

Fire Protection Report

Viewpoint Estates Filing No. 2

Viewpoint Estates Filing No. 2, a vacation re-plat of Viewpoint Estates, contains seven (7) lots and is located in the Ellicott Fire Protection District (EFPD) service area. The District currently serves the existing lots 71 & 72, Viewpoint Estates, addressed 21209 Chesley Drive & 21307 Chesley Drive, and has committed to serve the proposed subdivision. The District also participates in mutual aid response with surrounding fire districts and fire departments.

EFPD has five full service/full time manned fire stations. The Viewpoint Estates Filing No. 2 will be serviced by Station 2, located at 75 North Ellicott Highway, which is approximately 3.3 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 fire engines, three water tender trucks, two ambulances and various command and utility vehicles.

EFPD carries Class 6/9 ISO rating for all properties.

The site of Viewpoint Estates Filing No. 2 is located in a flat grassland area. A Wildland Fire & Hazard Mitigation Plan has been prepared for the site. The necessary fire mitigation measures according to the plan and the BFFR will be carried out with the development of the individual lots. 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.

The subdivision will regulate development, buildings, and structures so as 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. Viewpoint Estates Filing No. 2 is located in the Ellicott Fire Protection District service area. The District currently serves the existing residence on the property and has committed to serve the proposed subdivision. The District also participates in mutual aid response with surrounding fire districts and fire departments.

The current owner and future lot owners plan to implement wildfire hazard reduction in the development. 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 this instances, it is recommended that more intense fuel modification be performed.

The owner plans to voluntarily reduce wildfire hazards. The implementation of the Wildfire Hazard Mitigation Plan will reduce wildfire hazards. The owner/developer is completing wildfire hazard mitigation at this time and is over 50% complete with the general thinning, trimming and removal of excess fire fuels on the site. 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. In the 50 foot defensible space, adequate thinning is reached when the outer edge of tree crowns are at least 10-12 feet apart. Occasional clumps of 2-3 trees are acceptable if more space surrounds them. Small patches of brush or shrubs may be left if they are separated by at least 10 feet of irrigated grass or noncombustible material. If the home is located on the crest of a steep hill, thin fuels at least 100 feet below the crest. The following additional measures are also suggested: Dispose of all slash and debris left from thinning. Remove dead limbs, leaves, and other ground litter within the defensible space. Store firewood uphill at least 15 feet from your home. Maintain an irrigated greenbelt immediately around your home. Within the defensible space, mow dry grasses and weeds to a height of 2 inches or less and keep well-watered, especially during periods of high fire danger. Prune branches from trees within the defensible space to a minimum of 6-10 feet above the ground. Also remove shrubs, small trees or other potential "ladder fuels" from beneath large trees. Left in place, these can carry a brush fire into the tree crowns. Trim branches that extend over the eaves of your roof. Remove branches within 15 feet of a chimney. Clean roof and gutters of pine needles and leaves to eliminate a fuel source for blown embers. Reduce the density of the surrounding forest at least 100 feet out from your home. It is preferable to thin the entire lot. Thin tree crowns so they do not touch each other.

The implementation of the Wildland Fire and Hazard Mitigation Plan will significantly reduce the demands from the public for relief and protection of structures and facilities from this property. It should be noted however, that the plan implementation will not completely eliminate wildfire danger or consequences.



5280Fire



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

Ellicott Station 2

Station 2 – Ellicott



(<https://5280fire.com/wp-content/uploads/2019/03/ellicottco2.jpg>).

MICHAEL BLOCK PHOTO ©

Fire Station 2 is located at 75 N. Ellicott Hwy.

ENGINE 3311



(<https://5280fire.com/wp-content/uploads/2017/10/e3311.jpg>).

JAMES GILLUM PHOTO ©

American LaFrance, former [Tri-Lakes Fire Protection District](https://5280fire.com/home/colorado-fire-apparatus-stations/el-paso-county/tri-lakes-monument-fire-protection-district/tri-lakes-fire-protection-district/) (<https://5280fire.com/home/colorado-fire-apparatus-stations/el-paso-county/tri-lakes-monument-fire-protection-district/tri-lakes-fire-protection-district/>), (Colorado).



(https://5280fire.com/wp-content/uploads/2017/10/6423399659_5d879783df_z.jpg).

JAMES GILLUM PHOTO ©

ENGINE 3313



(https://5280fire.com/wp-content/uploads/2017/10/Ellicott_001.jpg)

CHARLES BROSHOUS PHOTO ©

GMC Brigadier / Fire Cat.

MEDIC 3381

(No Picture At This Time)

2005 Ford F-450 4x4 Super-Duty / Wheeled Coach, former Tri-Lakes Monument Fire Protection District (<https://5280fire.com/home/colorado-fire-apparatus-stations/el-paso-county/tri-lakes-monument-fire-protection-district/tri-lakes-monument-headquarters/>) (Colorado) Medic 2281 (<https://5280fire.com/home/colorado-fire-apparatus-stations/el-paso-county/tri-lakes-monument-fire-protection-district/tri-lakes-monument-station-1/>), and Medic 2289 (<https://5280fire.com/home/colorado-fire-apparatus-stations/el-paso-county/tri-lakes-monument-fire-protection-district/tri-lakes-monument-station-3/>).

TENDER 3361



(https://5280fire.com/wp-content/uploads/2018/04/17629612_722336461260890_2627640902739736074_n.jpg).

PHOTO COURTESY OF ELLICOTT FIRE PROTECTION DISTRICT

International.

TENDER 3363



(https://5280fire.com/wp-content/uploads/2018/04/17554496_722336451260891_2671911903122643725_n.jpg).

PHOTO COURTESY OF ELLICOTT FIRE PROTECTION DISTRICT

TENDER 3364



<https://5280fire.com/wp-content/uploads/2019/01/Tanker-3364.jpg>

WESTON HEISER PHOTO ©

(Tactical Tender) Ford L8000 2400 gallon water tank, former [Tri-Lakes Mountent Fire Protection District](https://5280fire.com/home/colorado-fire-apparatus-stations/el-paso-county/tri-lakes-monument-fire-protection-district) (<https://5280fire.com/home/colorado-fire-apparatus-stations/el-paso-county/tri-lakes-monument-fire-protection-district>), (Colorado) [Tender 2260](https://5280fire.com/home/colorado-fire-apparatus-stations/el-paso-county/tri-lakes-monument-fire-protection-district/tri-lakes-monument-station-3/) (<https://5280fire.com/home/colorado-fire-apparatus-stations/el-paso-county/tri-lakes-monument-fire-protection-district/tri-lakes-monument-station-3/>).

Station 2 Historical Photos

MEDIC 3381



<https://5280fire.com/wp-content/uploads/2017/10/Rescue-3382.jpg>

JAMES GILLUM PHOTO ©

Chevy / Wheeled Coach, former Medic 3382.

ENGINE 3312



<https://5280fire.com/wp-content/uploads/2019/01/Engine-3312.jpg>

WESTON HEISER PHOTO ©

Ford C-Series Custom Cab / E-One, former Engine 3355.

TENDER 3368



Ellicott Fire Department

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FIRE COMMITMENT LETTER

Friday, November 19, 2021

To whom it may concern,

The Ellicott Fire Protection District currently provides fire protection services to the MVE Development Sites located in Viewpoint Estates "Chesley Drive", as they are in our primary response area.

Additional construction will necessitate needed infrastructure to maintain the proper level of service to the citizens of Ellicott Fire Protection District.

Ellicott Fire Protection District is currently an ISO 6/9, and provides structural and wildland fire suppression services throughout the district. Ellicott Station 2 is our headquarters station servicing this area, located at 75 North Ellicott Highway, Calhan, Colorado, 80808, which is approximately 4.0 miles away. Ellicott does have additional unmanned sub stations located at 3525 S. Meridian Road and 15355 E. Jones Road that may have equipment respond as needed.

Any further questions can be answered by the Fire Chief at 719-683-7211.

Respectfully,

Michael Henley

Fire Chief

Ellicott Fire Protection District