

**CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1
FIRE PROTECTION REPORT
FINAL PLAT**

AUGUST 2024



PREPARED FOR:

Marathon Holdings LLP
4779 N. Academy Blvd.
Colorado Springs, CO 80918-4255

Jovenchi II

4779 N. Academy Blvd.
Colorado Springs, CO 80918-4255

John Venezia Estate M Per Rep
4779 N. Academy Blvd.
Colorado Springs, CO 80918-4255

PREPARED BY:

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Owner/ Applicant:

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Tax Schedule No: 5408007001, 5408007003, 5408007004

Acreage: 32.68 Acres

Site Location, Size, Zoning:

Matrix Design Group, on behalf of Marathon Holdings LLP, Jovenchi II and John Venezia Estate M Per Rep, is submitting a Final Plat application for 1 – 13.85AC lot, 4 tracts and easements. The total property is approximately 32.68AC. All three parcels are currently zoned CR CAD-O. There is no rezoning proposed with this application.

Lot 1 – 13.85AC is proposed to be developed for institutional uses, such as Church, school and/or retirement facilities. Site layout circulation and overall impacts for development of Lot 1 will be evaluated with a site development plan.

Tracts A, 6.75AC, and Tract B, 7.68AC, are within located in zone AE on FEMA map panel: 08041C0754G. These tracts will stay undeveloped at this time but may be developed in the future after a LOMR is processed for floodplain modification.

Tract C is intended to serve as detention for Lot 1, Tracts A, B, and D and the existing Super 8 hotel lot (TSN 5408000052).

Tract D is proposed for the future extension of Meadowbrook Parkway. This tract is 80' wide to allow for future ROW and connection to Peterson Road.

Access to the development is proposed from Peterson Road and the extension of Meadowbrook Parkway. The final plat proposes to extend Meadowbrook Parkway from Meadowbrook Crossing, a detached single family house development located NE of the site, to Peterson Road. A reverse curve is proposed on Meadowbrook Parkway to allow for utilities to be located within the existing ROW. The alignment requires a deviation to allow for a 300' and 500' curve radius to be used as opposed to the 565' minimum centerline curve radius of the El Paso County ECM. A deviation request has been included with this submittal. All roadways will be public and maintained by El Paso County.

Fire Protection:

The Cimarron Hills Fire Department (CHFD) will provide fire protection services for the site. The department currently has one station, approximately 1.4 miles away, located at 1885 Peterson Road. CHFD proudly serves more than 27,800 citizens within roughly 6 square miles. The district boundary includes the areas of Akers Acres, Cherokee Ridge, Colorado Springs, East Ridge Park, Hillcrest Acres, Northcrest, Palmer Park, Sand Creek & The Springs. CHFD runs approximately 2,000 calls for service annually.

As of July 1, 2022, CHFD has an Insurance Services Office (ISO) rating of Class 2 Public Protection Classification. ISO incorporates nationally recognized standards in their Fire Suppression Rating Schedule (FSRS) which is used to assign a PPC rating. The community's fire protection system is measured in the following areas: Emergency Communications, Water Supply, Fire Department (including operational considerations), and Community Risk Reduction (fire prevention, public fire safety education, and fire investigation).

The Cimarron Hills Fire Department operates from one station, and one headquarters which include:

- Station 1, at 1885 Peterson Road, is staffed 24/7.
- Headquarters, at 1835 Tuskegee Place, administrative.

The Cimarron Hills Fire Department owns and operates a variety of firefighting apparatus to include:

- 2 fire engines
- 1 ladder truck
- 2 brush trucks
- 2 ambulances
- 1 squad
- Chief and Admin vehicles

Hydrant design standards shall comply with chapter 6.3.3 (Fire Protection and Wildfire Mitigation) of the current El Paso County Land Development Code, as amended. The Fire Authority may recommend greater spacing distance or require additional hydrants and closer spacing based upon the applicable Fire Code or NFPA standards. Proposed fire hydrants will be shown on the utility drawings for review approval by both the water district and the Fire Department. The development will meet all applicable fire codes unless specifically negotiated with the fire protection district.

The proposed development area is considered a low to moderate risk area for wildfire as the site is primarily sparsely vegetated, native grassland, and adjacent improved development areas.