
WINSOME FILING NO. 2 FINAL PLAT

FIRE PROTECTION REPORT

FEBRUARY 2021

PROPERTY OWNER

Winsome LLC
1864 Woodmoor Dr, Ste 100
Monument, Colorado 80132

DEVELOPER:

Winsome LLC
1864 Woodmoor Dr, Ste 100
Monument, Colorado 80132

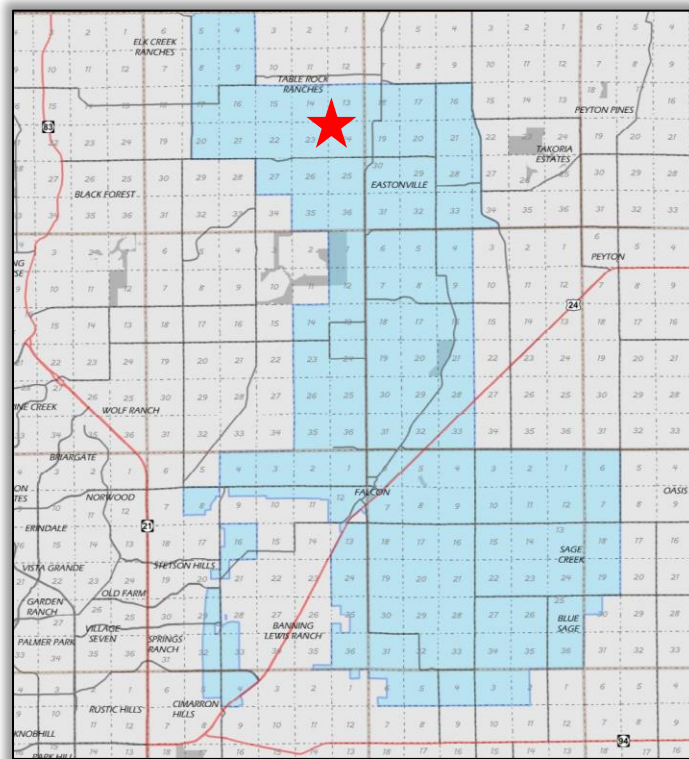
CONSULTANT:

N.E.S. Inc.
619 North Cascade Ave,
Colorado Springs, CO 80903

LOCATION

Winsome Filing No.2 is a 254-acre property located northwest of the intersection of Hodgen Road and Meridian Road in northeast El Paso County. The request is for a Final Plat for 61 rural residential lots of 2.5 acres or larger, and 1 7.2-acre commercial lot.

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: 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.

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

Station 2: Apparatus at Station 2 include:

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

Station 3/Headquarters/Training Facility: 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: 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:

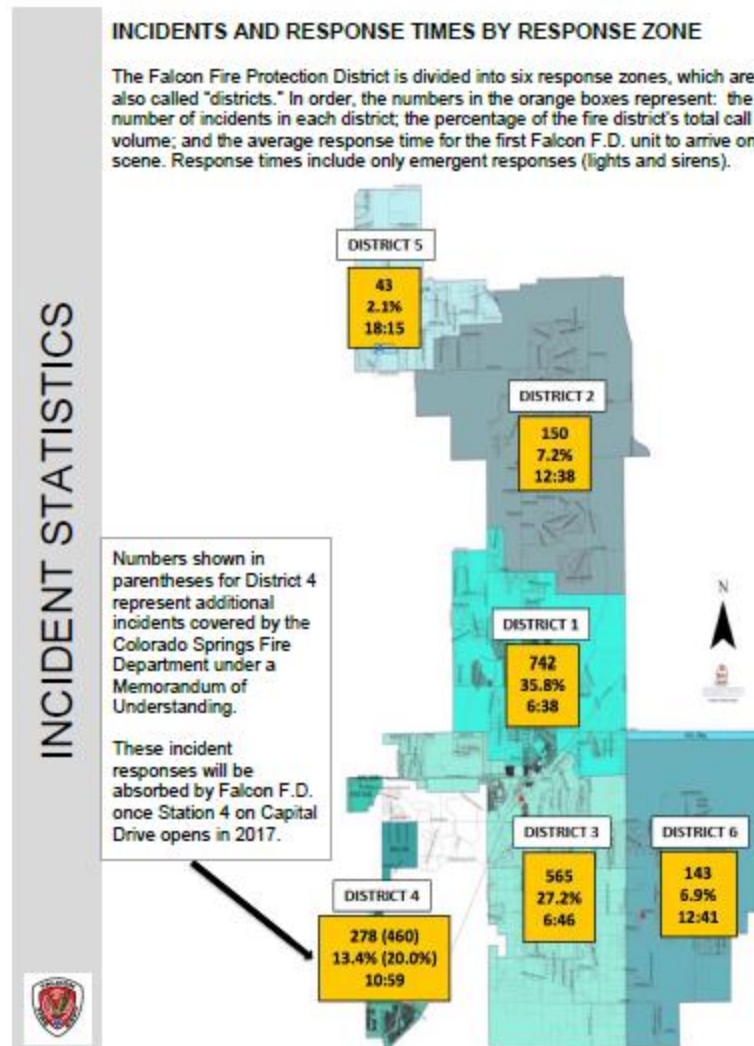
- An engine
- A water tender
- A brush truck

Station 6 (formally Station 3): 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 McCune Ranch is Station 2 at 14450 Meridian Road. As this station is unstaffed, responses usually come from Station 1 located at 12072 Royal County Down Road, Peyton, approximately 7.6 miles away. Below is an extract from the Fire District’s Annual Report, which provides details of incidents and response times. McCune Ranch is within District 2 where the average response time is 12 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 Wildland Fire & Hazard Mitigation Plan for the Winsome Project has been prepared by Ecosystem Services, LLC, which was been submitted separately. This Plan provides measures for construction within the Wildland Fire Areas.

As agreed with Falcon Fire Protection District, the residential lots in filing 2 will be served by the existing cistern located within the Bison Meadows subdivision, and the developer has agreed to install a new 30,000-gallon cistern in a future phase to serve the development. The cistern will be operated and maintained by Fire Department staff. All residential properties within 5 road miles of any FFPD station have an ISO insurance rating of Class 3. The single commercial lot water supply and fire suppression requirements will be determined at time of commercial development after review and as more information becomes available.

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.

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