



Steve Hammers, President

# HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights, Colorado Springs, Colorado. 80915-5400  
(719) 570-1599 | www.hammersconstruction.com

*Specializing in Design/Build*

## Fire Protection Report

PCD Fil No SF2611

### Site:

Address: 846 Struthers Ranch Rd.

Lot Size: 221,284 sf (5.08 acres)

Zoning: PUD

Parcel number: 71363-01-001

013

Legal Description: Tract A Struthers Ranch Sub Filing No. 2

To be replatted as Lots 1, 2 & Tract A, Struthers Ranch Subdivision Filing No 2A

Please include:

- Owner name
- Owner phone number
- Owner email
- Applicant name (if different than owner)
- Applicant phone number
- Applicant email
- Report preparer name
- Report preparer phone number
- Report preparer email

### Description:

To subdivide the existing Tract A of 5.08 acres into the following:

- Lot 1: 167,653 sf/3.85 acres (existing 11,375 sf church building on site)
- Lot 2: 43,560 sf/1 acre (new lot for a 5,000 sf building used for accessory storage and some office space building for the church's use)
- Tract A: 10,303 sf/0.24 acre (existing water quality pond that supports both lots)

### Fire Protection

Site Development Description:

Proposed access to the development is located via a private shared access road off of Struthers Ranch Rd. This is a full movement access.

A Traffic Impact Study prepared by LSC is included with the submittal. The Traffic Impact Study analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create minimal negative impact to traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within this analysis. The Traffic Impact Study notes roadway improvements associated with site development are expected to be limited to site access and frontage as required by the governing agency. Fire access to the property will not be problematic with our proposal.

The existing church has already been approved by fire and no concerns at this time for maneuvering, accessing or inspecting the site has been an issue. The proposed future building will be an accessory building to the church and will have minimum occupants in the building.

Fire Protection:

Fire protection is to be provided for this subdivision by the Monument Fire Protection District (this has merged with Tri-lakes Monument Fire Protection District). The Department has a station located at 15415 Gleneagle Dr, in Colorado Springs that is approximately 1.9 miles from the site by roadway. The approximate response time is 5 minutes.

The Land Development Code requires the following:



- The site is accessible,
- Has a sufficient pavement section,
- Has a sufficient firetruck turnaround
- Meets design standards for water supply for fire protection.

As mentioned, the site currently has an existing paved 36'-0" wide access road that is fed off of Struther Ranch Rd. Both lots will be accessed from this private dr. Truck turnaround is provided for lot 1 to maneuver through the existing parking lot. No gates are existing or proposed to enter into Lot 1. Lot 2 will be further designed once owner is ready to develop the lot. All fire code requirements will be met as mentioned above. Fire hydrants are located at the north-east intersection of Struthers Ranch Rd, and Struthers Rd. There is also located at the north corner of Lot 2 along Struthers Rd. Finally, a new hydrant was installed during the construction of the church. This is located in a landscape island near the south-east corner of the existing building. Hydrant flow tests have been provided and meet the IFC. The existing church building is sprinkled. The building on Lot 2 is not proposed to be sprinkled, but once development moves forward, it will be evaluated at that time to meet the International Fire Code (IFC).

Based on this information, we feel that we have sufficient means for fire protection on the existing site as well as the new proposed lot.

Please depict these on the Final Plat Drawings

Is also...? This sentence is missing information.