

# **Fire Protection Report & Wildland Fire and Hazard Mitigation Plan**

for

## **Warner 4-Lot Subdivision**

Owner/Applicant:

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**FORSGREN**  
*Associates Inc.*

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**Project Description:**

The intent of this project is to gain approval for platting the current lot at 17350 W Goshawk Rd. to include 4 lots. The center lot will be 20-acres, easterly lot shall be 10-acres, and each of the two westerly lots shall be 5-acres each, with one being a flag lot. No site work is proposed at this time. Each individual owner and builder will conduct their own due-diligence when developing each individual lot.

**Site Location, size and zoning:**

This project is located in the northwest 1/4 of Section 23, Township 11 South, and Range 65 West of the 6th Principal Meridian. The property is located at 17350 W Goshawk Rd. Colorado Springs, CO 80908 within El Paso County. It has a tax ID number of 5123000037 and is zoned RR-5. The streets that border the project area are Goshawk Rd. to the South and Hardy Rd. to the North.

**Background:**

This property has a single home with an access road located at the south east of the property and is covered in native grasses, trees and shrubs. The total land consists of 40 acres that will be divided into 4 lots; the center lot shall be 20 acres and extends to the north and south property line and currently has a single home on it, the easterly lot shall be 10-acres, and each of the two westerly lots shall be 5-acres each, with one being a flag lot. These shall be designated for single family residential homes. It will be the responsibility of each individual owner to provide water to their lot with the company of their choice.

**Existing and Proposed facilities, structures, roads, etc:**

No onsite or offsite roadway improvements are required for this 4-lot subdivision. These lots will receive water from wells. All proposed lots will treat their wastewater by way of a septic system on each lot, as is what is currently being done for all surrounding lots. An existing driveway extends from Goshawk Rd. to the north where the house is currently sitting on the property.

**Site Conditions:**

This property is currently covered with pine trees, scrub oak, and native grasslands. No additional features are proposed as part of the work.

**Wildfire Hazard Rating:**

This property is considered to have a medium to high wildfire hazard rating, as it is heavily wooded and surrounded by large, heavily wooded properties on all sides.

**Wildfire Hazard Mitigation Plan:**

The Warner 4-Lot Subdivision will mitigate wildfire hazards by enacting the requirements set forth in the Colorado State Forest Service Quick Guide Series, "Home Ignition Zone Guide", see Appendix. As per the conditional commitment for emergency services provided by the Falcon Fire Protection District, the Owner must adhere to the following:

*"All new construction, renovations or developments within the Fire Department's jurisdiction must comply with the applicable fire code and nationally recognized life-safety standards adopted by the El Paso County Board of County Commissioners and the Fire Department's Board of Directors, as amended from time to time"*

Homeowners should develop adequate defensible space management zones around each building on the property. This includes any dwellings, garages and out buildings. Maximum hazard reduction should be implemented within 15-30 feet of the buildings which includes thinning and removal of most flammable vegetation within the defensible zone. Distressed, dead

and dying trees and shrubs should be removed to limit the available wildfire fuel within the area. Property maintenance, including removal of pine needles within 10 feet from any building and removal of any slash, wood chips or other debris should be implemented. Any branches that overhang or touch any building should be removed. Implementation of these efforts shall help provide wildfire hazard reduction for new development, help minimize hazards to public health, safety and welfare, and ensure adequate fire protection. Prior to construction, a wildland risk hazard severity assessment shall be performed for any structures.

Property owners are responsible for construction and maintenance of their home that adhere to the standards set forth in adopted fire hazard mitigation plans and by the Falcon Fire Protection District. A higher level of Wildland Fire and Hazard Mitigation Plan shall be provided by the developer prior to construction. This should cover best practices to reduce structural ignitability and specific implementation efforts to meet Colorado State Forest Service guidelines and El Paso County requirements.

**Fire Protection Report: (taken from the Falcon Fire Protection District)**

Falcon Fire Protection District is a career fire department providing fire, rescue and emergency medical services to more than 66,300 people and protecting more than 16,100 structures for 113 square miles of unincorporated El Paso County

The Falcon Fire Protection District is located in North-eastern El-Paso County. The fire district includes roughly 113 square miles and is located 20 miles northeast of Colorado Springs. Residential population is approximately 66,300+ persons.

District boundaries run 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. Nearly 82 percent of the structures within the District are residential, 2.2 percent are commercial buildings, and the remainder are non-commercial or non-residential outbuildings.

**Fire District Facts:**

- Population Served: Approximately 66,300 residents
- Area of Coverage: 113 square miles
- Stations: 5
- Personnel: Approximately 40 firefighters/EMTs/Paramedics
- Daily Staffing: 3 of 5 Stations are staffed 24/7.
- Response: On call 24 hours a day to serve the community

Station 1  
12072 Royal County RD  
Falcon, CO 80831

Station 2  
7030 Old Meridian Rd  
Peyton, CO 80831

Station 3  
7030 Old Meridian Rd  
Peyton, CO 80831

Station 4  
2710 Capital Dr.  
Colorado Springs, CO 80939

Station 6  
15355 Jones Rd.  
Falcon, CO 80831