

Fire Protection Report

Peyton Ranches Filing No. 1A

Peyton Ranches Filing No. 1A is located in the Peyton Fire Rescue Protection District (PFRPD) service area. The District currently serves the existing residences in the area and has committed to serve the proposed subdivision of one (1) lot at 15330 Chaparral Loop E. The District also participates in mutual aid response with surrounding fire districts and fire departments.

PFRPD has two full service/full time manned fire stations. The closest station to Peyton Ranches Filing No. 1A is Station 1, located at 13665 Railroad Street, which is 3.1 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 5 minutes. The department has three engines, two water tender trucks, three brush trucks, two ambulances and various command and utility vehicles.

PFRPD carries Class 5 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 Peyton Ranches Filing No. 1A and Station 1 is located 3.1 miles from the site. Therefore, the ISO rating for this property is 5.

The site of Peyton Ranches Filing No. 1A contains few trees and does not exhibit dense forest. No particular wildfire fire mitigation is possible or required for the site.

PEYTON FIRE PROTECTION DISTRICT

Administrative Offices

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 · 800-741-3254
Fax: 303-987-2032

July 24, 2020

M.V.E., Inc.
1903 Leleray Street, Suite 200
Colorado Springs, CO 80909

Re: M.V.E., Inc. Subdivision (the “Project”) – Fire Protection To-Serve Letter

To Whom It May Concern:

Based upon the provided information, the above-referenced Project is located within the jurisdiction and boundaries of the Peyton Fire Protection District (the “District”).

The District is able to provide fire prevention and suppression, emergency rescue, emergency medical, and emergency hazardous materials response to the Project within the District service area, subject to the following conditions:

- All new construction, renovations, or developments within the District’s jurisdiction must comply with the applicable fire code and nationally recognized life-safety standards adopted by the El Paso County Board of County Commissioners and the District’s Board of Directors, as amended from time to time;
- All development, water, and construction plans must be reviewed and approved by the District for compliance with the applicable fire code and nationally recognized life-safety standards prior to final plat or construction permit being issued; and
- All development or construction projects shall meet the fire code and nationally recognized standards pertaining to fire protection water. Approved and inspected fire cisterns are permitted by the District in an attempt to help the property owner/developer meet these requirements.

If additional information is required, please contact our administrative office at 303-987-0835. Thank you.

Sincerely,

David Solin

David Solin
District Manager

cc: Dave Rolenc, District President
Jeff Turner, Fire Chief



5280Fire

(<https://5280fire.com>).

Peyton Station 1

Station 1



(<https://5280fire.com/wp-content/uploads/2018/04/RANDOM-083.jpg>)

PHOTO COURTESY OF CHRIS EVANS

Fire Station is located at 13665 Railroad St.



<https://5280fire.com/wp-content/uploads/2018/04/RANDOM-079.jpg>

PHOTO COURTESY OF CHRIS EVANS



<https://5280fire.com/wp-content/uploads/2019/07/Photo-Jul-14-08-56-14.jpg>



<https://5280fire.com/wp-content/uploads/2019/07/Photo-Jul-14-08-57-28.jpg>



(<https://5280fire.com/wp-content/uploads/2019/07/Photo-Jul-14-09-01-02.jpg>)

WESTON HEISER PHOTO ©



(<https://5280fire.com/wp-content/uploads/2019/07/Photo-Jul-14-09-01-39.jpg>)



(<https://5280fire.com/wp-content/uploads/2019/07/Photo-Jul-14-09-01-10.jpg>)

CHIEF 3650



<https://5280fire.com/wp-content/uploads/2019/10/Chief-3650.jpg>

WESTON HEISER PHOTO ©

(Fire Chief) Ford F-150 4x4.

ENGINE 3610



<https://5280fire.com/wp-content/uploads/2019/07/Photo-Jul-14-08-28-30.jpg>

WESTON HEISER PHOTO ©

2006 International 4400 / Rosenbauer / Central 1000 gallon water tank / 1250 gpm pump.



(<https://5280fire.com/wp-content/uploads/2019/07/Photo-Jul-14-08-28-10.jpg>)

WESTON HEISER PHOTO ©



(<https://5280fire.com/wp-content/uploads/2019/07/Photo-Jul-14-08-29-05.jpg>)

ENGINE 3611

(No Picture At this Time)

1996 HME 1871 / Becker 1250 gpm pump and 500 gallon water tank, former Manitou Springs Fire Department Engine 1010 (<https://5280fire.com/home/colorado-fire-apparatus-stations/el-paso-county/manitou-springs-fire-department/manitou-springs-station-1/>).

MEDIC 3680



(<https://5280fire.com/wp-content/uploads/2019/07/Photo-Jul-14-08-31-09.jpg>)

WESTON HEISER PHOTO ©

2003 Ford E-450 Super Duty / LifeLine, former Ellicott Volunteer Fire Department (<https://5280fire.com/home/colorado-fire-apparatus-stations/el-paso-county/elicott-volunteer-fire-department/>) Medic 3388.



(<https://5280fire.com/wp-content/uploads/2019/07/Photo-Jul-14-08-57-10.jpg>)

WESTON HEISER PHOTO ©



(<https://5280fire.com/wp-content/uploads/2019/07/Photo-Jul-14-09-02-54.jpg>).

WESTON HEISER PHOTO ©



(<https://5280fire.com/wp-content/uploads/2019/07/Photo-Jul-14-08-57-15.jpg>)

WESTON HEISER PHOTO ©



(<https://5280fire.com/wp-content/uploads/2019/07/Photo-Jul-14-08-22-30.jpg>)

BRUSH 3640



<https://5280fire.com/wp-content/uploads/2019/07/Photo-Jul-14-08-30-32.jpg>

WESTON HEISER PHOTO ©

2010 Ford F-350 4x4 XL Super Duty / Byers, also ran as Brush 3641.



(<https://5280fire.com/wp-content/uploads/2019/07/Photo-Jul-14-08-37-46.jpg>)

WESTON HEISER PHOTO ©



(<https://5280fire.com/wp-content/uploads/2019/07/Photo-Jul-14-09-02-23.jpg>)



(<https://5280fire.com/wp-content/uploads/2019/07/Photo-Jul-14-08-37-59.jpg>)

BRUSH 3641

(No Picture At This Time)

Ford F-550 4x4 Super Duty, former [Colorado Division of Fire Prevention and Control](https://5280fire.com/home/colorado-state-agencies/colorado-division-of-fire-prevention-and-control/)
(<https://5280fire.com/home/colorado-state-agencies/colorado-division-of-fire-prevention-and-control/>).

BRUSH 3642

(No Picture At This Time)

Ford F-550 4x4 Super Duty.

TENDER 3660



<https://5280fire.com/wp-content/uploads/2019/07/Photo-Jul-14-08-29-30.jpg>

WESTON HEISER PHOTO ©

2012 Freightliner / Spartan (Pumper-Tender) 1250 gpm pump (Waterous) and 500 gpm (Hale) pump & roll with 3000 gallon water tank.



(<https://5280fire.com/wp-content/uploads/2019/07/Photo-Jul-14-08-29-19.jpg>)

WESTON HEISER PHOTO ©



(<https://5280fire.com/wp-content/uploads/2019/07/Photo-Jul-14-08-29-37.jpg>)