

**EAGLEVIEW ESTATES PRELIMINARY PLAN**

***FIRE PROTECTION REPORT***

**NOVEMBER 2021, REVISED JULY 2022**

**PROPERTY OWNER**

PT Eagleview LLC  
1864 Woodmoor Dr, Ste 100  
Monument, Colorado 80132

**CONSULTANT**

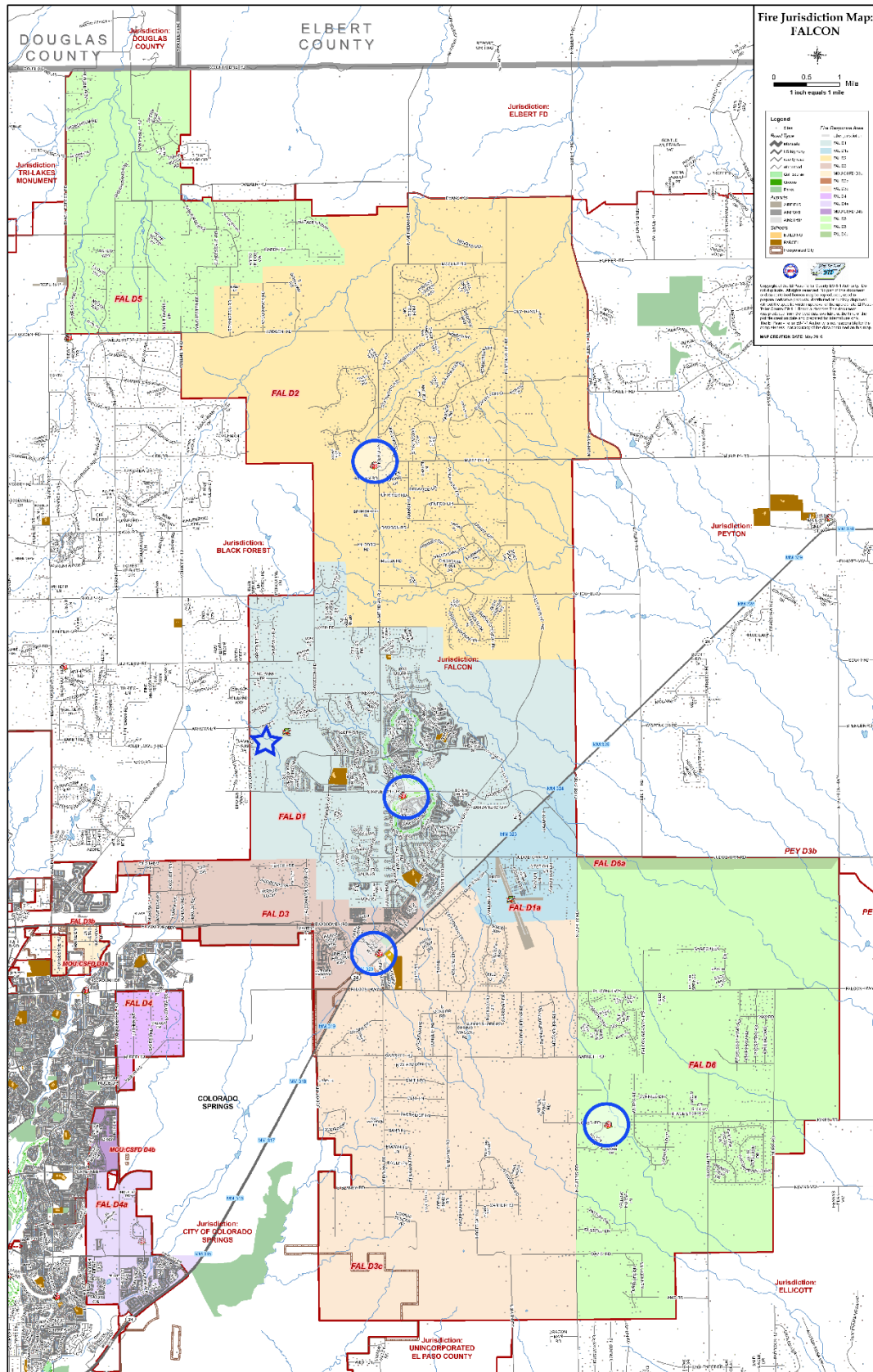
N.E.S. Inc.  
619 North Cascade Ave, Suite 200  
Colorado Springs, CO

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**LOCATION**

Eagleview Estates is a 121.21-acre property located northwest of the intersection of Highway 24 and Woodmen Road in northeast El Paso County. The request is for a Preliminary Plan for 38 rural residential lots of 2.5 acres or larger.

The subdivision lies within the Falcon Fire Protection District service area. The 133-square-mile fire district extends from Peyton Highway on the east to County Line Road on the north to Black Forest Road on the west and one mile north of Colorado Highway 94 on the south. The District serves more than 40,500 citizens, and protects about 15,500 structures. Seventy-five percent of the structures within the district are residential, 2 percent are commercial buildings, and the remainder are non-commercial or non-residential outbuildings.



## STATIONS AND EQUIPMENT

The following stations and equipment are maintained by the District:

**Station 1 (12072 Royal County Down Road):** Located in the Woodmen Hills neighborhood, this is the primary response station for areas north of Woodmen Road. The station has a Community Room and a First Aid room. It also serves as the District's primary fitness center for its personnel. Apparatus at Station 1 include:

- An engine
- A water tender (water truck)
- A brush truck
- An AMR ambulance
- A utility truck
- A command vehicle

**Station 2 (14450 North Meridian Road):** Apparatus at Station 2 include:

- A 4-wheel drive engine
- A water tender
- A brush truck

**Station 3/Headquarters/Training Facility (7020 Old Meridian Road, Station 3):** Station 3 is the headquarters for the Falcon Fire Department and includes administration functions such as human relations and payroll. It serves as the Department's primary classroom and training facility for emergency medical services, fire, hazardous materials and technical rescue disciplines. It also serves as the fleet maintenance and repair facility for minor work on apparatus and equipment. Apparatus at Station 3 include:

- An engine
- A tender
- A utility truck
- A brush truck

**Station 4 (2710 Capital Drive):** Falcon Fire Department's newest station is located on Capital Drive north of Constitution Avenue. It is the primary response station for areas along the Marksheffel corridor that are in the jurisdiction of the Falcon Fire Protection District. The station has a Community Room and a First Aid room. Apparatus at Station 4 include:

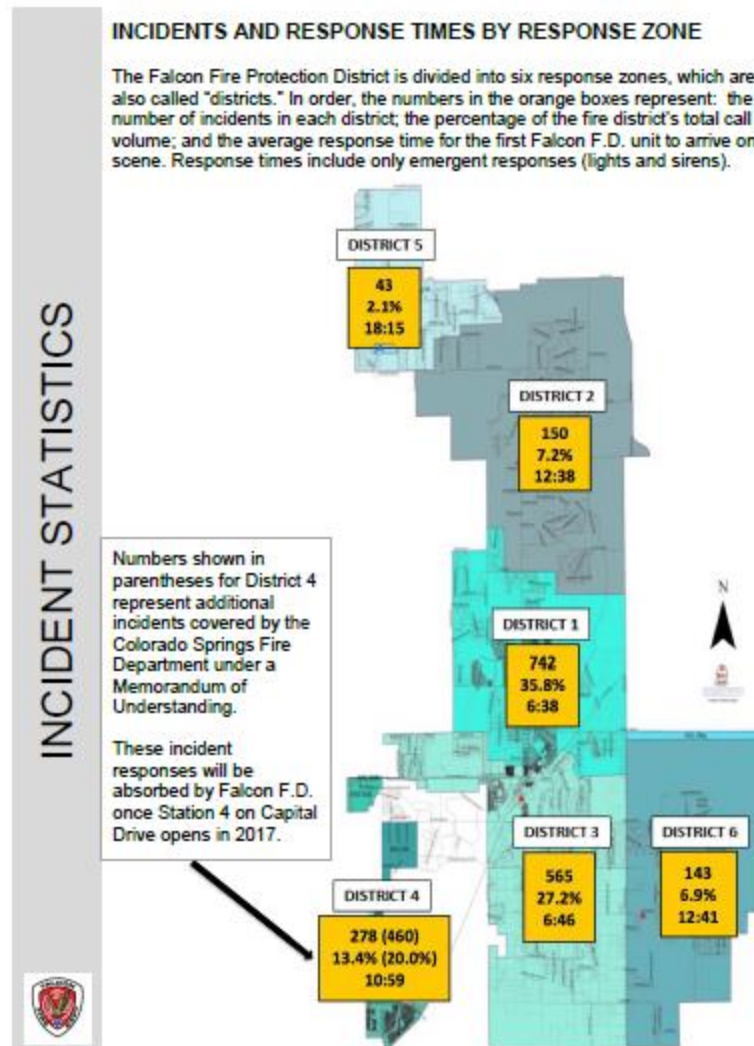
- An engine
- A water tender
- A brush truck

**Station 6 (15355 Jones Road):** Apparatus at Station 6 include:

- A water tender
- A brush truck

### RESPONSE TIMES

The only staffed stations are Stations 1, 3 and 4. The closest station to Eagleview Estates is Station 1 at 12072 Royal County Down Road. Station 1 is the largest station, with eight total garage bays and extra sleeping quarters. Below is an extract from the Fire District's Annual Report, which provides details of incidents and response times. Eagleview Estates is within District 1 where the average response time is 6 minutes 38 seconds.



## CODE COMPLIANCE

In accordance with Section 6.3.3, Fire Protection and Wildfire Mitigation, of the El Paso County Land Use Development Code (LDC), an analysis of compliance with this section of the LDC and applicable fire codes shall be provided. The intent of this section of the LDC is *“to ensure that proposed development is reviewed in consideration of the wildfire risks and need to provide adequate fire protection in order to:*

- *Regulate development, buildings, and structures so as to minimize the hazard to public health, safety, and welfare;*
- *Ensure that adequate fire protection is available for new development;*
- *Implement wildfire hazard reduction in new development;*
- *Encourage voluntary efforts to reduce wildfire hazards; and*
- *Reduce the demands from the public for relief and protection of structures and facilities.”*

The project is in general compliance with Section 6.3.3 Design Standards, which include Water Supply, Roads, and construction in Wildland Fire Areas. A Natural Features and Wetlands Report has been prepared by Bristlecone Ecology and is included in this submittal. This report provides measures for construction within the Wildland Fire Areas.

As agreed with Falcon Fire Protection District, the residential lots will be served by the existing Woodland Hills fire hydrant located at the southeast corner of Arroya Lane and Stapleton Drive. An emergency access easement is proposed over adjacent Lot 11 of Paintbrush Hills Filing 14, connecting to the Acequia Court Cul-de-Sac to Keynes Drive. This will serve as the secondary point of access until Raygor Road is extended to Stapleton Drive, or another road connection is made.

The Falcon Fire Protection District has provided a commitment letter for fire and emergency protection, provided separately. In accordance with the District, fire suppression, fire prevention, emergency rescue, ambulance, hazardous materials and emergency medical services will be provided with some conditions outlined in their commitment letter. The District utilizes the 2009 International Fire Code with Local Amendments for their inspections and plan review.