

## **Fire Protection Report Greaves Subdivision Filing No. 1**

Greaves Subdivision Filing No. 1 is located within the Black Forest Fire Rescue (BFFR) service area. The District currently serves the existing property at 7030 Snow Mass Drive. The district also participates in mutual aid response with surrounding fire districts and fire departments.

BFFR has two full service/full time manned fire stations. The closest station to Greaves Subdivision Filing No. 1 is Station 2, located at 16465 Ridge Run Drive, which is 2.8 miles north 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 4 minutes. The department has two Fire Engines (Type 1, 750 gallons), two Bush Trucks (Type 6), one Tender (1800 gallons), two Medic (ambulance), one Wildland Vehicle (Type 3), and additional command vehicles. This department also has in reserve: one tender, one brush truck, and one medic.

BFFR has an overall protection Class 5 ISO rating for its entire protection district. For all properties located within 1000 feet of a fire hydrant, BFFR provides a Class 4 ISO rating as long as it is within 5 miles of the nearest station. This fire district has limited hydrant access and primarily uses hauled water for its firefighting source. There are no fire hydrants in the vicinity of Greaves Subdivision Filing No. 1. Therefore, the ISO rating for this property is 5.

The site is located in an area characterized as forest land with native grasses. Most trees previously existing on the site have been destroyed by forest fire. Very few significant trees are currently present, but the site is adjacent to forested area. The construction of all new residences within the Greaves Subdivision will comply with the requirements of the Black Forest Fire Protection District. Review and approval of site and architectural plans shall be conducted by the fire district prior to issuance of any building permit. The requirements for Fire Protection and Wildfire Mitigation as contained in Section 6.3.3 of the El Paso County Land Development Code are addressed with this development as discussed below.

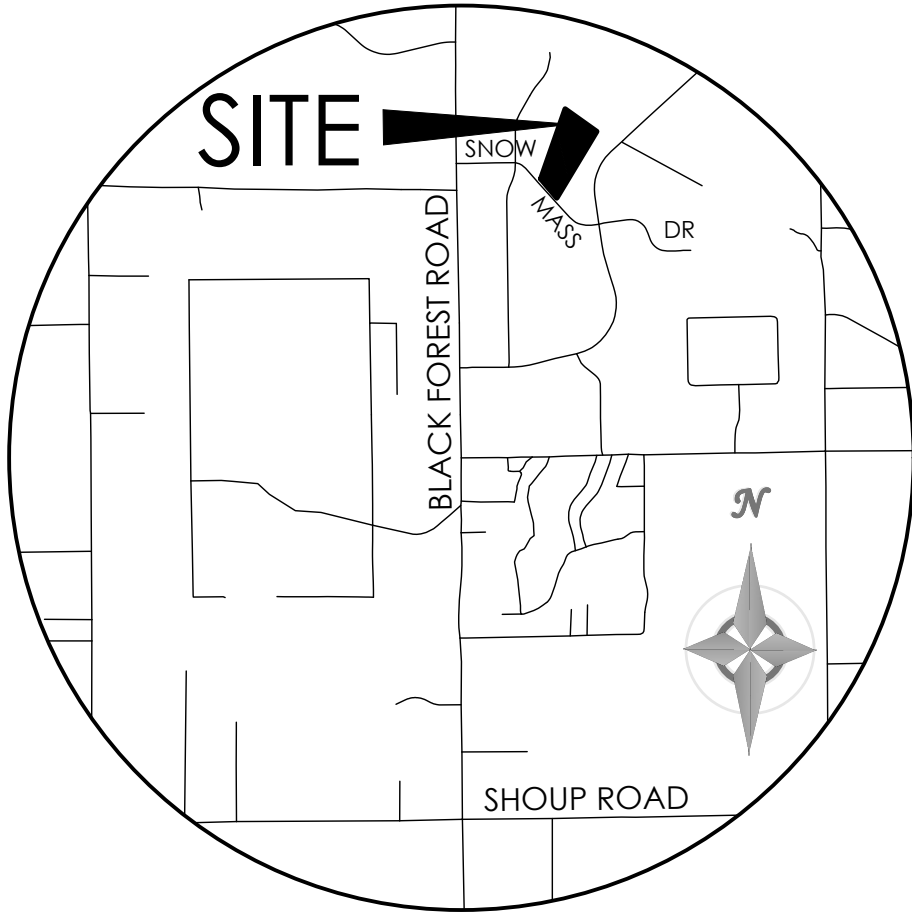
The subdivision owners intend to comply with the applicable codes in order to minimize the hazard to public health, safety, and welfare. All new construction should consist of fire resistant materials and engineering as much as is practical. It is also recommended that owners explore fire safe construction options, which may include, but are not limited to, metal, tile, or other non-flammable materials for roofs, sprinkler systems in or around structures, and fire retardant exteriors, including stucco, brick, metal, and fire resistant siding. It is recommended that all decks at ground level be sealed off, in an effort to prevent flammable debris from getting underneath. Building permits for each structure shall be in accordance with the requirements of the Fire District as administered by the Pikes Peak Regional Building Department.

It is demonstrated that adequate fire protection is available for the development. Greaves Subdivision Filing No. 1 is located in the Black Forest Fire Protection District (BFFR) service area. The District currently serves the properties and has committed to serve the proposed subdivision and the residences therein. The District also participates in mutual aid response with surrounding fire districts and fire departments.

The fire district regulates the requirement for water supplies for firefighting purposes. The district is current not requiring fire sprinkling or fire cisterns for subdivision of this size (less than five lots). The

current owner and future lot owners plan to implement wildfire hazard reduction in the development. Although there is currently no forest on the property, grass fires can be a danger as well. As topography of the proposed development cannot be readily modified to any significant degree, the placement of the structures becomes important. Location of structures should be placed outside of drainage's, saddles, and other topographic risks. Actual placement of structures is subject to change within that envelope due to other factors such as bed rock, views, accesses, and utilities. Occasionally, it will also be necessary for a structure to be located in a topographically more susceptible area. In these instances, it is recommended that performance of fuel modification measures be observed.

It is suggested that the reduction of most ignitable fuel be done in areas that are within fifty feet of building envelope of all residential structures. This will reduce the amount of small, flash fuel in close proximity. It will also slow the spread of fire toward adjacent property and provide suppression forces additional time to contain a fire.



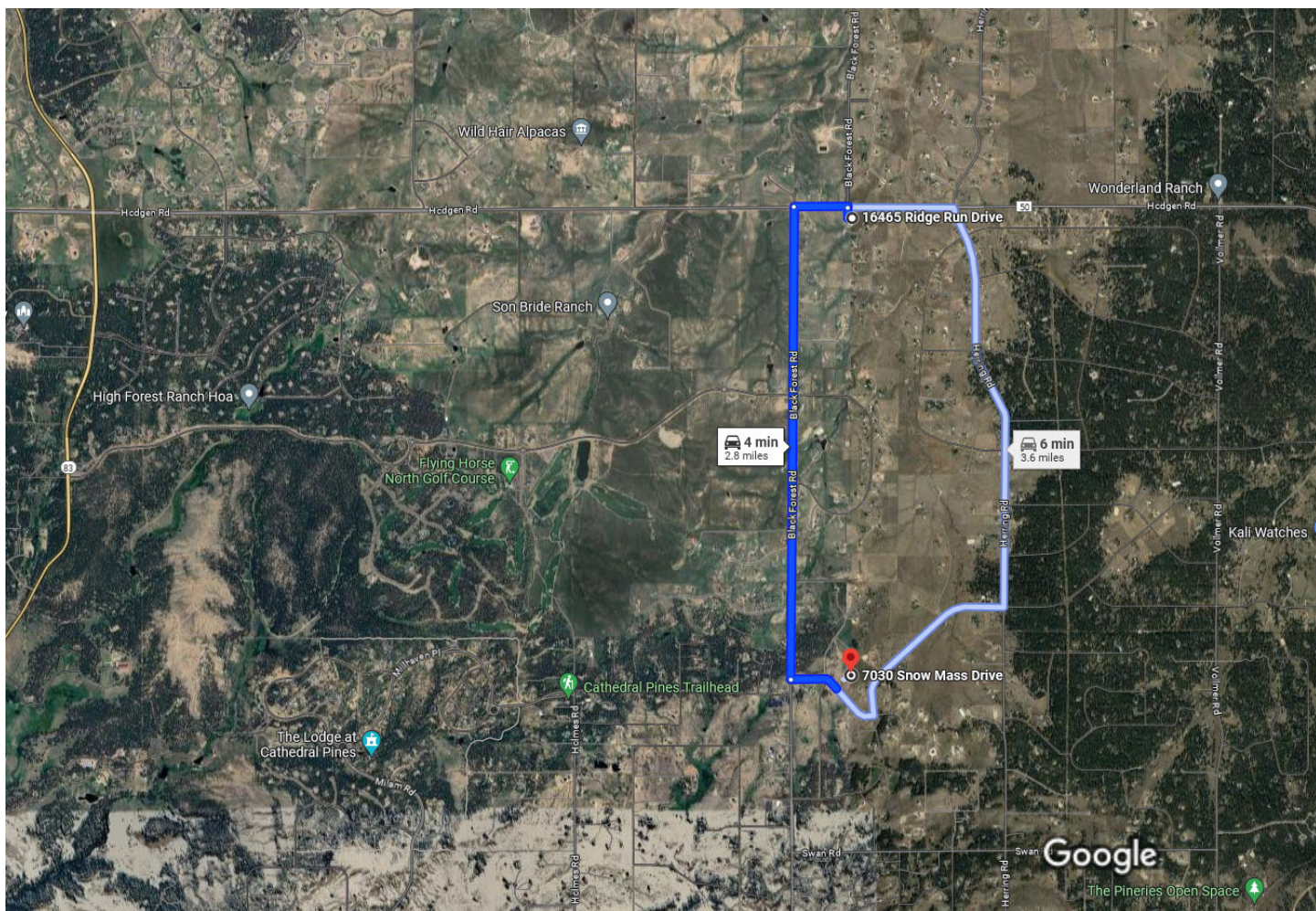
# VICINITY MAP

NOT TO SCALE




16465 Ridge Run Dr, Colorado Springs, CO 80908 to 7030 Snow Mass Dr, Colorado Springs, CO 80908

Drive 2.8 miles, 4 min



Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies, Map data ©2024 2000 ft

 **via Black Forest Rd** **4 min**  
Fastest route, the usual traffic 2.8 miles

 **via Herring Rd and Wildridge Rd** **6 min**  
3.6 miles

### Explore nearby 7030 Snow Mass Dr



Restaurants



Hotels



Gas stations




Parking Lots



More

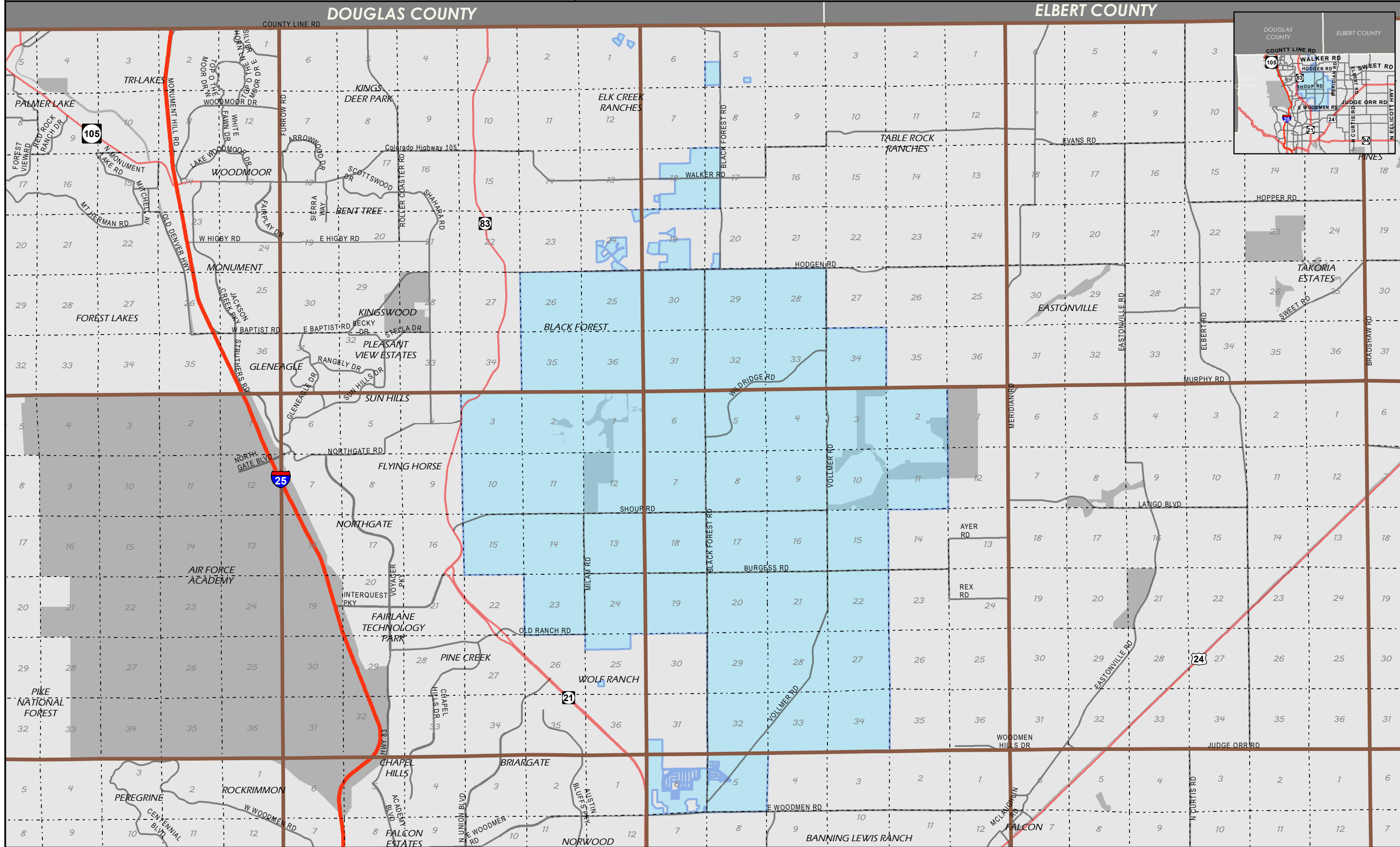
# BLACK FOREST FPD

 Tax Boundary

1 inch = 7,460.72 feet

08/19/2022 EPC Assessor's Office  
NAD\_1983\_StatePlane\_Colorado\_Central\_FIPS\_0502\_Feet  
Projection: Lambert\_Conformal\_Conic

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## STATION 1

Station 1 is our headquarters.

11445 Teachout Rd, Colorado Springs, CO 80908

The station was opened in 2003.

Staffing at Station 1 is typically 5 firefighters.

Apparatus at Station 1 include:

- Engine 711 (Type 1, 750 gallons)
- Medic 781 (Ambulance)
- Brush 741 (Type 6)
- Tender 761 (1800 gallons)
- Wildland Type 3
- Reserve Tender
- Reserve Brush
- Reserve Engine
- Command vehicles

## STATION 2

16465 Ridge Run Dr, Colorado Springs, CO 80908

The station was opened in 2009.

Staffing at Station 2 is typically 3 firefighters.

Apparatus at Station 2 include:

- Engine 712 (Type 1, 750 gallons)
- Brush 742 (Type 6)
- Medic 782 (Ambulance)



# Fleet

Our fire department is fortunate to have a highly skilled and experienced fleet maintenance technician who is responsible for maintaining our firefighting apparatus. With years of knowledge and expertise in the fire service and fire apparatus, he is a gifted worker who takes great pride in ensuring our equipment is in top condition. Despite being a one-man team, his dedication and commitment to maintaining our fleet is unparalleled.



## Station 1

Apparatus at Station 1 include:

- Engine 711 (Type 1, 750 gallons)
- Medic 781 (Ambulance)
- Brush 741 (Type 6)
- Tender 761 (1800 gallons)
- Wildland Type 3
- Reserve Tender
- Reserve Brush
- Reserve Engine
- Command vehicles



## Station 2

Apparatus at Station 2 include:

- Engine 712 (Type 1, 750 gallons)
- Brush 742 (Type 6)
- Medic 782 (Ambulance)

