

ROLLIN RIDGE ESTATES SUBDIVISION WILDLAND FIRE AND HAZARD MITIGATION PLAN & WILDLAND FIRE REPORT

January 2, 2018

1. PROJECT DESCRIPTION
2. VEGETATIVE CHARACTERISTICS
3. ACCESS, INGRESS, EGRESS AND EVACUATION
4. WATER SUPPLY
5. CONSTRUCTION, LOCATION AND DESIGN OF STRUCTURES
6. FUEL MODIFICATION AND IGNITION POTENTIAL
7. WILDLAND FIRE RISK AND HAZARD SEVERITY ANALYSIS

APPENDIX

- A. VICINITY MAP
- B. DISTRICT SERVICE COMMITMENT LETTER
- C. PRELIMINARY PLAN & CONCEPT DEVELOPMENT PLAN
- D. AERIAL PHOTOGRAPH
- E. ADOPTED COMMUNITY WILDFIRE PROTECTION PLAN

ROLLIN RIDGE ESTATES SUBDIVISION WILDLAND FIRE AND HAZARD MITIGATION PLAN

January 2, 2018

PROJECT DESCRIPTION

See Exhibit A – Vicinity Map and Exhibit C – Preliminary Plan

TC&C, LLC is currently making application to the El Paso County for a re-zoning application from RR5 to RR2.5 a re-zoning application from RR5 to PUD (office/commercial) and a preliminary plan approval for their 57 acre Rollin Ridge Estates subdivision.

The proposed subdivision is located within the Donald Wescott Fire Protection District service area (See Appendix B – Service Commitment Letter). The Donald Wescott Fire Protection District has adopted a Community Wildfire Protection Plan (See Appendix E) for the entire District, including the Rollin Ridge Estates subdivision.

The proposed subdivision is an “in-fill” subdivision located at the southwest corner of the intersection of State Highway 83 and Hodgen Road (See Appendix A – Vicinity Map). The subdivision is proposed to facilitate 16 single family residential lots at a minimum lot size of 2.5 acres and a 35,000 square foot mixed commercial and office complex (See Appendix C – Preliminary Plan and Concept Development Plan).

The 57 acre site is bisected by a major drainage way flowing south to north with land surfaces sloping gently from east to west and west to east into the drainage way.

The property's ISO Rating is Rural (non-hydrant) Class 3Y and the nearest fire station is located at 15055 Highway 83, approximately 1.5 miles from the site.

VEGETATIVE CHARACTERISTICS

90% of the site can be characterized by open native grassland meadows. The remaining 10% is characterized by mature Ponderosa Pine forest with grass understory. The Ponderosa Pine trees are generally located in areas west of the drainage way and along the projects southerly boundary. Dead and diseased trees are being removed and limbs are being raised to heights appropriate to pre-lot-sales conditions.

A site plan has been developed in which most home sites are available outside of the Pine grove canopies. Where this cannot be accomplished, care will be needed to insure Firewise construction compliance discussed later in this report.

The adopted Community Wildfire Protection Plan (Exhibit E) has identified the property's Wildfire Hazard rating for the open native grassland meadow area (90%) as MODERATE and the remaining forested area (10%) SEVERE.

ACCESS, INGRESS, EGRESS AND EVACUATION

See Exhibit C – Preliminary Plan. Public vehicular access to the 16 single family residential lots and the office/commercial area will be via two cul-de-sac roadways accessing Hodgen Road.

Both cul-de-sac roadways will be 60 foot public right-of-way, asphalt surfaced, rural residential roadways will be designed and constructed to El Paso County engineering standards and will be owned and maintained by El Paso County. No access roadways will be located within the forest areas rated as SEVERE.

All roadways and driveways will be designed and constructed to meet the Fire District code requirements.

WATER SUPPLY

Residences and office/commercial structures within the proposed subdivision will utilize individual on site wells for their water supply. Individual home and/or office/commercial structures may require fire suppression sprinklers or cisterns depending upon current Fire District and Building Code compliance requirements.

CONSTRUCTION, LOCATION AND DESIGN OF STRUCTURES

See Exhibit E – Community Wildfire Protection Plan

The applicant, working with the Donald Wescott Fire Protection District as the Local Firewise Liaison, has proposed joining NEPA's Firewise Communities Program. The program addresses issues related to construction, location and design of structures, amongst many other issues. Advantages to developing and maintaining a residential community under this program include:

- District review of construction, landscaping and fuel modification plans based upon a standardized set of recommendations.
- Real time up-dates of issues and solutions related to living within high wildfire hazard areas throughout the western region.
- Ongoing District assessments of landscape and home maintenance issues related to wildfire hazards.
- The Firewise Community Program recognizes the fact that differing lots, home sites and building architecture within the same subdivision requires differing approaches to wildfire hazard mitigation.
- The program provides a standardized approach to wildfire hazards mitigation for developers, homeowners, County Officials and Fire Districts thereby eliminating much of the confusion and overlap that exists into today's multi-district environment.

Rollin Ridge residences participation in the Firewise Communities Program is not optional. It will be mandatory. The Rollin Ridge Property Owners Association will be responsible for coordinating its member's involvement in the program via requirements specified in the HOA's Covenants, Restrictions and Architectural Guidelines.

FUEL MODIFICATION AND IGNITION POTENTIAL

No additional fuel modification is anticipated prior to lot sales. Per the Firewise Communities Program processes and procedures, fuel modification plans and identification of changing ignition potentials will be accomplished with the District's original review of individual lot proposals prior to construction. Periodic District review of existing on site conditions will assist in keeping fuel modification plans current based upon analysis of current ignition potentials.

WILDLAND FIRE RISK AND HAZARD SEVERITY ANALYSIS

Section 6.3.3 (3) requires that a Risk Assessment be performed on subdivisions located within designated High Wildland Fire Hazard Areas. The Code states: *a risk and hazard analysis shall be performed to determine the level of the wildland fire threat to life and values at risk prior to building permit authorization in high hazard areas...*

The required risk and hazard severity analysis is included within the Community Wildfire Protection Plan (Exhibit – E). In addition, the applicant proposes to satisfy this Code requirement via participation in the Firewise Communities Program including the review and approval of site plans and architectural plans by the District prior to issuance of a building permit. Review and approval of landscape plans by the District prior to approval by the HOA Architectural Review Committee would insure appropriate use of Firewise landscape materials.

**EXHIBIT A
ROLLIN RIDGE ESTATES SUBDIVISION
VICINITY MAP**

**EXHIBIT B
ROLLIN RIDGE ESTATES SUBDIVISION
FIRE DISTRICT SERVICE COMMITMENT LETTER**



DONALD WESCOTT FIRE PROTECTION DISTRICT

15415 Gleneagle Drive Colorado Springs, CO 80921
PH: 719-488-8680 FAX: 719-488-3414

December 15, 2017

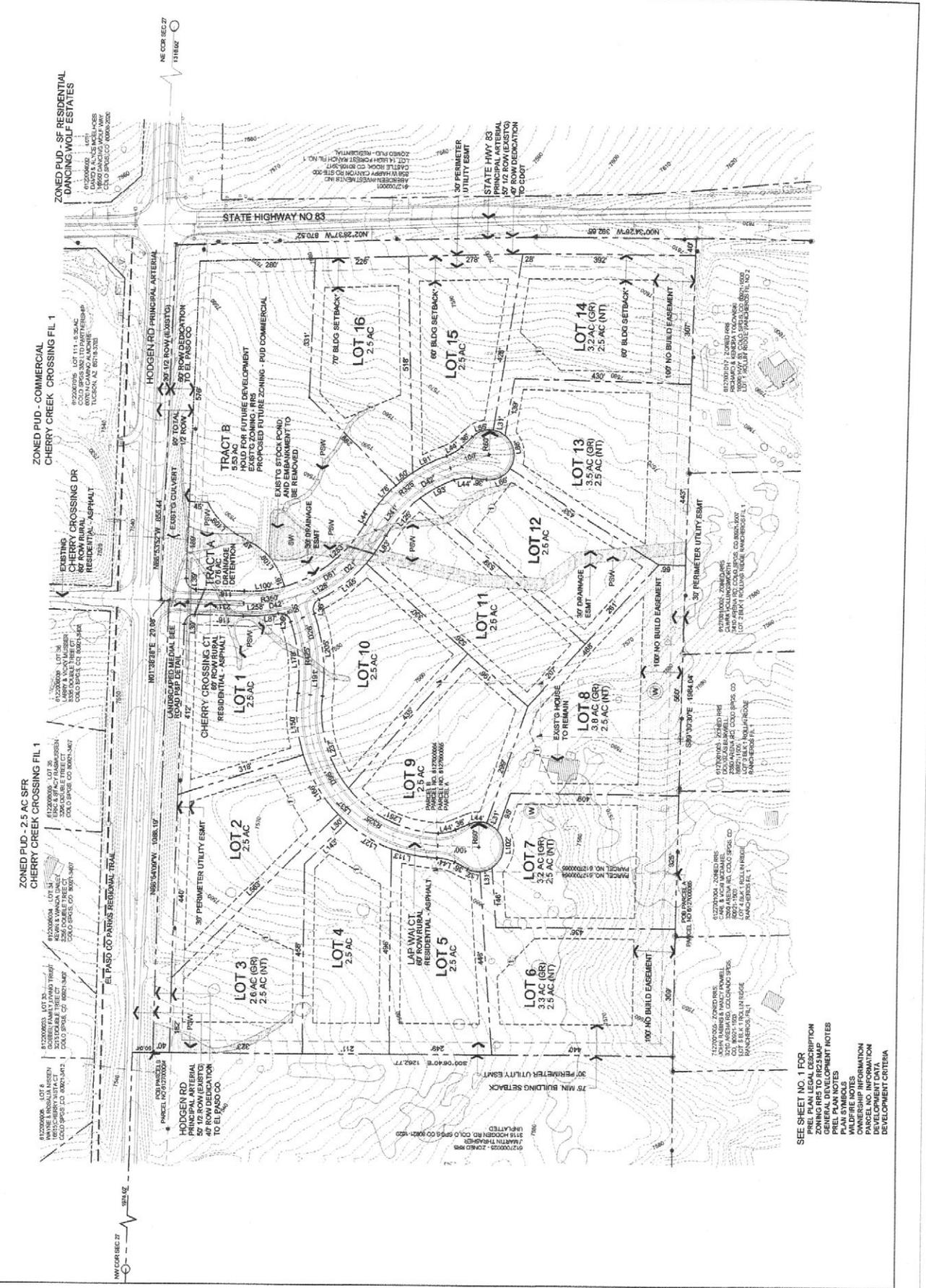
To Whom it May Concern:

This is a letter of commitment to provide fire protection and emergency services to the proposed development located on and around the southwest corner of Hwy. 83 and Hodgen Rd, specifically Rolling Ridge Estates and Rolling Ridge Office/Commercial Center, which lies within the boundaries and jurisdiction of the Donald Wescott Fire protection District. The fire district operates two stations, the closest of which is Station #2, located at 15505 Hwy.83, at the corner of Stagecoach Rd. The fire district is an ISO Fire Protection Class 3/3Y.

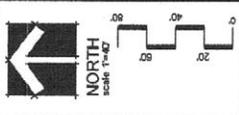
Sincerely,

Vincent Burns
Fire Chief

EXHIBIT C
ROLLIN RIDGE ESTATES SUBDIVISION
PRELIMINARY PLAN &
CONCEPT DEVELOPMENT PLAN



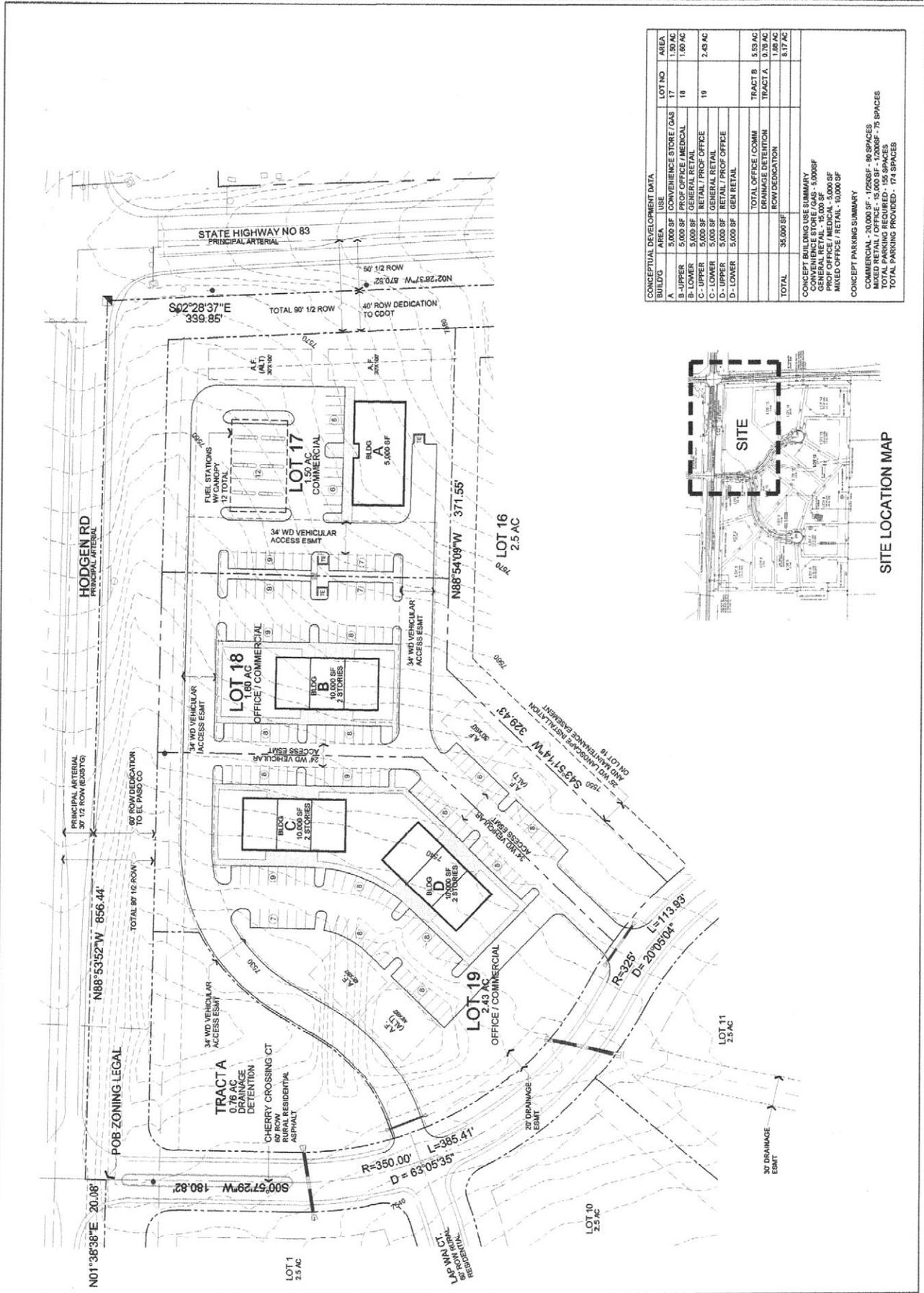
SEE SHEET NO. 1 FOR
 PRELIMINARY LEGAL DESCRIPTION
 GENERAL NOTES
 PRELIMINARY NOTES
 PLAN SYMBOLS
 OWNERSHIP INFORMATION
 PARCEL NO. INFORMATION
 DEVELOPMENT CRITERIA



LRA
LAND RESOURCE ASSOCIATES
17572 COLONIAL PARK DRIVE, MONUMENT, CO 80132-2308
TEL: 303.426.1000
WWW.LRA-CO.COM

CONCEPTUAL SITE DEVELOPMENT PLAN
ROLLING RIDGE / COMMERCIAL CENTER
EL PASO COUNTY, COLORADO
TC & C LLC
17572 COLONIAL PARK DRIVE, MONUMENT, CO 80132-2308

| | |
|----------------|--------------|
| REVISION NO. | |
| COUNTY REVIEW | |
| PROJECT NUMBER | |
| DATE | |
| DESIGNED BY | |
| CHECKED BY | |
| DATE | DEC 18, 2017 |
| PROJECT NO. | |
| CONTRACT NO. | |
| CONTRACTOR | |

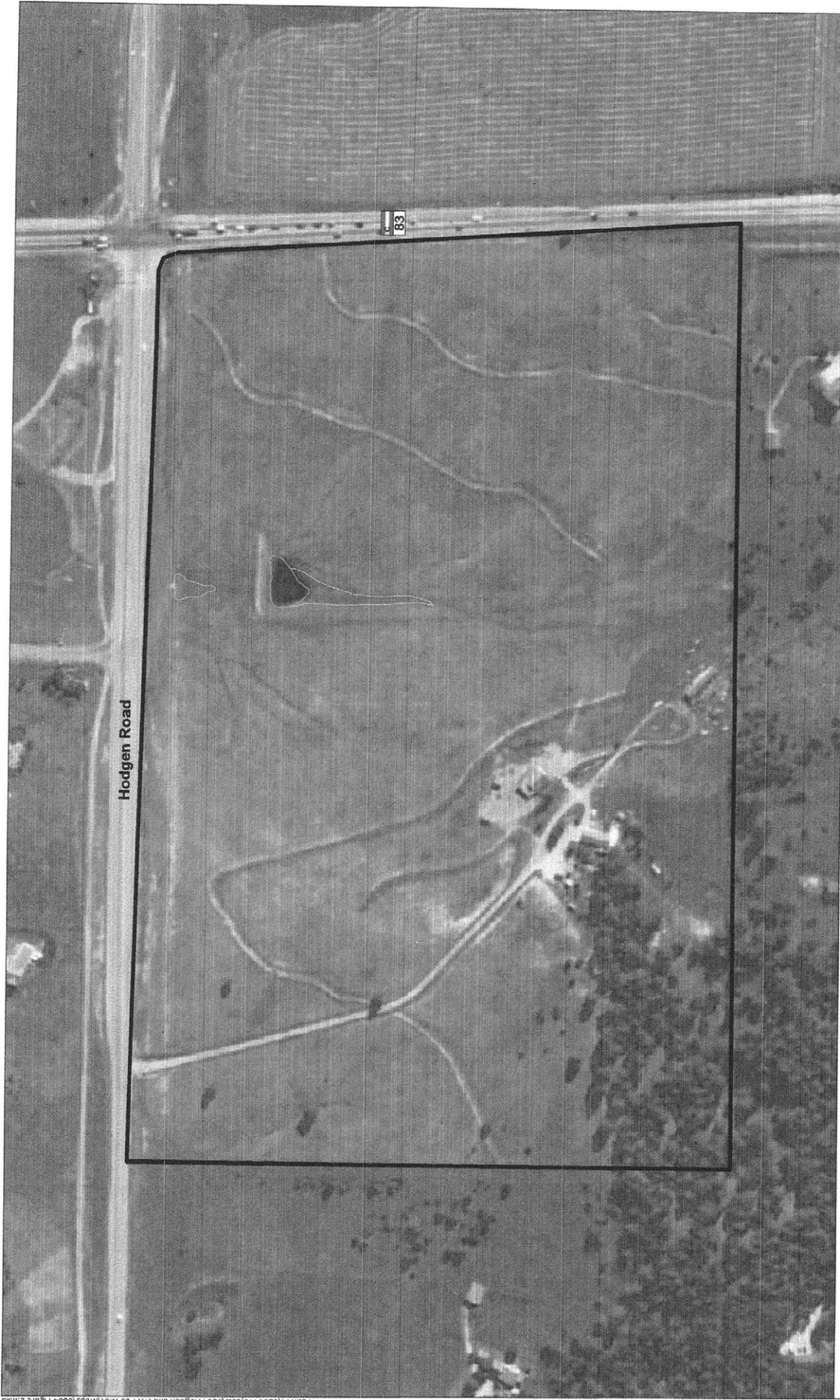


| CONCEPTUAL DEVELOPMENT DATA | | | |
|---|----------------------------------|--------|---------|
| BUILDG | AREA | LOT NO | AREA |
| A | 5,000 SF CONVENIENCE STORE / GAS | 11 | 1.60 AC |
| B | 5,000 SF PROF OFFICE / MEDICAL | 18 | 1.60 AC |
| C | 5,000 SF GENERAL RETAIL | | |
| D | 5,000 SF RETAIL / PROF OFFICE | 19 | 2.43 AC |
| E | 5,000 SF GENERAL RETAIL | | |
| F | 5,000 SF GENERAL RETAIL | | |
| G | 5,000 SF GEN RETAIL | | |
| TOTAL 35,000 SF | | | |
| CONCEPT BUILDING USE SUMMARY | | | |
| CONVENIENCE STORE / GAS - 5,000 SF | | | |
| PROF OFFICE / MEDICAL - 5,000 SF | | | |
| MIXED OFFICE / RETAIL - 10,000 SF | | | |
| CONCEPT PARKING SUMMARY | | | |
| COMMERCIAL - 30,000 SF - 1,000 SF - 80 SPACES | | | |
| MIXED RETAIL / OFFICE - 5,000 SF - 1,000 SF - 75 SPACES | | | |
| TOTAL PARKING REQUIRED - 155 SPACES | | | |
| TOTAL PARKING PROVIDED - 174 SPACES | | | |



SITE LOCATION MAP

**EXHIBIT D
ROLLIN RIDGE ESTATES SUBDIVISION
AERIAL PHOTOGRAPH**

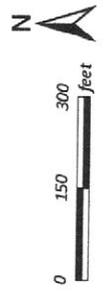


Hodgen and Highway 83 NRA

-  Ephemeral Depression
-  Upland Vegetated Swale
-  Project Area

Image Source: USDA NAIP, 2015

Figure 2
Site Description



Prepared for: Carl Turse
File: 6864 Figure 2.mxd (WH)
May 11, 2017



EXHIBIT E
ROLLING RIDGE ESTATES SUBDIVISION
COMMUNITY WILDFIRE PROTECTION PLAN