
EAGLEVIEW SUBDIVISION FILING NO. 1 - FINAL PLAT

FIRE PROTECTION REPORT

APRIL 2024

PROPERTY OWNER

PT Eagleview LLC
1864 Woodmoor Dr, Ste 100
Monument, Colorado 80132

CONSULTANT

N.E.S. Inc.
619 North Cascade Ave, Suite 200
Colorado Springs, CO

LOCATION

Eagleview Subdivision is a 121.21-acre property located northwest of the intersection of Highway 24 and Woodmen Road in northeast El Paso County. The request is for a Final Plat for 38 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.

The only staffed stations in Falcon Fire Protection District are Stations 1, 3 and 4. The closest station to Eagleview Subdivision is Station 1 at 12072 Royal County Down Road. Station 1 is the largest station, with eight total garage bays and extra sleeping quarters. Eagleview Subdivision is within District 1 where the average response time is 6 minutes 38 seconds.

CODE COMPLIANCE

Eagleview Estates Filing No. 1 complies with the fire protection provisions of Pikes Peak Regional Building and International Fire Code 2021(IFC) and El Paso County Land Development Code (LDC).

2021 IFC Compliance:

Falcon Fire Protection District has provided a commitment letter for fire and emergency protection. Fire suppression, fire prevention, emergency rescue, ambulance, hazardous materials and emergency medical services will be provided with some conditions outlined in their commitment letter. The District utilizes the 2009 International Fire Code with Local Amendments for their inspections and plan review.

Section 503: Fire Apparatus Access Roads

Access to the site is proposed by three existing intersections at Raygor Road/Arroya Lane, Raygor Road/Flaming Sun Drive, and Stapleton Drive/Arroya Lane. Three deviations to the Engineering Criteria manual relating to roadway design were approved with the Preliminary Plan submittal (SP 21-006).

Deviation 1 – A deviation from the requirement that rural cul-de-sacs/non-through streets shall have a maximum length of 1,600 feet. Deviation 1 requests four non-through streets that exceed 1,600 feet. This deviation is only needed until the Raygor connection south to Stapleton is established or another road connection is made. A gated emergency access is proposed from the Acequia Court cul-de-sac across adjacent Lot 11 of Paintbrush Hills Filing 14. This temporary emergency access has been vetted with the Fire District and a written endorsement from the Fire Chief was provided with the deviation request.

Deviation 2 – A deviation from the cross-section and design standards for a Rural Minor Collector. The current Raygor Road ROW and cross section do not meet the ECM standard for a rural minor collector; therefore, a deviation is required. The applicant proposes to improve the north end of Raygor Road between Pine Park Trail and Burgess to a 28-foot-wide paved standard including two-foot paved outside shoulders plus two-foot gravel shoulders. This is the segment with the highest volume and this construction of a portion in lieu of escrow would put the improved road in-place for the highest volume portion rather than having the funds sit in escrow. This revised street standard meets fire access requirements.

Deviation 3 – A deviation from the requirements for crest vertical curves and stopping sight distance and K value by roadway design speed on Burgess Road at the Burgess Road/Raygor intersection. Burgess Road is an existing roadway and this is an existing deficiency. This deficiency is related to east/west through traffic rather than traffic turning to/from Raygor Road. This project will not add straight through traffic at this intersection and the applicant/owner should not be held responsible for correcting an existing deficiency and should not be held liable for any safety problem that exists or may develop in the future due to this existing deficiency. This existing deficiency does not impact fire access.

503.2.5 Dead Ends

As noted above, Eagleview Estates includes 4 dead-end streets that exceed 1,600 feet. This deviation is only needed until the Raygor connection south to Stapleton is established or another road connection is made. A gated emergency access is proposed from the Acequia Court cul-de-sac across adjacent Lot 11 of Paintbrush Hills Filing 14. This temporary emergency access has been vetted with the Fire District and a written endorsement from the Fire Chief was provided with the deviation request.

Section 505/506:

All structures will be addressed and adequately marked per PPRBD and IFC 2021 standards before a certification of occupancy will be issued. All street signs will comply with PPRBD, EL Paso County

standards, IBC 2021 and IFC 2021 standards. All structures are designed as single family detached homes.

Section 507:

Per LDC, 8.4.7. a 300-year water sufficiency finding must be found by the County Attorney's Office, El Paso County Public Health and Board of County Commissioners for the plat to be recorded. An analysis of water supply and sufficiency showing compliance with LDC 8.4.7.B.6.g.c and demonstrating proof of water demands needed to satisfy fire demand, was provided by the County Attorney's Office with the Preliminary Plan submittal.

As agreed with Falcon Fire Protection District, the residential lots will be served by the existing Woodland Hills fire hydrant located at the southeast corner of Arroya Lane and Stapleton Drive.

Section 504;601-607;701-708;801-808;901-917;1001-1032;1101-1106:

The development is comprised entirely of single family detached dwelling units. All structures will be constructed to IBC 2021, IFC 2021 and PPRBD standards. All structures are required to demonstrate full compliance with all standards before a certificate of occupancy can be issued.

Section 1200-4000:

Not applicable. The development includes only single family detached housing development served by well and septic sewer systems and public roadways.

LDC Compliance:

In accordance with Section 6.3.3, Fire Protection and Wildfire Mitigation, of the El Paso County Land Use Development Code (LDC), an analysis of compliance with this section of the LDC and applicable fire codes shall be provided. The intent of this section of the LDC is to ensure that proposed development is reviewed in consideration of the wildfire risks and need to provide adequate fire protection in order to:

- *Regulate development, buildings, and structures so as to minimize the hazard to public health, safety, and welfare;*
- *Ensure that adequate fire protection is available for new development;*
- *Implement wildfire hazard reduction in new development;*
- *Encourage voluntary efforts to reduce wildfire hazards; and*
- *Reduce the demands from the public for relief and protection of structures and facilities.*

The project is complies with Section 6.3.3 Design Standards, which include Water Supply, Roads, and construction in Wildland Fire Areas.

Water Supply:

Per LDC, 8.4.7. a 300-year water sufficiency finding must be found by the County Attorney's Office, El Paso County Public Health and Board of County Commissioners for the plat to be recorded. An analysis of water supply and sufficiency showing compliance with LDC 8.4.7.B.6.g.c and demonstrating proof of water demands needed to satisfy fire demand, was provided by the County Attorney's Office with the Preliminary Plan submittal.

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Access

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All internal roadways within Eagleview Estates Filing No. 1 are classified as rural local roads. Other than as allowed by the approved deviations, these roads will be built to ECM standards and will serve as fire apparatus access roads.

Wildfire Risk

A Natural Features and Wetlands Report has been prepared by Bristlecone Ecology and analyzes the wildfire risk and burn probability within the project site. The report references the Colorado State Forest Service (CSFS) Wildfire Risk Assessment Portal (WARP). This mapping system identifies the wildfire risk of 50% the project site as "Moderate Risk" for wildfires and 50% as "High Risk". "Wildfire Risk" is determined by CSFS by combining the burn probability rating of a site with the values-at-risk rating. While the project site has a low to very low values and assets that would be adversely affected by wild, the burn probability for the entire site is rated as high.

Development of the site would result in a reduction of the available fuels for wildfires, while simultaneously increasing the values and assets present on the site. Fire-wise construction will be required throughout the development in accordance with PPRBD Building Code regulations. Fire-wise guidelines for landscaping will be encouraged and outlined in the CC&Rs.