



Fire Protection Report

Fire District: Falcon Fire Protection District

Parcel ID Nos.: 4313000001

Area/Acreage: ±40.01 AC

Existing Zoning: RR-5

Site Location: The development limits are generally defined by Falcon Highway on the northern boundary and Sage Creek Road located at the northeast corner of said property.

Project Summary: This application includes the requested approval for a proposed site development plan of the 40.01-acre site of seven (7) lots RR-5 zone development. The site plan includes platted boundary descriptions, ROW dedications and improvements, private parking and drives, stormwater and water quality facilities, utilities, pedestrian amenities and landscape buffers and setbacks).

FIRE PROTECTION REPORT

Note: The information provided in this report was provided by the Falcon Fire Protection District.

About the Department

The Falcon Fire Protection District (FFPD) is composed entirely of unincorporated areas of El Paso County, Colorado's most populous county. The District has no organized towns or cities.

The District is governed by a five-member, publicly-elected Board of Directors who may serve up to two consecutive four-year terms. The Falcon Fire Department is managed by a career Fire Chief and a Deputy Chief of Operations. It is staffed primarily with career (paid) firefighter/emergency medical technicians (EMTs) and uses reserve (volunteer) firefighter/EMTs to augment staffing.

The District covers 113 square miles of unincorporated El Paso County. It serves more than 66,300 people (per El Paso County Assessor, Oct. 2018) and protects more than 16,100 structures with a 2018 estimated market value of \$4.2 billion.

Falcon F.D. operates from five stations:

- Station 1, the newest station, is at Meridian Ranch Boulevard and Stapleton Road. It is staffed 24/7.
- Station 2, on North Meridian Road in the north end of the District, is not staffed.
- Station 3 (also Headquarters), at Old Meridian Road and Highway 24, is staffed 24/7.
- Station 4, located on Capital Drive north of Constitution Avenue in the southwest section of the district, is staffed 24/7.

- Station 5, on Jones Road in the east end of the District, is not staffed.

The project is located within five (5) miles of Station 5 and has a project response time of five (5) to ten (10) minutes. The site has been designed to not include fire hydrants and internal circulation.

As of February 1, 2017, FFPD has an Insurance Services Office (ISO) rating of Class 3 for all residential properties located within five road miles of any FFPD or Automatic Aid partner fire stations, regardless of proximity to a fire hydrant. ISO Class 10 applies to residential properties located more than five road miles from an FFPD or Automatic Aid fire station.

The FFPD is supported primarily by a property tax rate of 8.612 mills. The District does not receive funding from El Paso County or the State of Colorado. The District board of directors and administrators work hard to utilize taxpayer funds as efficiently as possible while still providing effective emergency services to the Falcon community.

Historical Background

The Falcon Volunteer Fire Department was organized in 1975 and incorporated on March 3, 1977 by a group of volunteers who saw a need in the community. The Department owned and operated the assets of the department until the formation of the Falcon Fire Protection District, a special district under the statutes of the state of Colorado, in 1981.

Builders/Developers Information

The Falcon Fire Department works closely with local builders and developers to help ensure they have all the information they need to plan, design, construct and complete residential and commercial projects within the Department's jurisdiction.

The links on the Falcon Fire PD site include information, regulations and forms builders and developers are most likely to need during the planning, design and construction process.

For more information regarding development and construction contact Chief Harwig at (719) 495-4050.

Chapter 6/3/3(C).1(d)

Service is available at an ISO (Insurance Safety Office) level 9 service rating. The low rating is a result of lack of fire hydrants and distance from the fire station to the potential emergency. Any building within 1,000 ft of a fire hydrant will receive ISO class 6 protection. In the case of this development, the subject property is not within one mile of the fire station and the development will require a Fire Cistern, requirements shall be met under Chapter 6.3.3(C).1(d).

- Design Standards for Subdivisions with Cistern: For subdivisions where only one fire cistern is required, the minimum capacity of the fire cistern shall meet the requirements of the NFPA standards on water supplies for suburban and rural fire fighting or shall have a total capacity equal to 300 gallons for each acre within the subdivision plus 3,000 gallons per dwelling unit, whichever is greater.
 - Per the NFPA standard calculation acknowledges that a cistern size is required for a 40acre subdivision or 7 dwelling units shall require a 21,000 gallon cistern.
- Cistern Turnaround Standards: A dedicated turnaround shall be placed no more than 50 feet from a fire cistern, and the standpipe shall be within 8 feet of the nearest usable portion of the dedicated right-of-way or approved easement, unless otherwise recommended by the applicable Fire Authority and approved by the approval authority.
 - As illustrated on the plat, a 50 foot turnaround is provided.
- Easements Required: Fire cistern easements shall be provided and dedicated to the appropriate fire department to afford accessibility of the cistern from a public road. Easements shall be of sufficient size to facilitate maintenance.
 - As illustrated an easement is provided for a public cistern to be installed by the Fire District.

FIRE MITIGATION

Some treatments have been planned on the property to be accomplished by individual landowners taking the responsibility upon themselves to create defensible spaces. The owners have hired a third party to preform mitigation activities on an annual basis. The following activities are planned to be performed on site:

- Cut undergrowth
- Removed dead and diseased trees (beetle kill trees)
- Removed low hanging ladder fuels
- Returned chips to site to help with soil rejuvenation

According to the site planning and maintenance within defensible zones, the subdivision will address the principles of protection zones within this environment with the goal of reducing dense and tall landscape materials within the initial 30' zone around structures. This will include removal, thinning and branching-up of existing tress and ground plain materials.

Mitigation efforts can be reviewed in the EPC Community Wildfire Protection Plan for Unincorporated El Paso County, with reference to Forest Action Plan, provided by the Colorado State Forest Service.

Fire Stations & Apparatus

Visit the FFPD contact page for a complete listing of hours, addresses, and locations, as well as information about Community Rooms.

STATION 1

Located in the Woodmen Hills neighborhood, this is the primary response station for areas north of Woodmen Road. Groundbreaking for the 15,500-square foot station took place July 31, 2009, and the station became operational in May 2010. The station has a Community Room and a First Aid room. It also serves as the District's primary fitness center for its personnel.

Falcon F.D. apparatus at Station 1 include:

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

STATION 2

Falcon F.D. apparatus at Station 2 include:

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

STATION 3 / HEADQUARTERS / TRAINING

With the opening of Station 1, the Falcon Fire Department's building on Old Meridian Road became a true headquarters facility that houses administration offices as well as a fire crew 24/7. It hosts the monthly Falcon Fire Protection District Board meetings and serves as the Department's primary classroom and training facility for emergency medical services, fire, hazardous materials, and technical rescue disciplines. A new fire station is in the process of being built in order to house all of the firefighters and ambulance crew and to accommodate the apparatus and supplies. It will also have a First Aid room. The building has the same floorplan as Station 4. The old building will be renovated into administrative offices and will have a larger training/community room.

Falcon F.D. apparatus at Station 3 include:

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

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. Groundbreaking for the station took place June 15, 2016 and the station became operational on May 13, 2017. The station has a Community Room and a First Aid room. Falcon F.D. apparatus at Station 4 include:

- An engine
- A water tender
- A brush truck
- An ambulance

STATION 6

Falcon F.D. apparatus at Station 6 include:

- A water tender
- A brush truck