

## **Fire Protection Report**

Sanctuary of Peace Filing No. 1

Sanctuary of Peace Filing No. 1 is located in the Donald Wescott FPD Fire Protection District (DWFPD) service area. The District currently serves the existing Benet Hill Monastery and surrounding properties and has committed to serve the proposed subdivision. The District also participates in mutual aid response with surrounding fire districts and fire departments. The main access to the site is from Benet Lane connecting to Colorado State Highway 83.

DWFPD has two full service/full time manned fire stations, and one unstaffed fire station. The closest station to Sanctuary of Peace Filing No. 1 is Station 2, located at 15055 Colorado State Highway 83, which is 1.1 miles from the site via established public roads. Response times are difficult to predict due to traffic conditions, weather conditions and other factors. However, in favorable conditions, response time to the site is estimated to be 4 minutes. The department has three engines, one water tender truck, one brush truck, one ladder truck, one ambulance, and various command and utility vehicles.

PFRPD carries Class 3/3Y ISO rating for all properties that are not located within 1000 feet of a fire hydrant, but within 5 miles of a fire station. There are no fire hydrants in the vicinity of Sanctuary of Peace Filing No. 1 and Station 2 is located 1.1 miles from the site. Therefore, the ISO rating for this property is 3.

The site of Sanctuary of Peace Filing No. 1 and the surrounding area is well forested. There has been extensive wildfire mitigation on the property with forest thinning and removal of excess fire fuels prior to development of the property. A Wildland Fire & Hazard Mitigation Plan has been prepared for the site and the development will provide defensible space in accordance with NFPA standards. The development is providing fire cistern in accordance with the request and agreement with DWFPD. The development, in cooperation with the certain neighbors, is providing a new "emergency only" ingress/egress route to the west by way of Fools Gold Lane to Evergreen Road to Roller Coaster Road. The ingress/egress also available to the surrounding neighborhood in the event of an emergency.



**DONALD WESCOTT FIRE PROTECTION DISTRICT**

15415 Gleneagle Drive Colorado Springs, CO 80918

Ph: 719-488-8680 Fx: 719-488-3414

To: Whom it may concern  
From: Chief Vinny Burns  
Donald Wescott Fire Protection District  
Date: August 20, 2019  
Re: Sanctuary of Peace P.U.D.

This is a letter of commitment for fire protection by Donald Wescott Fire Protection District for the property located at 15760 Hwy. 83, for the development known as The Sanctuary of Peace Residential Community.

The Donald Wescott Fire Protection District is an ISO protection class 3 department that has two full time staffed fire stations, the closest of which is located at 15505 Hwy. 83.

The district understands that the applicant has proposed modifications to PUD criteria and waivers to the El Paso County Land Development Code. The applicant has proposed 20 ft wide private paved roadways in a 24 ft wide roadway tract. The applicant proposes more than 25 lots on a dead-end road and a dead-end road in excess of 1,600 feet. The applicant also proposes an unpaved 12 ft. wide to 16 ft. wide emergency-only access road from Benet Lane to Fools Gold Lane in an emergency access easement. The emergency access road will be gated and secured in a manner acceptable to the district. The district finds the proposed modifications and waivers to be acceptable.

The Sanctuary of Peace development will be required to provide an on-site 15,000 gallon fire cistern along with a fire turnout to allow the usage of the cistern while not impeding traffic on the roadway. Residential construction will be reviewed by the district and shall comply with district requirements.

If you have any questions or need further information, please feel free to contact me.

Thank you,

Vincent P. Burns  
Fire Chief

FIRE

ABOUT

RECRUITMENT

LIFE SAFETY

SERVICES

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## WHO WE ARE



Originally El Paso County Fire, our name was changed to honor Donald Wescott when the district was formed in 1981. Donald was killed in the line of duty while fighting an apartment fire at the Yorkshire Apartments in May 1976. The fire also claimed the lives of three family members: a mother, her 5-year old daughter and her father-in-law. FF Wescott fell through the burning roof when the joints collapsed. There were several other firefighters who were injured in the blaze. The fire was caused by gasoline being stored in open containers and placed too close to the water heater pilot light.

### What are the Boundaries of the District?

- 12 square miles
- Population: 10,000
- Northgate Blvd to Baptist Road
- East of Interstate 25 to east of Highway 83
- Along Highway 83 to Hodgen Raod

### Who is Covered by the District?

- Residences
- Local Businesses
- Restaurants
- Hotels
- School District #20

Abert Estates  
Chaparrel Hills  
Gleneagle  
Northgate Highlands  
  
Oak Mountain Estates  
Outlook Estates  
Overlook Estates  
Pleasant View Estates  
  
Stone Crossing  
Struthers Ranch  
Sun Hills

## Fire Stations

### Station 1

15415 Gleneagle Drive  
Colorado Springs, CO 80921 Phone: (719) 488-8680  
Fax: (719) 488-3414

[Map & Directions](#)

### Station 2

15055 Highway 83  
Colorado Springs, CO 80908 Phone: (719) 488-8680  
Fax: (719) 488-3414

[Map & Directions](#)

### Station 3 - Unstaffed

15000 Sun Hills Drive  
Colorado Springs, CO 80921 Phone: (719) 488-8680

[Map & Directions](#)



## Wescott Apparatus

- 1 Ladder
- 3 Engines
- 1 Ambulance
- 1 Tender
- 1 Brush Truck
- 1 Utility Truck
- 2 Command Vehicles
- Hummer
- ATV
- Air Trailer
- Chipper

## Automatic Aid Agreements

As part of our commitment to the citizens we serve, Wescott Fire Department is proud to participate in the “North Group.” The North Group is a collection of fire departments within and around El Paso County, dedicated to assisting each other and providing resources during large incidents such as wildland fires, structure fires, hazardous material incidents etc. Through this agreement, Wescott Fire Department both receives and provides responses to:

- Palmer Lake Fire Department
- Black Forest Fire/Rescue Department
- Tri-Lakes Monument Fire Department
- Falcon Fire Department
- Cimarron Hills Fire Department
- Larkspur Fire Department
- United States Air Force Academy Fire

Agreements like these enable agencies to provide resources through automatic aid agreements, meaning that there is no need to gain approval prior to requesting help, and in many cases, assistance from neighboring departments will be dispatched automatically.

## Staffing

- Fire Chief
- Training Chief

