

Ivilo Heights Subdivision Fire Protection Report

El Paso County, Colorado

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Completed By:

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Applicant/Property Owner:

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The proposed Ivilo Heights Subdivision will consist of two single-family residential lots of the following sizes: Lot 1: 2.82 acres and Lot 2: 2.91 acres. Each lot will be served by a shared private driveway off of Vessey Road. The proposed Ivilo Heights Subdivision is located within the Black Forest Fire Rescue Protection District (the District). The District covers approximately 52 square miles and provides fire, technical rescue and EMS transport services.

The District provided a commitment letter stating the property is located within the jurisdiction of the Black Forest Fire Rescue Protection District, and confirmed their commitment to provide Emergency Services to the proposed subdivision. The Ivilo Heights subdivision lies within the District boundaries and will continue to be served by the District. The proposed subdivision is located approximately 3.0 miles from Station 2 and units will arrive within 5 minutes. The District boundaries are generally Highway 83 and Highway 21 to the west, Old Ranch Road to Black Forest Road to E Woodmen Road to the south, between Meridian Road Road to the east, and Hodgen Road to the north.

The District consists of 2 stations. Station 1 is located at 11445 Teachout Road, Colorado Spring, CO 80908. Station 2 is located at 16465 Ridge Run Drive, Colorado Springs, CO 80908. Throughout the 2 stations, the District operates 2 engines, 2 brush trucks, 1 tender truck, 2 ambulances, 1 wildland type 3 truck, and command vehicles. The District also maintains a reserve tender truck, brush truck and engine.

Section 6.3.3 of the El Paso County Land Development Code covers fire protection and wildfire mitigation for proposed subdivisions. The purpose of the Land Development Code is to ensure the proposed development takes into consideration wildfire risks and the 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; ensure adequate fire protection is available for new development; implement wildfire hazard reduction in new development; and reduce the demands from the public for relief and protection of structures and facilities. The following design standards are discussed in Section 6.3.3:

- **Water Supply**
Ivilo Heights is located in an area without a central water system. For areas without municipal water-type systems, NFPA 1142, Standard on Water Supplies for Suburban and Rural Fire Fighting shall be applied. According to NFPA 1142, minimum water supply is determined on the structure's occupancy hazard, type of construction, structure dimensions, and exposure. It is the intent of the developer to only create the lots at the time of this application. These lots will then be sold to private individuals for custom home construction at a later date. Since the information required to meet NFPA 1142 is not known at this time, it will be up to the future lot owner, at the time of building permit, to determine if an adequate water supply exists, if the construction of a fire cistern is necessary, and if a fire sprinkler system is required for their proposed development.
- **Roads**
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These lots will then be sold to private individuals for custom home construction at a later date. There are no fire access roads or gates proposed. The developer has provided a private driveway which meets the requirements of section 6.3.3(C)(2) of the land development code from the edge of Vessey Road to the Right of Way line and does not include constructing the driveway on each lot to serve each future house. It will be up to the future lot owner, at the time of building permit, to ensure any additional driveway construction adheres to Section 6.3.3(C)(2) of the Land Development Code.

- **Wildland Fire Areas & Wildland Fire and Hazard Mitigation Plan**

The Colorado State Forest Service's online Wildfire Risk Reduction Planner identifies the Ivilo Heights Subdivision area as low risk for wildfires. The entire site is shown as Lowest Risk. This correlates to a Very Low-Low burn probability. Future lot owners can reference the Colorado State Forest Service's The Home Ignition Zone for measures on creating defensible space and preparing for a wildfire.

All new construction within the proposed Ivilo Heights Subdivision shall comply with all applicable codes and amendments in-place at the time of building permit application. These codes shall include, but not be limited to the International Building Code, National Fire Protection Association, El Paso County Land Development Code, etc.