

THE HILLS AT LORSON RANCH

Fire Protection Report

May 22, 2020



PREPARED FOR:

Lorson LLC
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PREPARED BY:

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Site Location, Size, Zoning:

The Hills at Lorson Ranch is 123 acres proposing 514 lots located within the eastern portion of the Lorson Ranch development. The applications being submitted to El Paso County include a combined PUD Development Plan/ Preliminary Plan, request for early grading, and request for early construction of main roadways and utility mains. The Hills at Lorson Ranch is a continuation of the Lorson Ranch development and will open up the eastern portions of Lorson Ranch to development as new roadways and utility main extensions will be designed and constructed as part of this proposal. The site is currently zoned RLM (Residential Low/Medium 4-6 DU/ Acre) as illustrated on the Lorson Ranch Minor Sketch Plan Amendment approved April 21, 2016. The parcels are currently vacant. There also exists a 225' Public Service Company Electric easement and a 100' Tri-State Generation & Transmission Assoc. easement that shall remain. The proposed development will not interfere with this easement.

Fire Protection Report:

The Hills at Lorson Ranch development lies within the protection of the Security Fire Department. Founded in 1956, the early Security Fire Department years were a volunteer department only. With the growth of the Fountain/ Security/ Widefield area, the department has also grown to currently staff 36 paid full-time employees along with an additional 20 Volunteers. The Security Fire Department is currently averaging 5,400 calls a year. The fire department is assisted by the El Paso County Sheriff's office who aids in dispatching. Security Fire Department operations and apparatuses include Fire Engines, Ladder Truck, ALS Ambulances, Utility Truck, and Brush Trucks.

The Security Fire Department currently has three stations:

Station 1:

Located at 400 Security Blvd. and is approximately 6 miles to the Lorson Ranch project site. Houses the Chief and all offices.

Station 2:

Located at 7420 Metropolitan St. and is 5 miles from the Lorson Ranch project site. This is the closest station.

Station 3:

Located at 5110 Bradley Rd. and is 9.5 miles from the project site. This station is the furthest from the project.

The Hills at Lorson Ranch project is considered a low risk area for wildfire as the site is primarily native grassland or improved development areas. There are no existing stands of trees on the proposed site. A new fire station is not being requested by the fire department nor being proposed by the developer within the Hills at Lorson Ranch as the Security Fire Department has selected a site off Mesa Ridge Parkway to the south for a new fire station to be built at a future time.