

Fire Protection Report

for

J & J Ranches Subdivision

Project Description:

The intent of this project is to gain approval of a 3-lot subdivision. Each lot will be a minimum of 5-acres. No site work is proposed at this time.

Site Location, size and zoning:

This project is located in Section 14, Township 11 South, and Range 65 West of the 6th Principal Meridian. The property is located south of Hardy Road within El Paso County and is zoned RR-5.

Background:

This property has one dwelling already constructed with an access road located north of the property and is covered in native grasses, trees and shrubs. The total land consists of approximately 19.4 acres that will be divided into 3 lots. These shall be designated for single family residential homes.

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

No onsite or offsite roadway improvements are required for this 3-lot subdivision. These lots will receive water from wells. **No hydrants or cisterns are being proposed, nor are they required pursuant to BoCC Resolution 13-503 which exempts minor subdivisions from the requirement.** 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. All access will be from Hardy Rd., an existing roadway which emergency responders can utilize in the event of an emergency. The existing road meets all emergency response turning radii.

Compliance with Section 6.3.3(C)1.d

No hydrants or cisterns are being proposed, nor are they required pursuant to BoCC Resolution 13-503 which exempts minor subdivisions from the requirement.

Resolution 13-503 exempts 4 lots or less from the IFC not from the LDC. It is suggested that you review this document prior to resubmitting as the information provided does not meet the requirements of chapter 6.3.3 of the El Paso County Land Development Code.

Compliance with Section 6.3.3(C)2

Access will be gained from Hardy Road, a County maintained public road.

Site Conditions:

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

Wildfire Hazard Rating: **please list on this report**

Please review the report prepared by Stephen J Spaulding.

Wildfire Hazard Mitigation Plan:

Please review the report prepared by Stephen J Spaulding.

no actual plan for mitigation has been submitted only general information found on the State Forest Service website

Fire Protection Report: **How and where is water for structure protection being provided?**

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