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## **Crossroads Mixed Use Filing No. 1 Fire Protection Report**

**Fire District:** Cimarron Hills Fire Protection District

**Parcel Schedule No.:** 5408-00-7005

**Area/Acreage:** ±29.05 AC

**Proposed Zoning:** CR-5000 CAD-O, RM-30 CAD-O

**Site Location:** The development limits are generally defined by US Highway 24 on the southern boundary, Meadowbrook Parkway on the northern boundary, Newt Drive on the eastern boundary, and Lots 1 and 2 of the Softball West Subdivision No. 2 on the western boundary.

**Project Description:** The Crossroads Mixed Use Filing No. 1 project proposes a layout of 4 tracts for roadway, detention, and future commercial use, along with 1 lot. The future commercial tract comprises the eastern half of the site, while the western half consists of the lot that is planned for multi-family residential (apartment) use with a maximum of 306 dwelling units. A roadway tract divides these two parcels, and a detention tract comprises the southern portion of land under the lot. The final plat also includes features such as: subdivision access to public rights of way, internal access via private street, public pedestrian facilities, landscape buffers and screening, open space, and tracts for public utilities and drainage on the 29.05-acre site.

### **Fire Protection Report:**

The Cimarron Hills Fire Protection District (CHFPD) has reviewed the final plat for Crossroads Mixed Use Filing No. 1, and is committed to provide fire protection and emergency services. District services include emergency and non-emergency response, public education, code compliances, and plan review.

The Cimarron Hills Fire Protection District's fire station is located at 1885 Peterson Road, approximately 2 miles from the Crossroads Mixed Use Filing No. 1 site. The estimated emergency response time is approximately 5 minutes. There are no existing fire hydrants at and or near the proposed site; however, fire hydrants will be provided as required. The Cimarron Hills Fire Protection District will respond to fire and medical emergencies at the site. The fire department currently has (12) full time fire and emergency medical personnel. All personnel are trained to the EMT-Basic Level and three are "Advanced Life Support" capable. In addition, there are: (12) part time fire and emergency medical personnel; (1) 75' Aerial Fire Apparatus; (1) Engine; (1) Brush Truck; and (3) support vehicles.

In accordance with Section 6.3.3, Fire Protection and Wildfire Mitigation, of the El Paso County Land Use Development Code (LDC), (updated and adopted by the BOCC on January 2021) an analysis of compliance with this section of the LDC and applicable fire codes shall be provided.

From the Wildfire Risk Assessment Map attachment, Crossroads Mixed Use Filing No. 1 is rated by the Colorado State Forest Service's (CSFS) online Wildfire Risk Assessment Portal as being at the "Lowest Risk" for wildfire. In addition, the Wildfire Risk Assessment Portal rates the project location as having a "Very Low" Burn Probability. These ratings, combined with highly effective wildfire response capabilities, indicate that the project area is both at an extremely low risk of wildfire as well as highly protected in case of wildfire. Further, the project meets applicable design requirements for wildfire protection listed in Section 6.3.3, including roadway and driveway construction (radius and vertical clearances, property access, and turnarounds), and cistern/dry hydrant availability. Construction codes (including building location, separation of structures, and building material compliance) and defensible space guidelines will be met when final development of these individual lots occur. These design and construction measures, in combination with the low probability of wildfire and high level of protection provided by the Cimarron Hills Protection District, ensure that this development is in full compliance with Section 6.3.3, Fire Protection and Wildfire Mitigation, of the El Paso County Land Use Development Code. These measures also insure that this project will provide a very high degree of safety from the risk of wildfire for future lot developers within this subdivision.

**Attachment(s)**

## **Wildfire Risk Assessment Map**

