

**WILDFIRE MITIGATION PLAN
EAGLE FOREST PUD/PRELIMINARY PLAT (PUDSP)**

July 2020

**Owner and Developer:
Eagle Forest Development, LLC**

I. PROJECT DESCRIPTION/WILDFIRE HISTORY

The 44.2 acre property is located in Black Forest on Shoup Road approximately ½ mile east of the commercial center of Black Forest at the intersection of Black Forest Road and Shoup Road. The Eagle Forest PUD (EFPUD) is a 9 lot residential subdivision with a large open space tract that has been through various El Paso County (EPC) approval processes beginning in 2005. The site is zoned PUD as a result of the approval of the 2005-2007 PUD application. The applicant, Eagle Forest Development, LLC is requesting a PUDSP (PUD + Preliminary Plan) followed by an Administrative Final Plat.

The site is divided by Burgess Creek, which is a seasonal creek running east/west in the center of the property. The creek is dry most of the year and generally only runs during storm events. There is no 100 year floodplain on the site. South of the creek is gently sloping terrain. North of the creek are steeper slopes (up to 25%) with a prominent ridge at the top of the slope. The site is relatively flat on the north portion, above the ridge.

The Black Forest Fire of 2013 burned the entire site except for the southernmost, lower portion of the site adjacent to Shoup Road. Trees that were burned were removed and the result is the ponderosa pine forest has been replaced with post-fire grasses and forbs, except for the most southerly area within Lot 1 that did not burn. Below is a current photo of the site.



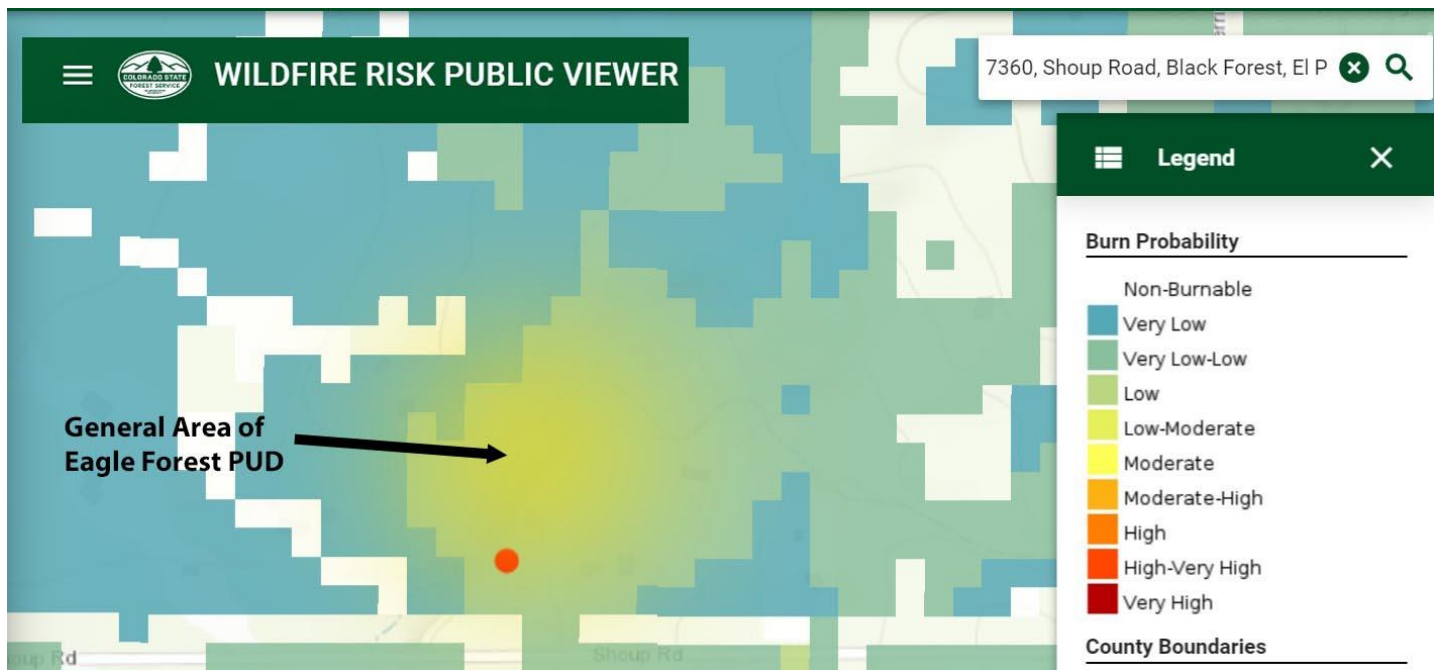
II. FIRE PROTECTION SERVICES

EFPUD is located in the Black Forest Fire Rescue Protection District (BFFRPD). EFPUD has worked closely with BFFRPD relative to emergency services planning and design, resulting in the inclusion in the development plan of a 30,000 gallon cistern exclusively for BFFRPD use and an adjacent 10'x30' emergency vehicle pull-off.

BFFRPD has made a written commitment to serve EFPUD and has also provided a Fire Protection Report. Both of these documents are attached as appendices to this plan. EFPUD will have excellent fire protection services as provided by BFFRPD. As stated in the Fire Protection Report, *“Black Forest has an ISO rating of 5 overall and an ISO of 4 if within 1000 ft of a hydrant and 5 road miles from a station. Your property would be an ISO of 5 at this time. Your Primary response station would be BFFR station 1 which is located at 11445 Teachout road, approximately 1.8 miles from the station with a travel time of 3-4 minutes. Black Forest Fire Rescue is a primarily career department with two stations in service 24/7. Our daily staffing is 6 personnel per day with 4 command staff. The local departments providing automatic mutual aid are also career departments, providing approximately an additional 12-20 personnel for any significant incident.”*

III. WILDFIRE RISK MAPPING

Likely due to the property burning in the 2013 Black Forest Fire, the Colorado State Forest Service has mapped the site's wildfire risk as Very Low or Very Low-Low as shown below.



IV. PLAN INTENT AND CONTENTS

The intent of this mitigation plan is to summarize the wildfire mitigation components involved in the development of EFPUD. elements of this plan and their implementation are further detailed and defined in numerous other plans and

documents including:

- A. the PUD Development Plan and Guidelines
- B. the Declaration of Covenants and Restrictions.
- C. “*Protection Your Home From Wildfire*” prepared by Colorado Springs Fire Department and Colorado Springs Park and Recreation Department.
- D. Colorado State University Cooperative Extension Publications Creating Wildfire Defensible Zones and Fire-Resistant Landscaping

V. WILDFIRE HAZARD MITIGATION RESPONSIBILITIES

The plan is based upon a partnership with specific responsibilities for the developer, Eagle Forest Development, LLC (EFD), the Homeowner’s Association, the home builders and the homeowners. EFD is responsible for planning and developing the land in a manner consistent with current wildfire hazard mitigation practices. The home builders and architects are responsible for designing and constructing homes which are sensitive to the wildfire hazards existing within their specific sites. The homeowners are ultimately responsible for the maintenance of their homes and home sites in a manner consistent with the adopted wildfire hazards mitigation plan.

Eagle Forest Development, LLC Responsibilities

1. Continue to work with BFFRPD to construct the cistern and emergency vehicle pull-off and other wildfire mitigation implementation measures as discussed above.
2. Implement the development plan that includes:
 - a. A 60’ wide fuel break (roadway) throughout the development
 - b. Vehicular circulation designed to provide safe and efficient emergency vehicle access to, from, and through all lots and open space of the property.
3. EFD will establish a Homeowners Association which will advocate neighborhood involvement in the wildfire mitigation plan and enforce the maintenance of the covenants, restrictions, and development guidelines.
4. Provide wildfire mitigation educational information and resources to homeowners.

Home Builders and Architects Responsibilities

1. All roofing material shall be non-combustible, or fire resistive class A, B, or C rated.
2. Exterior wall materials such as stucco , rock, and brick shall be encouraged.
3. All under eave vents shall be located near the roof line rather than near the wall. All eaves shall be boxed, and minimum overhangs shall be encouraged.
4. All windows and patio doors shall be made of tempered safety glass or double pane glass. Exterior fire-resistive shutters and interior fire resistant drapes or blinds shall be encouraged.
5. Masonry patios and/or one hour fire rated decks shall be encouraged to create a setback safety zone.

Homeowners’ Responsibilities

1. All homes shall have a 30 foot safety zone or primary fuel break in all directions. All brush within 10 feet of the house shall be removed and replaced with an irrigated greenbelt (including grasses, shrubs, and/or flowers) or noncombustible materials such as rock or gravel.



2. All large trees within the 30 foot safety zone shall be thinned to eliminate overlapping crowns. All trees within the 30 foot safety zone shall be pruned of all dead limbs. Prune live branches to 10 feet from adjacent tree branches within the 30 foot safety zone. Prune all branches to a height of 10 feet or one half the line crown, whichever is less, within the 30 foot safety zone. Trim all branches which extend over or under the eaves of the roof.
3. Homeowners shall be required to maintain the 30 foot safety zone by removing all fuels from beneath large trees. Keep grasses trimmed to 2 inches and well-watered. Keep roofs and roof gutters clean of pine needles and leaves. Stack firewood uphill and at least 30 feet from structures. Remove dead limbs, leaves, and grass clippings from all areas.
4. All driveways shall be readily identifiable and maintained unobstructed at all times.
5. All house addresses shall be clearly visible from the street.
6. All chimneys shall be equipped with a mesh spark arrester and inspected and cleaned on a regular basis.
7. On site burning of trash, leaves, and weeds shall be prohibited.
8. Fireworks of any kind shall be prohibited.
9. All motor vehicles shall be parked on noncombustible surfaces.
10. All homes shall be equipped with smoke detectors and a minimum of one 2.5 pound fire extinguisher maintained in accordance with the manufacture's recommendations.

