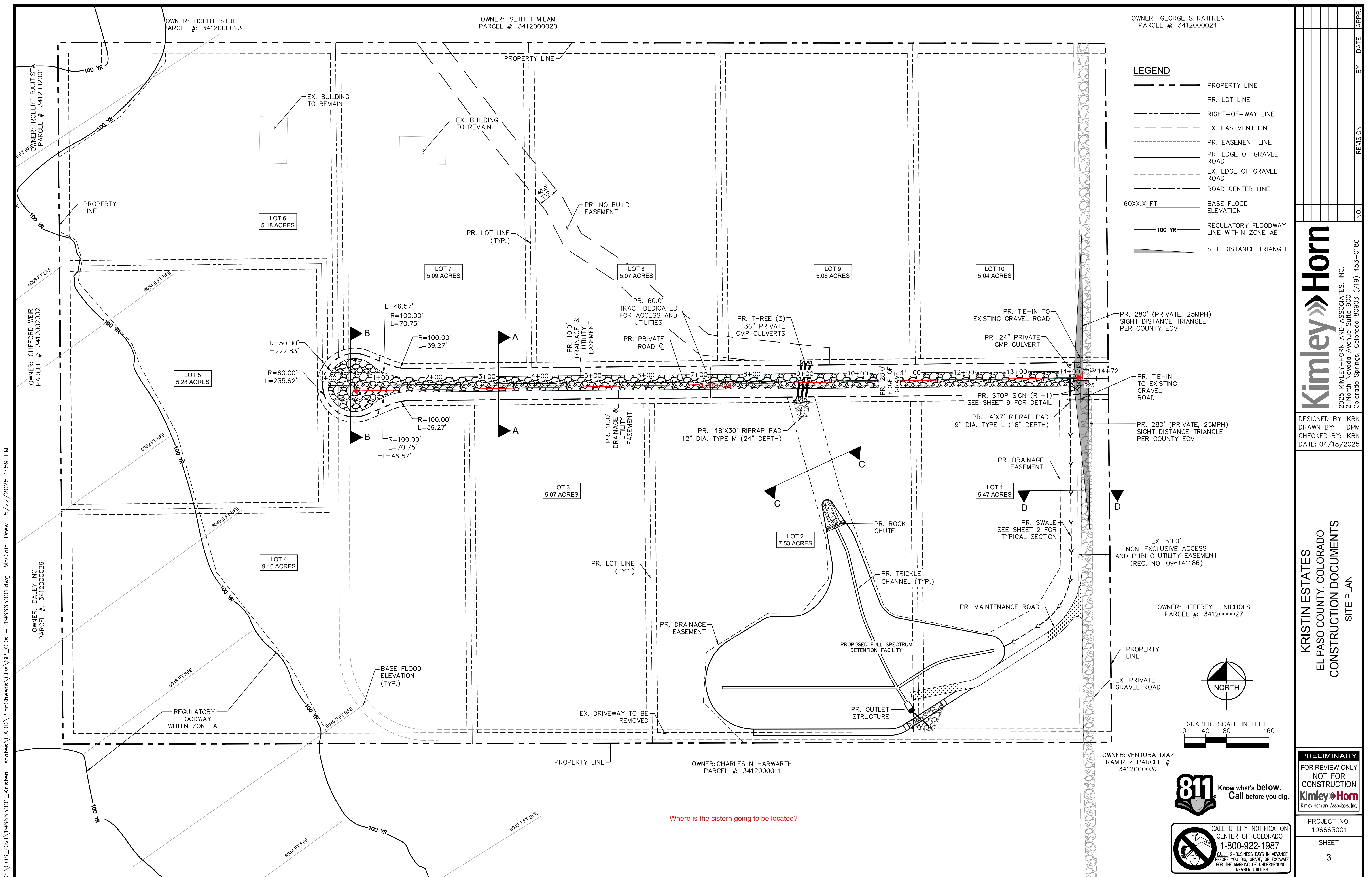
** Station Closed

Equipment includes:

- Chief 3300
- Ambulance 3381
- Engine 3310
- Engine 3312
- Engine 3314
- Medic 3380
- Medic 3381
- Medic 3382
- Rescue 3370
- Rescue 3371
- Rescue 3377
- Brush 3340
- Brush 3341
- Brush 3345
- Brush 3346
- Tender 3320
- Tender 3321
- Tender 3360
- Tender 3361
- Tender 3363
- Tender 3364
- Tender 3366

APPENDIX A

SITE PLAN

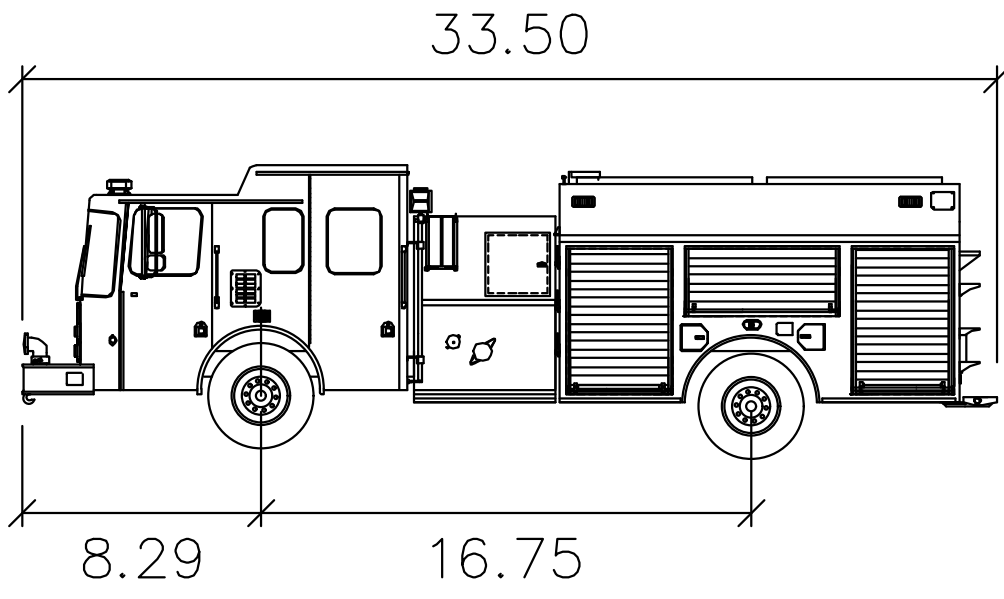
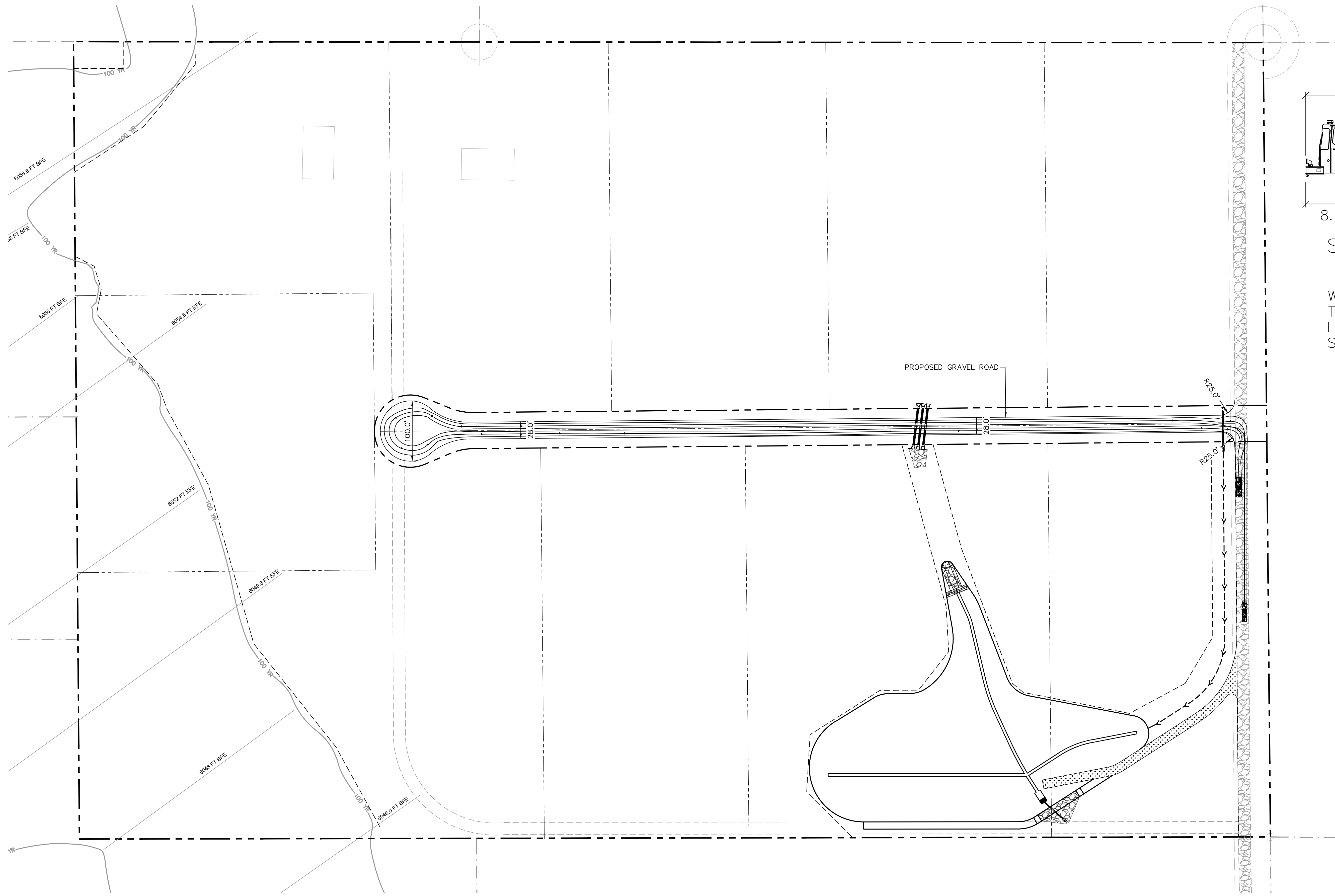


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APPENDIX B

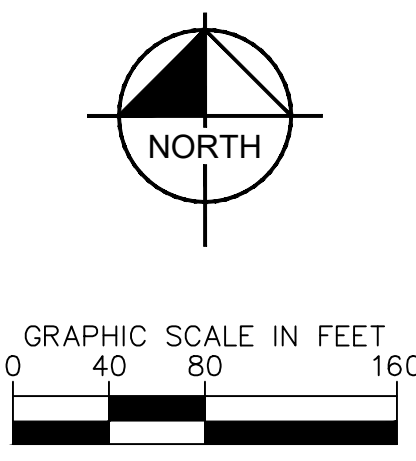
TRUCK TURN EXHIBIT

KRISTIN ESTATES
FIRE TRUCK ACCESS EXHIBIT



Smeal Pumper CAFS

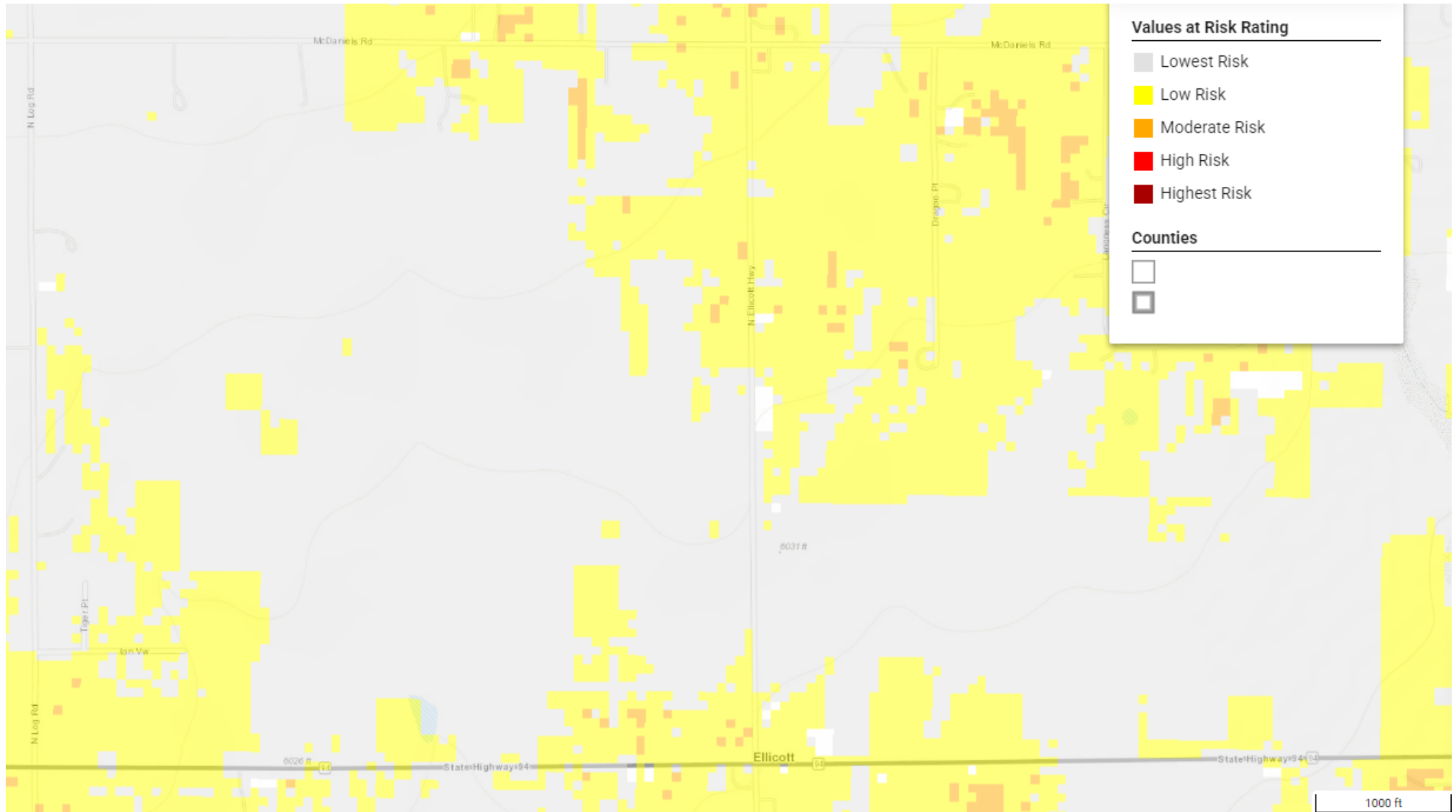
	feet
Width	: 8.17
Track	: 7.94
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



APPENDIX C

CSFS WILDFIRE RISK MAP

KRISTIN ESTATES WILDFIRE RISK MAP



APPENDIX D

CSFS WILDFIRE URBAN INTERFACE MAP

KRISTIN ESTATES WILDLAND URBAN INTERFACE MAP

