

Architectural  
Structural  
Geotechnical



Materials Testing  
Forensic  
Civil/Planning

Job No. 192027

April 4<sup>th</sup>, 2023

Drew Makings  
9630 Arroya Lane  
Colorado Springs, CO 80908

Re: 12172 Goodson Rd  
El Paso County, Colorado

This project proposes to develop a parcel into four single-family residential lots. The parcel is zoned RR-5 Residential Rural and is currently vacant. The lot is 38.83 acres total and will be subdivided into one lot approximately 23.80 acres and three lots at approximately 5.01 acres a piece. Each lot will have a private well for a water supply. The lots will have driveway access off Goodson Road that emergency vehicles can utilize. There will be no extra emergency access roads or gates for this project and wildlife fire and hazard mitigation will not be necessary. The project is located in the Falcon Fire Protection District and a commitment letter to provide emergency services has been included. A description of the Fire Authority's capabilities has also been included. The project will be in compliance with all applicable fire codes.

I hope this provides the information you have requested. Should you have questions, please feel free to contact our office.

Cordially,

RMG – Rocky Mountain Group

A handwritten signature in blue ink that reads 'Tim Talboys'. The signature is written in a cursive, flowing style.

Timothy Talboys  
Civil Staff Engineer

# FALCON FIRE PROTECTION DISTRICT

Administration Office  
7030 Old Meridian Road  
Falcon, Colorado 80831  
Business Number: 719-495-4050 Business Fax: 719-495-3112



January 26, 2023

**Re: Conditional Commitment to Provide Emergency Services  
Property: New Subdivision 12172 Goodson Rd.**

Drew,

Based upon the information you have provided, the above-referenced real property is located within the jurisdiction and boundaries of the Falcon Fire Protection District ("Fire Department"). By this letter, the Fire Department confirms its commitment to provide fire suppression, fire prevention, emergency rescue, ambulance, hazardous materials and emergency medical services (collectively, "Emergency Services") to the property, subject to the following conditions:

- 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;
- All development, water and commercial construction plans must be reviewed and approved by the Fire Department for compliance with the applicable fire code and nationally recognized life-safety standards prior to final plat or construction permit being issued; and,

Please do not hesitate to call the fire administration office or me for further information between 9:00 am and 4:00 pm, Monday through Friday.

*Trent Harwig*

Trent Harwig  
Fire Chief/Administrator

# FALCON FIRE PROTECTION DISTRICT

Administration Office  
7030 Old Meridian Road  
Falcon, Colorado 80831  
Business Number: 719-495-4050 Business Fax: 719-495-3112



The proposed new subdivision located at 12172 Goodson Road in Falcon CO. is approximately 4 miles from the nearest staffed Falcon Fire Station. The average response time to this location will be 10 minutes.

**Falcon Fire Department Capabilities:** Currently the Falcon Fire Protection District is a primarily career organization. With three stations staffed 24/7 located at 7020 Old Meridian Road, 12072 Royal County Down Road and 2710 Capital Drive and two unstaffed stations located at 14450 N. Meridian Road and 15355 Jones Road. The staffed stations currently have a crew of four firefighters per shift dedicated to fire suppression and two firefighter/Paramedics dedicated to ambulance transport and medical response. Volunteer firefighters supplement the full time staffing on an as available basis and respond to calls in the same manner.

Each of the three staffed stations is equipped with one 1,250 gallon per minute pumper, one 2,000-gallon water tender, one type 6 engine-brush truck and one advanced life support transport ambulance. The district has two additional reserve engines, one additional pumper/tender and one reserve transport ambulance as well as multiple Command Staff and support vehicles.

Currently there is one new capital projects in progress which is a new fleet maintenance facility. Capital Apparatus are funded through a Capital Projects Fund which sets money aside to make those purchases on a revolving replacement schedule. The Falcon Fire Protection District ("FFPD"), a political subdivision of the State of Colorado, formed pursuant to the Special District Act, §32-1-101, C.R.S., et seq., and located in unincorporated El Paso County. The District is managed by a publicly elected Board consisting of 5 Directors. The Falcon Fire District is a Special District therefore funding is provided through property taxation. Currently the District has a mill levy rate of 14.886 generating \$8,242,424 in 2023 tax revenue.

Services provided include emergency medical response and transport, fire suppression, fire prevention and education, code enforcement and hazardous material response. There are no plans at this time to expand to or delete from any of these services.

The Falcon Fire District is approximately 116 square miles in size and has a District wide average response time of 12 minutes with an estimated emergent response time to Site Intersection: Northwest corner of Goodson Rd and Ayer Rd. of 10 minutes with a response travel distance of 4 road miles or less. The number of respondents to any emergency will fluctuate from a minimum of 4 responders to a high average of 13 responders on an as needed basis.

Insurance Services Office (ISO) scores fire departments on how they are doing against its organization's standards to determine property insurance costs. Protection Class ratings are ranked from a best case of 1 to a worst case of 10. The Falcon Fire District has a District wide ISO Protection Class rating of 3/10. # for all property within 5 road miles of a District fire station or one of the Districts automatic aid neighboring District stations. Therefore this project will have a protection class rating of 3.

Falcon Fire Protection District

*Trent Harwig*

Trent Harwig  
Fire Chief