

Ivilo Heights Subdivision Fire Protection Report

El Paso County, Colorado

November 2022

Completed By:

Brett Louk, P.E.

Applicant/Property Owner:

**6225 Vessey LLC
Pawel Posorski
3515 N. Chestnut St., Ste. 100
Colorado Springs, CO 80907
630-302-7308
posorski@sbcglobal.net**



620 North Tejon, Suite 201
Colorado Springs, Colorado 80903
719-465-2145

blouk@smhconsultants.com

Please include information regarding emergency access roads and gates if there are any

The proposed Ivilo Heights Subdivision will consist of two single-family residential lots, both measuring 3.01-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 this section of the Land Development Code is to ensure 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. Adequate water exists at the site to fight fires. No mention of fire cisterns or dry hydrants being required in the commitment letter from the District, however, a cistern may be required under National Fire Protection Association (NFPA) 1142: Standards on Water Supplies for Suburban and Rural Fire Fighting. Property owner to consult with a local fire protection specialist to determine if a cistern is required. All private driveways within the proposed subdivision will be constructed to the District's access standards.

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.

The Black Forest Fire Rescue Protection District utilizes the 2015 International Fire Code with Local Amendments for inspections and plan reviews. All new construction within the proposed Ivilo Heights Subdivision will comply with these codes and amendments.