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## WINSOME FILING NO. 1 FINAL PLAT

### FIRE PROTECTION REPORT

OCTOBER 2018

**PROPERTY OWNER**

McCune Ranch LLC  
PO BOX 36 Arrowhead Dr.  
Elbert CO 80106

**DEVELOPER:**

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

**CONSULTANT:**

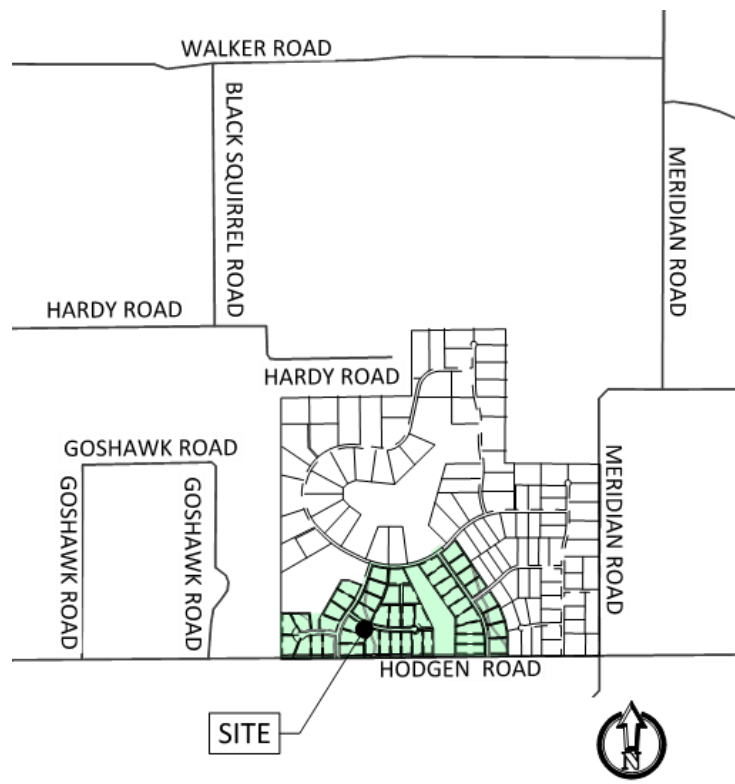
N.E.S. Inc.  
619 North Cascade Ave,  
Colorado Springs, CO 80903

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### LOCATION

Winsome Filing No.1 is a 164.4-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 47 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:** 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.

