

OVERLOOK AT HOMESTEAD PRELIMINARY PLAN

FIRE PROTECTION REPORT

OCTOBER 2023, REVISED DECEMBER 2023

OWNER/APPLICANT:

PT Overlook LLC
1864 Woodmoor Dr. #100
Colorado Springs, CO 80132

CONSULTANT:

N.E.S. Inc.
619 North Cascade Avenue
Colorado Springs, Colorado 80903

Overlook at Homestead is a proposed subdivision consisting of 62 5-acre minimum residential lots on approximately 350.8 acres. The proposed subdivision is within the Peyton Fire Protection District (PFPD) service area. The PFPD provided a commitment letter confirming that the district currently provides fire and emergency services to the project area and will continue to provide these services. The district has two fire stations located at 13665 Railroad St., which is approximately 4.5 miles from the subject property. Response times to the property are approximately 11 minutes, weather permitting. PFPD operates with both paid and volunteer staffing, and has the following equipment available:

- Three type 6 brush trucks
- Two ambulances
- Two QRV medical/utility trucks
- One 1000-gallon fire engine
- One 500-gallon fire engine
- One 3000-gallon pumper tender
- One 2000-gallon pumper tender

CODE 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;*
 - Fire-wise construction and landscaping will be required throughout the development.
 - *Ensure that adequate fire protection is available for new development;*
 - A fire service commitment letter has been obtained from the Peyton Fire Protection District.
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- *Implement wildfire hazard reduction in new development;*
 - Some trees and vegetation will be cleared in association with development.
- *Encourage voluntary efforts to reduce wildfire hazards; and*
 - Fire-wise guidelines will be included and outlined in the CC&R. Fire-wise landscaping will be required within the development.
- *Reduce the demands from the public for relief and protection of structures and facilities.*
 - This will be accomplished by the clearing of brush and dangerous densities of vegetation. In addition, a 30,000-gallon cistern will be installed to serve the development.

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

Water Supply:

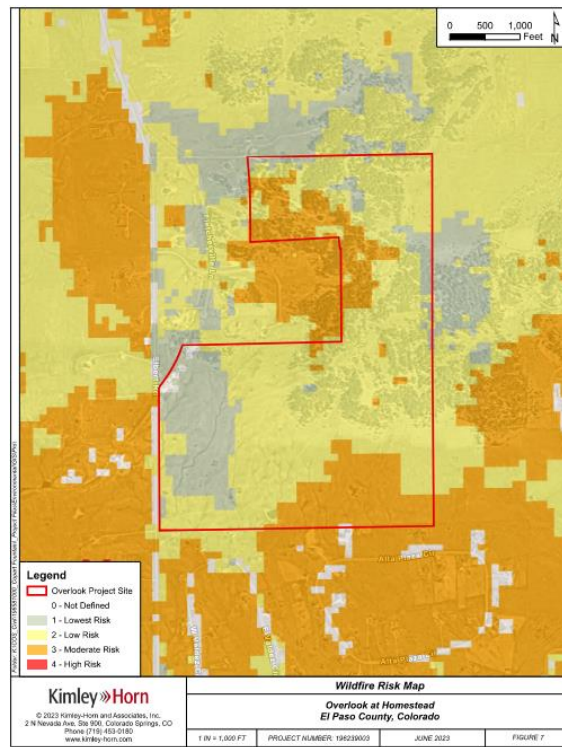
The Fire Commitment provided by PFPD indicates that the proposed development will utilize a 30,000-gallon cistern located within the Overlook at Homestead subdivision. The cistern will be operated and maintained by Fire Department staff.

Access

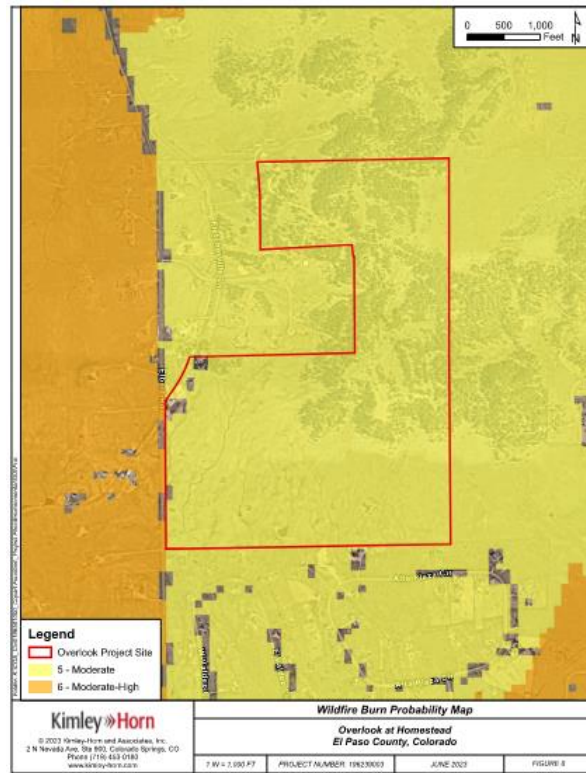
Access to the site is proposed via two points from the adjacent Apex Ranch Estates subdivision, and a new access point is proposed off of Elbert Road. All roads are to be built to County local road classification standards in accordance with ECM 2.3.1 Table 2-7, which accounts for use by emergency vehicles.

Wildfire Risk

The Natural Resources Report prepared by Kimley Horn analyzes the wildfire risk and adequate fire protection pursuant to the El Paso County Development Standards for fire protection and wildfire mitigation. The report references the Wildfire Risk Assessment Portal (WARP) which was used to evaluate the wildfire hazard of the proposed subdivision. The wildfire risk of the project site is documented as predominantly “Low Risk” with smaller areas of “Moderate Risk” and “Lowest Risk” as evident in the wildfire risk map below.



The burn probability for the project site is rated as “Moderate” as shown in the burn probability map below.



Wildfire fuels are likely to be removed through development and the CC&Rs will require Firewise construction and landscaping.