

**Eagle Rising Fire Protection and WildFire Hazard Mitigation Plan
Preliminary Plan SP205 + Plat SF2225**

Contact information and document title information added to document November 2023

EAGLE RISING SUBDIVISION

WILDFIRE HAZARDS IDENTIFICATION AND MITIGATION PLAN

October 04, 2012

LAND OWNER:

DEVELOPER:

September 7, 2018

Casas Limited Partnership #4 and IQ Investors, LLC
P.O. Box 2076
Colorado Springs, CO 80901-2076

MyPad, Inc., Stephen J. Jacobs, Jr., President
P.O. Box 2076
Colorado Springs, CO 80901-2076
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PROJECT DESCRIPTION

The Eagle Rising subdivision is located within a portion of Section 29, T12S, R65W, of the 6th PM, bounded on the east and south by the Highland Park community, on the west by the Eagle Wing Estates community and on the north by the Park Forest Estates community (see attached Vicinity Map). The property consists of approximately 70.793 acres and is presently zoned RR2.5.

The subdivision's currently approved Preliminary Plan allows for the future development of 17 single family residential lots and 12.37 acres of open space. The applicant is currently requesting Final Plat approval for Filing 1. Filing 1 will facilitate 8 single family residential lots (see attached Final Plat). Each lot will be a minimum of 2.5 acres. Vehicular access to this filing will be provided via Eagle Wing Drive to the southerly portion of the subdivision and Kurie Road to the north. Both existing roadways are 60 foot right-of-way, asphalt or gravel surfaced roadways owned and maintained by El Paso County. All roads within Filing No. 1 will be gravel surfaced, constructed to El Paso County standards and criteria and owned and maintained by subdivision's Home Owners Association.

Water service for the 17 lots will be provided via a central water distribution system owned and operated by the Park Forest Water District. The central water system will include fire hydrants of a type and spacing approved by the Black Forest Fire Protection District.

The property is characterized by rolling hillside grasslands in the southerly two thirds of the site and rolling hillside grasslands plus occasional mature healthy Ponderosa Pines in the northerly one third of the site. The easterly portion of the site is bisected south to north by a large drainageway. A small number of Ponderosa Pines exists in the northerly portion of the property and along the easterly edge of the property. The majority of the subdivision is grassland indicating a low wildfire hazard potential within the 70.793 acres (see attached Colorado State Forest Service Letter).

The proposed subdivision is located within and would be serviced by the Black Forest Fire Protection District (see attached Preliminary Service Commitment Letter). The nearest manned District Facility is located at the corner of Burgess Road and Teachout Road. This facility is approximately 1.25 miles from the proposed subdivision's northerly boundary.

The Black Forest Fire Protection District has indicated that the property falls within a wildland interface area which requires mitigation and or compliance with wildland code requirements. This wildfire hazard potential requires precautions and mitigation techniques which go beyond the project's inclusion within an established fire protection district. The following mitigation plan is based, in part, on the publication "*PROTECTING YOUR HOME FROM WILDFIRE, a guide for Home Builders, Buyers, and Owners*" prepared by the Colorado Springs Fire Department and the Colorado Springs Park and Recreation Department.

RELATIONSHIP TO OTHER PLANS AND DOCUMENTS

The intent of this mitigation plan is to summarize the wildfire mitigation components involved in the development of the Eagle Rising Subdivision. Implementation of the specific plan components are further detailed and defined in numerous other plans and documents including; Preliminary Plan and the Declaration of Covenants and Restrictions. In addition, the developer will incorporate the Colorado State University Cooperative Extension publications Creating Wildfire Defensible Zones and Fire-Resistant Landscaping into the property's Covenants and Restrictions.

WILDFIRE HAZARD MITIGATION RESPONSIBILITIES

For the subdivision's wildfire hazard mitigation plan to be effective, a partnership with specific responsibilities must be implemented between the land developer, the home builder, and the homeowner. The development company is responsible for planning and developing the land in a manner consistent with contemporary wildfire hazard mitigation techniques. The home builder is responsible for designing and constructing homes which are sensitive to the environmental hazards existing within their specific sites. The homeowners are ultimately responsible for the maintenance of their homes and home sites in a manner consistent with the adopted wildfire hazards mitigation plan.

DEVELOPER'S RESPONSIBILITIES

1. The 70 acre parcel is characterized by rolling grasslands with a major drainageway bisecting the property from south to north. Grassland wild fires and structural fires are the primary fire dangers within the large lot portion of this development. Structural fires and forest wild fires are the primary fire dangers within the northerly one third of this development.
2. A land plan has been developed to provide fuel breaks via proposed 60 foot ROW roadways and cleared utility easements (see attached Preliminary Plan).
4. A vehicular circulation network has been designed to provide safe and efficient emergency vehicle access to, from, and through all areas of the property. The developer will enact and enforce development covenants and restrictions requiring home builders

and homeowners to implement the policies set forth in the Wildfire Hazards Mitigation Plan.

6. The developer will establish a Homeowner's Association which will advocate neighborhood involvement in the wildfire mitigation plan and assure the maintenance of the covenants, restrictions, and guidelines once they have been implemented.

7. The developer will install a central water system which includes fire hydrants. Water lines, fire hydrants and fire hydrant locations shall comply with the Fire District's customary rules and regulations governing central fire protection systems.

HOME BUILDER'S RESPONSIBILITIES (via property covenants and restrictions)

1. All roofing material shall be noncombustible or fire resistive class A, B, or C rated. Some wood shakes can be treated to attain a C rating. However, since the effectiveness of this treating declines with age, wood shake shingles will not be allowed within the Eagle Rising subdivision.

2. Exterior wall materials such as stucco, rock, and brick shall be encouraged.

3. All undereave vents shall be located near the roof line rather than near the wall. All eaves shall be boxed and minimum overhangs shall be encouraged.

4. All windows and patio doors shall be made of tempered safety glass or double pane glass. Exterior fire-resistive shutters and interior fire resistant drapes or blinds shall be encouraged.

5. Masonry patios and/or one hour fire rated decks shall be encouraged to create a setback safety zone.

6. Builders will be encouraged to minimize the number and size of windows and doors on the side of the house that would most likely be exposed to fire.

7. Structures that exceed the required fire flow rate greater than 500 gpm must provide a code approved alternative to reduce the flow rate.

8. The Black Forest Fire Protection District shall be contacted prior to construction to review the proposed structures required flow rate and to discuss alternative acceptable fire protection requirements if needed.

HOMEOWNER'S RESPONSIBILITIES (via property covenants and restrictions)

1. All homes shall have a 30 foot safety zone or primary fuel break in all directions. All brush within 10 feet of the house shall be removed and replaced with an irrigated greenbelt (including grasses, shrubs, and/or flowers) or noncombustible materials such as rock or gravel.

2. All large trees within the 30 foot safety zone shall be thinned to eliminate overlapping crowns. Trees within two tree heights of the house shall be pruned of all dead limbs. Prune live branches to 10 feet from at least half of the trees within the 30 foot safety zone. Trim all branches which extend over or under the eaves of the roof.

3. Homeowners shall be required to maintain the 30 foot safety zone by removing all fuels from beneath large trees. Keep grasses trimmed to 2 inches and well watered. Keep roofs and roof gutters clean of pine needles and leaves. Stack firewood uphill and

at least 10 feet from structures. Remove dead limbs, leaves, and grass clippings from all areas.

4. All driveways shall be readily identifiable and maintained unobstructed at all times.

5. All house addresses shall be clearly visible from the street.

6. All chimneys shall be equipped with a mesh spark arrester and inspected and cleaned on a regular basis.

7. On site burning of trash, leaves, and weeds shall be prohibited.

8. Fireworks of any kind shall be prohibited.

9. All motor vehicles shall be parked on noncombustible surfaces.

10. All homes shall be equipped with smoke detectors and a minimum of one 2.5 pound fire extinguisher maintained in accordance with the manufacture's recommendations.

ATTACHMENTS

- Fire District Service Commitment Letter
- Vicinity Map
- Approved Preliminary Plan
- Proposed Fil 1 Final Plat
- Aerial Photograph
- Colorado Forest Service Letter



Black Forest Fire Rescue Protection District
11445 Teachout Road
Colorado Springs, Colorado 80908
Ph-719.495.4300
Fax 719.495.7504
Web- www.bffire.org

8/30/2018

David F. Jones
LAND RESOURCE ASSOCIATES
9736 Mountain Road
Chipita Park, CO 80809

Mr. Jones,

The development known as Eagle Rising Filing No.1 is located within the boundaries of the Black Forest Fire Rescue Protection District response area. Black Forest Fire Rescue Protection District will provide fire and emergency services to this to this development.

The Black Forest Fire Protection District is a participating member of a regional coalition of fire department called the North Group. This group was designed to provide increased response capabilities to all-hazards incidents, including structure fires, through the use of automatic-aid and mutual aid. The group consists of the following fire departments: Black Forest, Falcon, Wescott, Tri-Lakes Monument, Air Force Academy, Larkspur, and Palmer Lake. The automatic and mutual aid agreement is solidified by an intergovernmental agreement between all entities.

The initial response, for a structure fire, will include three 1250 GPM pumpers, one Ladder Company, and five water tenders, totaling 15,000 gallons of water on an initial dispatch. Additional response apparatus are available based need and conditions noted upon arrival of the scene.

BFFRPD has an ISO rating of 4 for areas within 1000' of a hydrant water system and 5 road miles of a fire station, and a hauled water rating of 5 for areas within 5 road miles of a fire station.

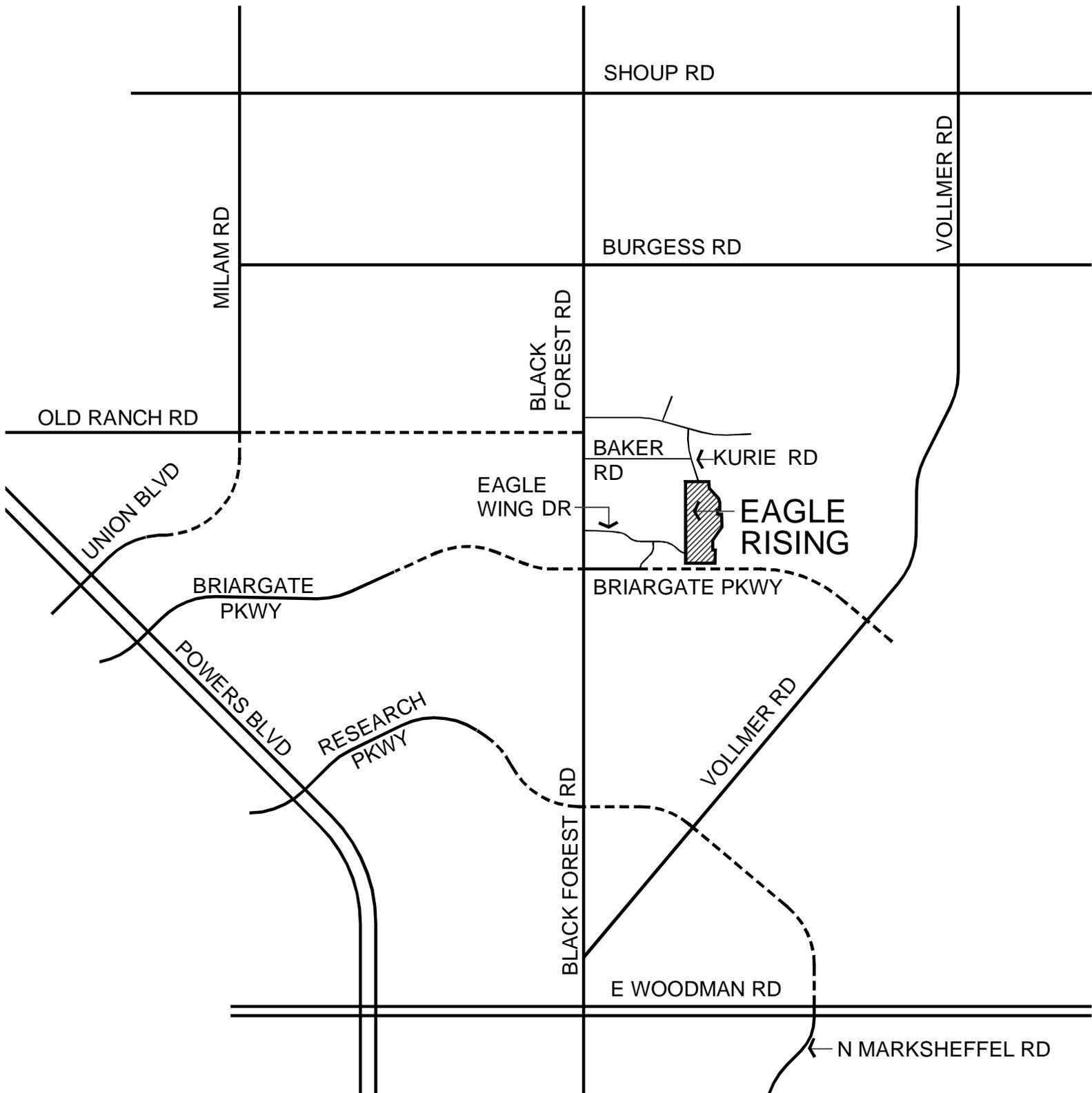
The primary response station will be BFFRPD Station #1, located at 11445 Teachout Rd., approximately 2.5 road miles away.

If you have any comments, questions or concerns please feel free to contact me.

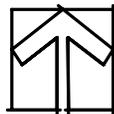
Respectfully,

Bryan J. Jack
Fire Chief
Black Forest Fire Rescue
719-495-4300
719-499-9880
Bryan.jack@bffire.org

"Serving the citizens of Black Forest since 1945"



VICINITY MAP



NORTH
NO SCALE

STANDARD DSD PLAT NOTES

1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FINE PROTECTION REPORT; WATER UTILITY DESIGN REPORT; RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
2. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, AND APPLICABLE STANDARDS, AND NOT OTHER AGENCIES, REGARDING THE DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
3. ALL STREETS WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. STREETS WITHIN FILING 1 SHALL BE GRAVEL SURFACED TO A CENTRAL DISTRIBUTION SYSTEM OWNED AND OPERATED BY THE PARK FOREST WATER DISTRICT. FIRE HYDRANTS TO BE PROVIDED WITH THE CENTRAL WATER DISTRIBUTION SYSTEM PER THE BLACK FOREST FIRE PROTECTION DISTRICT'S CODE AND SPECIFICATION REQUIREMENTS.
4. WASTE WATER TO BE INDIVIDUAL ON SITE SEPTIC SYSTEMS.
5. THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SERVICE DISTRICT, THE BLACK FOREST FIRE PROTECTION DISTRICT, AND THE EL PASO COUNTY ENERGY CORPORATION SERVICE DISTRICT.
6. BUILDING SERVICE HEIGHT: - 35'
7. BUILDING SETBACKS FOR FRONT, SIDE AND REAR YARDS: - 25'
8. MAXIMUM BUILDING HEIGHT: - 35'
9. UNLESS SHOWN OTHERWISE:
10. STANDARD DRAINAGE AND UTILITY EASEMENTS: - FRONT - 15', SIDE - 10', REAR - 10' AND PERMETER 30'
11. PROPOSED METHOD OF GUARANTEEING FUNDS SHALL BE ATTORNEYS OFFICE.
12. ALL RECORDED EASEMENTS WHOSE LOCATION CAN BE DEFINED ARE SHOWN ON THE PLAN. A UTILITY MAINTENANCE EASEMENT WHICH AFFECTS THE ENTIRE PROPERTY IS RECORDED IN BK 5675 PG 917 OF THE EL PASO COUNTY PUBLIC RECORDS.
13. AREAS WITHIN THE FRONT LINE RESERVATION AREA SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
14. UTILITY LINES PROVIDING SERVICES TO EXISTING BUILDINGS AND FACILITIES MAY BE RELOCATED DEPENDING UPON FINAL UTILITY ENGINEERING PROVIDED BY INDIVIDUAL UTILITY COMPANIES.

NET BUILDABLE AREAS

- DEVELOPMENT DATA-**
- EXISTING ZONING - RR-25
 - PROPOSED ZONING - RR-25
 - SINGLE FAMILY RESIDENTIAL - 17 LOTS, 55.06 AC, 78%
 - OPEN SPACE (TRACT A) - 12.55 AC, 18%
 - ROAD ROW - 3.18 AC, 4%
 - LOT 6 - 178,746 SF
 - LOT 7 - 30,033 SF
 - LOT 8 - 53,155 SF
 - LOT 10 - 246,102 SF
 - LOT 11 - 43,560 SF
 - LOT 12 - 89,249 SF
 - LOT 13 - 96,693 SF
 - LOT 1 - 104,629 SF
 - LOT 2 - 90,571 SF
 - LOT 3 - 45,232 SF
 - LOT 4 - 50,007 SF
 - LOT 5 - 107,877 SF
 - LOT 9 - 178,746 SF
 - LOT 14 - 43,560 SF
 - LOT 15 - 96,693 SF
 - LOT 16 - 104,629 SF
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 - LOT 19 - 50,007 SF
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 - LOT 32 - 107,877 SF
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 - LOT 438 - 45,232 SF
 - LOT 439 - 50,007 SF
 - LOT 440 - 107,877 SF
 - LOT 441 - 178,746 SF
 - LOT 442 - 30,033 SF
 - LOT 443 - 53,155 SF
 - LOT 444 - 246,102 SF
 - LOT 445 - 43,560 SF
 - LOT 446 - 89,249 SF
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 - LOT 552 - 246,102 SF
 - LOT 553 - 43,560 SF
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 - LOT 556 - 104,629 SF
 - LOT 557 - 90,571 SF
 - LOT 558 - 45,232 SF
 - LOT 559 - 50,007 SF
 - LOT 560 - 107,877 SF
 - LOT 561 - 178,746 SF
 - LOT 562 - 30,03

LINE #	LENGTH	BEARING
(R)2	15.00	S48°47'44"W
L5	22.20	S20°53'58"E
L11	20.87	N20°53'58"W
L12	149.14	S00°42'35"E

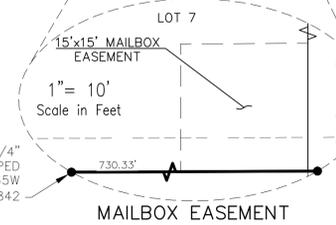
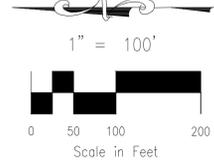
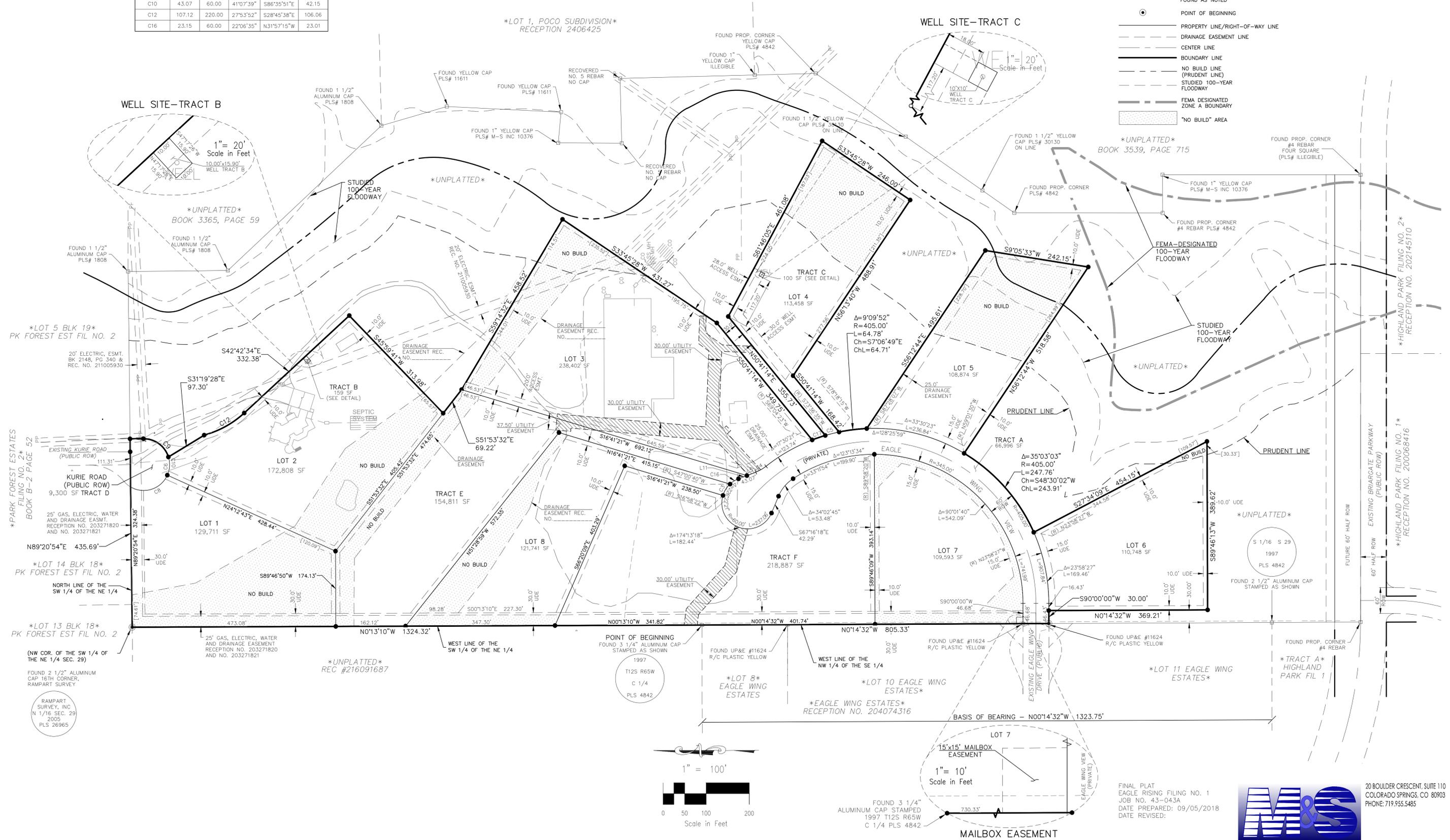
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C3	31.46	60.00	30°02'27"	N58°01'47"W	31.10
C4	27.54	90.00	17°32'01"	S29°39'58"E	27.43
C5	33.18	405.00	4°41'40"	N14°02'35"W	33.17
C6	221.20	60.00	211°13'41"	N75°02'15"W	115.57
C8	101.17	60.00	96°36'37"	S17°43'43"E	89.60
C9	76.96	60.00	73°29'25"	S36°05'37"W	71.79
C10	43.07	60.00	41°07'39"	S86°35'51"E	42.15
C12	107.12	220.00	27°53'52"	S28°45'38"E	106.06
C16	23.15	60.00	22°06'35"	N31°57'15"W	23.01

EAGLE RISING FILING NO. 1

A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE WEST 1/2 SE 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO.

LEGEND

- sq. ft. SQUARE FEET
- ROW RIGHT OF WAY
- UDE UTILITY AND DRAINAGE EASEMENT
- (R) RADIAL
- (NR) NON-RADIAL
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED PLS 25966
- FOUND AS NOTED
- ⊙ POINT OF BEGINNING
- PROPERTY LINE/RIGHT-OF-WAY LINE
- - - DRAINAGE EASEMENT LINE
- CENTER LINE
- BOUNDARY LINE
- - - NO BUILD LINE (PRUDENT LINE)
- - - STUDIED 100-YEAR FLOODWAY
- - - FEMA DESIGNATED ZONE A BOUNDARY
- ▨ "NO BUILD" AREA



FINAL PLAT
EAGLE RISING FILING NO. 1
JOB NO. 43-043A
DATE PREPARED: 09/05/2018
DATE REVISED:



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

FILE NO. _____

SHEET 2 OF 2



Babar Rd

Chington Rd

Stirling

g Dr

Eagle Way

ate Pkwy

Cairngorm Way

Lynemuir



Woodland Park District
113 South Boundary
Woodland Park CO 80863

September 7, 2018

Raimere Fitzpatrick
El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, Co. 80903

Re: Eagle Rising Filing 1-Final Plat, SF-15-011

Dear Raimere Fitzpatrick,

The primary wildland fuel type for this proposal is grassland with scattered trees having a low wildfire hazard potential. No special fire mitigation plans or other actions are necessary for final approval by the Colorado State Forest Service.

Respectfully,

Larry long

Larry Long C.F.
District Forester
719/687-2921
larry.long@colostate.edu



Black Forest Fire Rescue Protection District
11445 Teachout Road
Colorado Springs, Colorado 80908
Ph-719.495.4300
Fax 719.495.7504
Web- www.bffire.org

Office of the Fire Marshal

"Always Ready, Always Forward, Always Learning."

FIRE COMMITMENT LETTER

Wednesday, June 29, 2022

Mr. David Jones

RE: Eagle Rising Subdivision Fil No. 1 Colorado Springs, Co 80908

Re: Commitment to Provide Emergency Services

Project: Eagle Rising Fil No. 1 Colorado Springs, Co 80908

The Black Forest Fire Rescue Protection District provides Emergency Services to the citizens of Black Forest. Based on the information provided, the above real property is located within the Jurisdiction of the Black Forest Fire Rescue Protection District. The Fire department confirms the commitment to provide Emergency Services to the 35.3-acre property listed and the additional single-family lots proposed.

Any Questions may be directed to the Fire Chief or Deputy Fire Chief at 719-495-4300 or deputychief@bffire.org.

Sincerely,

A handwritten signature in black ink that reads "James Rebitski". The signature is written in a cursive, flowing style.

James Rebitski,
Deputy Fire Chief
Black Forest Fire Rescue

"Serving the citizens of Black Forest since 1945"

EAGLE RISING SUBDIVISION
FIRE PROTECTION REPORT
BLACK FOREST FIRE PROTECTION DISTRICT

September 7, 2018

1. FIRE PROTECTION COMMITMENT
 - DISTANCE FROM STATION
 - AVERAGE RESPONSE TIME
 - ISO RATING
 - STATION ADDRESSES
2. DISTRICT DEMOGRAPHICS
3. STATION LOCATIONS
4. STATIONS & EQUIPMENT
5. PERSONNEL
6. BUILDERS/DEVELOPERS RESOURCES
7. 2018 STRATEGIC PLAN
8. ISO RATINGS

* Taken from the Black Forest Fire Rescue web site: www.bffire.org



Black Forest Fire Rescue Protection District
11445 Teachout Road
Colorado Springs, Colorado 80908
Ph-719.495.4300
Fax 719.495.7504
Web- www.bffire.org

8/30/2018

David F. Jones
LAND RESOURCE ASSOCIATES
9736 Mountain Road
Chipita Park, CO 80809

Mr. Jones,

The development known as Eagle Rising Filing No.1 is located within the boundaries of the Black Forest Fire Rescue Protection District response area. Black Forest Fire Rescue Protection District will provide fire and emergency services to this to this development.

The Black Forest Fire Protection District is a participating member of a regional coalition of fire department called the North Group. This group was designed to provide increased response capabilities to all-hazards incidents, including structure fires, through the use of automatic-aid and mutual aid. The group consists of the following fire departments: Black Forest, Falcon, Wescott, Tri-Lakes Monument, Air Force Academy, Larkspur, and Palmer Lake. The automatic and mutual aid agreement is solidified by an intergovernmental agreement between all entities.

The initial response, for a structure fire, will include three 1250 GPM pumpers, one Ladder Company, and five water tenders, totaling 15,000 gallons of water on an initial dispatch. Additional response apparatus are available based need and conditions noted upon arrival of the scene.

BFFRPD has an ISO rating of 4 for areas within 1000' of a hydrant water system and 5 road miles of a fire station, and a hauled water rating of 5 for areas within 5 road miles of a fire station.

The primary response station will be BFFRPD Station #1, located at 11445 Teachout Rd., approximately 2.5 road miles away.

If you have any comments, questions or concerns please feel free to contact me.

Respectfully,

Bryan J. Jack
Fire Chief
Black Forest Fire Rescue
719-495-4300
719-499-9880
Bryan.jack@bffire.org

"Serving the citizens of Black Forest since 1945"



Demographics

Black Forest Fire Protection District covers approximately 50 square miles and provides service to about 10,000 friends and neighbors. The district is mostly a residential community with some small business and light commercial. The district protects approximately 5,000 structures with an assessed value of approximately \$1.4 billion.

Click [here](#) for Black Forest Fire’s District Map.



QUICKLINKS

Vegetation Management Burning information

Wildland Mitigation

Google Maps Black Forest Fire & Rescue



Map data ©2018 Google 2000 ft



Black Forest Fire & Rescue

4.0 ★★★★★ · 3 reviews

Fire Station

-  11445 Teachout Rd, Colorado Springs, CO 80908
-  X8X3+36 Black Forest, Colorado
-  bffire.org
-  (719) 495-4300



Stations/Apparatus

Visit our [Contact Us](#) page for a complete listing of hours, addresses and map locations.

STATION 1

Station 1 is our primary station that houses our administrative offices. The station is staffed 24/7 with full-time career members who respond to all emergencies, including the transport of sick and injured.

The station was opened in 2003.

Apparatus at Station 1 include:

- Engine 711 (Type 1)
- Engine 741 (Brush truck)
- Engine 745 (Brush truck)
- Engine 715 (Type 3 interface)
- Tender 761 (Water hauler)
- Tender 765 (Water hauler)
- Ambulance 781 (Advanced Life Support)
- Ambulance 780 (Advanced Life Support)
- Chiefs' vehicles
- Utility vehicle



STATION 2

Opened in 2009 is a four-bay station with living area for four personnel. This station is staffed with part-time personnel from 8 a.m. to 8 p.m. daily. Equipment in this station includes:

- Engine 712
- Engine 742
(Brush truck)
- Tender
762/Reserve
Type 1 Engine
(Water hauler)
- Ambulance
782 (Advanced Life Support)



Enter keyword:



QUICKLINKS

[Vegetation Management Burning
information](#)

[Wildland Mitigation](#)

[Annual Report](#)

[Frequently Asked Questions](#)

Staff

FIRE CHIEF

Bryan Jack

ASSISTANT FIRE CHIEF

Jim Rebitski

ADMINISTRATIVE ASSISTANT

Melissa Bottorff

Public Information Officer

Alyssa McClurg PIO

OFFICERS

Captain Larry Bell, Training Officer

Lieutenant Jamal Davis

Lieutenant Rick Robirds

PARAMEDICS

FF/Paramedic Cody Andersen



FF/Paramedic Bryan Kendall

FIREFIGHTER/EMT'S

FF/ EMT Ben Rackl

FF/EMT David Schlingmann

FF/EMT Chris Sulewski

FF/EMT Cody Poole

FF/EMT Ryan Seng

PART-TIME FIREFIGHTERS

Shannon Balvanz

Nate Boyce

Jerame Bullard

Aaron Clymer

Joe Cosgrove

Micah Coyle

Kelli Ehardt

Grant Finley

Ian Haas

David Hawkins

Brandon Karle

Travis Kuemmerle

Bobby Martinez



David Smith

VOLUNTEER MEMBERS

Christopher Adamson

Jennifer DeGroot

Chrystal Duffey

Carol Fischer

Thomas Garmong

Jessica Garrett

Heather Heath

Kevin Holbrook

Robert Horne

Josh Klute

Mealinda Koory

Thomas Leland

Tad McClurg

Carlos Pittman

Michael Versace

Enter keyword: 

QUICKLINKS

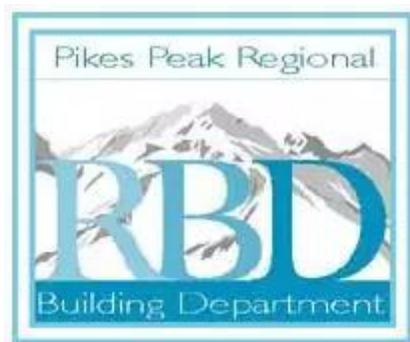


Builders/Developers

The Black Forest Fire/Rescue Protection District works with The Colorado Springs Fire Department Commercial Plans Division to review, approve, and inspect new and revised building plans. Black Forest will work with developers at any time to relay district information and advised on procedures.

The links on this site include information, regulations and forms builders and developers are most likely to need during the planning, design and construction process.

If you need to speak with the chief regarding any of these issues please call 719-495-4300.



[Pikes Peak Regional Building Department](#)





El Paso County Assessor

GENERAL

Black Forest is currently under the 2003 International Fire Code.

CONSTRUCTION

All new and rebuild construction is handled by the Regional Building Department.

FIRE ALARMS

- NFPA 72 Record of Completion

FIRE SPRINKLERS

- Residential Bucket Test
- Residential Anti-Freeze Position Statement (State of Colorado, Division of Fire Safety)

FIXED-FIRE SYSTEMS

This guideline will help builders and developers who design, install, test, and inspect wet chemical fire extinguishing systems used to protect commercial cooking appliances to comply with NFPA 17A. The information contained in this document promotes compliance to ensure commercial type food heating and processing operations are adequately protected in the event of a grease fire.

- Plan Submittal Checklist

WATER/HYDRANTS

This section includes a Plan Submittal Checklist for fire hydrants and water mains as well as information regarding cisterns for fire



Water Supply Options for New Construction

SPECIAL

This section contains a variety of information that doesn't fit in to the other builder and developer categories. In this section, you'll find information regarding:

- High-pile Storage Declaration
- Knox box and locks
- Developers gift agreement
- Temporary heat
- Temporary flammable/combustible tanks
- Hazardous Material Declaration



QUICKLINKS

Vegetation Management Burning information

Wildland Mitigation

Annual Report





Black Forest Fire & Rescue- Strategic Plan

January 17

2018

The primary purposes of this plan are to effectively communicate to the stakeholders within the district, the residents and business owners, and secondly to assist future Boards by looking at the long-range view of what the Districts needs are; both today and into the future.

2018 and
Beyond

BLACK FOREST FIRE & RESCUE DISTRICT STRATEGIC PLAN:
2018 AND BEYOND

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Letter from the Board of Directors	2
Executive Summary	3
Organization & Community Profile	4
District Operations Profile	6
S.W.O.T. Analysis.....	8
Goals and Objectives	9
Apparatus Replacement Plan	Appendix A

**BLACK FOREST FIRE & RESCUE DISTRICT STRATEGIC PLAN:
2018 AND BEYOND**

LETTER FROM THE BOARD OF DIRECTORS

Dear Black Forest Community,

In 2017, the Board decided to embark upon a process to develop a strategic plan, a framework, to assist in several areas with the fire districts mission. The two primary purposes were to first effectively communicate to the stakeholders within the district, the residents and business owners, and secondly was to assist future Boards by looking at the long-range view of what the Districts needs are; both today and into the future.

This framework is intended to serve as a road map to help guide the Board and the departments officer corp with prioritizing resources, maximizing each and every taxpayer dollar, and ultimately to provide for both the efficient and effective delivery of services. This plan is not rigidly set in place to dictate the actions of the current Board, or its successors, but rather it is intended to consider the long term predictable needs while encouraging adaptability. This document is not only a snapshot of where we are today, but rather a vision of where we will likely need to be tomorrow and how we can get there from today.

This plan was developed by the Board of Directors with collaboration from the departments Command Staff, and its employees. This cooperative method allowed for a reality based plan to be formulated. Cooperation was critical because the Directors view is in reality one based upon policy preference and resource allocation, whereas the Command Staff perspective is focused on meeting the expectations of the community at large, and ultimately the vital link to you the community are the actual men and women who serve you on an individual basis daily; whose viewpoint is based in the very difficult and demanding reality of the immediate crisis facing you and your loved ones. By incorporating all of these valued experiences, we believe we have accomplished a strategic plan that will serve the Board and the community in the coming years ahead.

As elected officials, we recognize that the seats of the Board of Directors are not ours, but are in fact yours, the citizens. We have merely been asked by, and entrusted by, you the community to serve you in the oversight and planning of your local fire agency. It is our hope that this planning process serves in effectively communicating the tremendous work that your firefighters, and their leaders, currently do and also define what the goals and needs are for the future, in order to continue to operate effectively and accomplish the daily mission you trust them to do.

Sincerely,

Chair Rick McMorran Vice-Chair PJ Langmaid Treasurer Jack Hinton

Director Rick "Gator" Nearhoof

Director Bryn Kroto

BLACK FOREST FIRE & RESCUE DISTRICT STRATEGIC PLAN:
2018 AND BEYOND

EXECUTIVE SUMMARY

The intent of this strategic plan is to:

- Promote effective communication with the community as to the increasing demands on their fire department.
- Provide a guideline for successive Boards as to what has been identified as strengths, weaknesses, opportunities, and threats for the organization and a long term campaign to address those areas.
- Encourage the community to strengthen the department and to continue to provide well trained and well led firefighters with effective fire and rescue equipment.
- Engage cooperative partnerships with similar agencies to maximize the service delivery of core services and to maximize the impact of each tax dollar.

**BLACK FOREST FIRE & RESCUE DISTRICT STRATEGIC PLAN:
2018 AND BEYOND**

ORGANIZATION & COMMUNITY PROFILE

Our Mission

To protect the lives and property, of the citizens and visitors of the Black Forest Community, from the effects of fire, medical emergencies, hazards, environmental incidents and other emergency situations.

We will accomplish our mission through the use of prevention, public education and emergency response by dedicated, professional and team oriented individuals who collectively provide customer focused service, which is deemed outstanding by those we encounter.

The Black Forest Fire Rescue Protection District (BFFR) is a mostly volunteer, combination fire department. Physically, the district serves approximately fifty square miles in Northern El Paso County, Colorado. We are an all hazards, emergency response agency that prides ourselves on providing professional, timely and fiscally responsible service to the residents and visitors of the district.

History & Governance

The department was established in 1945 as a volunteer agency, organized to protect the citizens of the community from the threat of fire. On October 11, 1967 the department was incorporated as a Special District, a governmental sub-division of the State of Colorado. The Black Forest Fire Rescue Protection District has continued to operate as a Title 32 Special District since incorporation.

The district is served by a five-member Board of Directors, duly elected by the electorate of the district. The directors serve staggered terms of two to four years, and annually the board appoints a president, vice-president, treasurer, and secretary. Board member responsibilities include; district policy design and implementation, ultimate financial oversight, strategic and long-range planning, and appointment of the fire chief. The Board of Directors also annually certifies the districts mill levy (the major funding mechanism for district operations). The voter approved mill levy is currently set at 9.251 mills.

District Profile

The district boundaries include approximately fifty square miles of land. Historically, the district was comprised of mostly rural residential plots and agricultural property, with a very small amount of commercial land and business operating within the district. In the past several years (post Black Forest Fire and post-recession) the district has received and reviewed large, new residential development plans. These new residential developments will push the district from a mostly rural/suburban district to a suburban/urban district over the span of the next twenty years.

Currently located within the district boundaries is a resident population of approximately 11,638 individuals. The total number of properties in the district is 5,367: 4,476 residential, 130 exempt, 73 agricultural, 19 commercial, and 669 vacant. (Based on the

**BLACK FOREST FIRE & RESCUE DISTRICT STRATEGIC PLAN:
2018 AND BEYOND**

vacant land numbers and the current and future land development plans the district population could exceed 15,000 in the next 15-20 years.)

Furthermore, the district protects the following critical infrastructure: (3) gas/oil pipelines, (3) natural gas sub-stations, (4) cellular communication sights, and an 800mhz radio tower.

The demographic profile of the district shows a median resident age of 42, a median household income of \$98,558 and 52.7% of district resident have obtained a Bachelor's Degree or higher (31.2% have some college or an Associate's Degree). Additionally, the average appraised value of residential property in the district is \$404,378. Based on the El Paso County abstract of assessment, the district serves and protects approximately \$204,077,900 worth of property.

**BLACK FOREST FIRE & RESCUE DISTRICT STRATEGIC PLAN:
2018 AND BEYOND**

DISTRICT OPERATIONS PROFILE

Staffing

The district operations are currently managed through the use of a combination fire department model. This model includes the scheduling of full-time career personnel, part-time employees, resident firefighters and volunteer emergency responders. Personnel are assigned to three separate, rotating shifts, which work a 48/96 schedule (48 hours on and 96 hours off). Currently, daily district staffing is set at five personnel, consisting of a career line officer (captain or lieutenant), a firefighter/paramedic, a firefighter/EMT, a part-time firefighter/EMT, and a resident firefighter. Volunteer emergency responders supplement the assigned daily scheduled staffing. The administrative aspect of district operations is managed by a fire chief, assistant fire chief, officer manager, part-time accountant and an appointed public information officer.

The training and certification requirements for personnel, regardless of classification, include: EMT or paramedic, IFSAC Firefighter I, IFSAC Firefighter II, Hazmat Operations, and NWCG S-130/190. Additionally, all district officers were required to attend and obtain a Fire Officer I certification.

Stations

The district currently operates out of two stations. Station #1, located at the intersection of Teachout Rd. and Burgess Rd., houses our administrative offices, a training and community use room and operations staff. Station #1 was designed to accommodate up to ten personnel and has the design to house up to eight apparatus. Located on the station #1 property (ten acres) is also the district training site and helipad. Station #2, located near the intersection of Hodgen Rd. and Black Forest Road, is designed to accommodate four to six personnel and four apparatus. At present, both stations are adequately designed to manage district operations into the foreseeable future.

Current district station locations provide 99% five mile response coverage, with significant overlap in the central portion of the district. The only private properties located outside of the district are located to the north of station #2, and unfortunately these properties aren't within five road miles of any fire district. Even at district build-out, two district stations will adequately cover and serve all areas within the district.

The focus for district facilities should be viewed from the standpoint of repair, maintenance, and remodel/upgrade.

Apparatus

**BLACK FOREST FIRE & RESCUE DISTRICT STRATEGIC PLAN:
2018 AND BEYOND**

In 2016 Black Forest Fire Rescue we took stock of all current apparatus, to identify what apparatus we really need to accomplish our mission. Essentially, we identified that we need to maintain the following primary response vehicles: (2) pumpers (ave. cost to replace \$480,000-550,000), (2) tenders, (2) brush trucks and (2) ambulances. Essentially, this provides for a single primary response vehicle, by type, at each station. Furthermore, we have identified the need to maintain a single reserve vehicle, by type, for each primary vehicle identified above.

In 2016 we sold (2) older reserve engines. This allowed us to reduce the amount expended annually on insurance and maintenance of the fleet. The proceeds for the sale of the identified assets were placed into the capital improvement/replacement account. We received quotes to re-chassis two of our three ambulances the price per unit \$139,000-142,000. Additionally, we received quotes to purchase new ambulances \$173,000-190,000. We intend to delay re-chassis or new purchase until the FY 2019 and apply for a State 50% matching grant. In 2017, staff identified the need to purchase a primary engine, to meet the (2) primary and (1) reserve operational model.

Moving forward, the district and staff has drafted and reviewed a replacement schedule that clearly articulates a reasonable and fiscally responsible plan for future vehicle replacement.

**BLACK FOREST FIRE & RESCUE DISTRICT STRATEGIC PLAN:
2018 AND BEYOND**

S.W.O.T. Analysis

<p><u>Strengths</u> Talented and capable leadership and employees Highly efficient and responsible with tax revenue Increasing community support Relationships w/ surrounding agencies and stakeholders Age, Number, location of current stations ISO rating of 4/5 Paramedic transport Community programs and involvement</p>	<p><u>Weaknesses</u> Budget restrictions Employee retention (especially part timers) Volunteer retention/participation Prior developed strategic planning Capability to meet growing service demands Communication with community Lack of vertical movement in organization Coordinated department training Organizational communication/transparency Inability to impose impact fees</p>
<p><u>Opportunities</u> Employee development Revenue (Bonds vs. Mill Levy) Grants Partnerships, authorities, mergers Community awareness Information Technology Communication National deployments County EMS Ability to improve ISO rating Strategic planning</p>	<p><u>Threats</u> Uncertain future Economy Sustainable funding Inadequate staffing Continued Annexation by City of Colorado Springs Aging apparatus fleet County EMS Ability to remain an independent Fire District Rapid development Inability to impose impact fees</p>

**BLACK FOREST FIRE & RESCUE DISTRICT STRATEGIC PLAN:
2018 AND BEYOND**

GOALS AND OBJECTIVES

BFFRPD exists solely to accomplish a very specific mission. In order to successfully accomplish this mission, the organization must be highly disciplined and maintain operational effectiveness. Maintaining both discipline and operational effectiveness, requires leadership at all levels within the organization and the efficient management of resources. Operational effectiveness is best defined for BFFRPD as the integration of all operational aspects (strategic, tactical, and task levels) with the support of critical resources and infrastructure (administrative, governance, equipment, etc.), all coming together in order to effectively serve our neighbors in a professional and compassionate manner. These goals and objectives are intended to provide specific measurable criteria that enables the organization to accomplish the mission.

STAFF RELATIONS

Firefighting and rescue operations require people to accomplish the objectives. While certain aspects of the mission can be assisted with engineering, the bottom line is the mission involves human beings helping other human beings in need. In order to continue this service delivery, employees will always be needed and those employees need to be well trained and they need to be taken care of to ensure continued performance of duties.

- GOAL #1: Human Resources
- Adopt a pay scale plan/model to give employees a path for career and financial advancement.
 - Codify the hiring and testing requirements for entry level, company officer, and assistant chief.
 - Ensure confidential access to chaplain and peer support programs.
- GOAL #2: Operational
- Develop a long term plan for number of full time employees (FTE) needed for impacts of future growth.
 - Adopt a Standards of Coverage to ensure community expectations of firefighting personnel are clearly defined.
- GOAL #3: Employee Development
- Encourage and foster an environment of continuing education.
 - Adopt a minimum annual training plan (hours, topics, etc).
 - Establish minimum NIMS courses for each rank.
- GOAL #4: Communication/Transparency
- Increase labor and management meetings for the purpose of creating more dialogue and increasing a shared consciousness throughout team.

**BLACK FOREST FIRE & RESCUE DISTRICT STRATEGIC PLAN:
2018 AND BEYOND**

FINANCIAL RESOURCES

Firefighting is a costly endeavor. However, the toll of foregoing firefighting is far more costly for humanity. The reality though, is that a community can only have the fire protection they are willing to pay for and the administration of a firefighting organization has a legal and ethical duty to ensure every tax dollar is properly spent to that end. In order to achieve that objective financial planning and stability must be closely observed due to many emerging threats of additional service delivery coupled with decreasing revenue potentials.

- GOAL #1: Mill Levy Initiatives
- Develop language for voter approved increases.
 - Adopt plans for where additional mill levy monies would be spent.
- GOAL #2: Grants
- Continue to apply for every applicable state and federal grant.
 - Apply for SAFER grants for initial hiring of full time employees.
 - Post on website the number of grants applied for and received.
- GOAL #3: Use of Bonds
- Define when Bonds will be sought from the community and what for.
- GOAL #4: Medical Billing
- Continue to maintain the effective billing process.
- GOAL #5: Annual Budget Process
- The organization will continue to solicit input from all personnel to identify needs and other goals.
- GOAL #6: Continued Annexation
- Adopt a standardized process to exclude annexed property.
- GOAL #7: Purchasing Agreements
- Approach neighboring fire agencies to attempt to enter into IGA's to purchase similar equipment (apparatus, tools, SCBA, PPE, etc) in order to maximize every available tax dollar.
- GOAL #8: Deployment Revenue
- Adopt a practice of determining where revenue from deployments will be allocated.

**BLACK FOREST FIRE & RESCUE DISTRICT STRATEGIC PLAN:
2018 AND BEYOND**

CAPITAL PLANNING

As noted in "Financial Resources", firefighting is expensive and a major part of that is the capital expenses involved in having the appropriate amount of equipment available at strategic geographic locations within the district. With elected officials terms lasting four years, it is quite possible that these items, with a longer useful term than the elected officials, may be overlooked annually. If proper planning for capital replacement is not accomplished the consequence is to run the risk of a complete operational and financial breakdown at some unknown date in the future that compromise the effectiveness of actually accomplishing the mission.

GOAL #1: Apparatus

- Adopt a 15 year apparatus replacement plan.
- Recommend a line item with a fixed percentage annually for apparatus.
- Maintain deployment model of front line and reserve apparatus.
- Create a systematic maintenance plan for each apparatus.

GOAL #2: Facilities

- Develop a comprehensive plan with a rough budget for the future needs of each facility.

GOAL #3: SCBA

- Adopt a 10 year replacement plan.
- Develop a testing and maintenance program of SCBA and compressor.

GOAL #4: Communications Infrastructure

- Identify and research the departments computer network needs and upgrades.
- Adopt a standardized radio plan to include primary, secondary, and tertiary communication plans to ensure that regardless of the operational environment the needs of the community are being met.
- Work with county partners to identify the future needs and upgrades for interoperability and continued successful radio operations.

PARTNERSHIPS

Firefighting is a team effort. Considering that a community can only have the fire protection they are willing to pay for, it is incumbent upon the fire district to foster relationships and partnerships with all of the community stakeholders. As a small fire district, we receive monies from our residents but we also rely heavily on our neighbors in mutually cooperative ways to ensure the mission is being accomplished given the extreme costs associated with fire protection and the heavy physical toll firefighting takes on personnel.

GOAL #1: Engage the community

- Promote residential programs for prevention and safety. An example is the continuation of the Firewise program.
- Reinforce the PIO position for better communication with the community regarding developing emergencies and a general awareness of what their fire department is doing to accomplish the mission that they have entrusted us with. Expand the use of social media platforms.
- Ensure 'Cooperators Program' is codified and maintained with semi-annual meetings and trainings.
- Engage the community with CPR/First Aid classes and emergency preparedness training

GOAL #2: Develop and adopt inter-governmental agreements (IGA's)

- Initiate dialogue with neighboring agencies regarding cooperative purchasing agreements for equipment in an effort to reduce overall costs and increase interoperability.
- Engage neighboring agencies in joint training to ensure smooth operations at emergency incidents. (terminology, tactics, NIMS, etc)
- Board members initiate discussion with neighboring agencies Board members to determine the feasibility and interest of a larger fire authority merger; whereby the mission is accomplished more effectively, more efficiently, and at a reduced cost by eliminating the duplication of efforts in some areas.

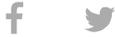
GOAL #3: Labor/Management Relations

- Add an agenda item at every Board meeting to allow the Labor representative a dialogue with the districts elected officials.

**BLACK FOREST FIRE & RESCUE DISTRICT STRATEGIC PLAN:
2018 AND BEYOND**

APPENDIX A

15 YEAR APPARATUS REPLACEMENT PLAN



Your ISO Score

Effective 2015, the Black Forest Fire Rescue Protection District's ISO (Insurance Services Office) grading schedule is 4/5. Black Forest is scheduled to be re-evaluated by the ISO in 2020.



Class 4 (Hydrant Area) rating will apply to all residential properties within 1,000 feet of a recognized fire hydrant and within five road miles of any Black Forest fire station or any of our neighboring Automatic Aid Fire Districts stations.

Class 5 (Non-Hydrant Area) Black Forest has also demonstrated the ability to haul water effectively and maintain a steady hauled water supply through our apparatus and those of our mutual aid partners. If your home is not within the 1,000 feet of a hydrant but still within 5 miles of a fire station your ISO score remains a 5.

The ISO is a nationwide nonprofit service organization that provides rating and other services to property and casualty insurance industries. The ISO was formed in 1971 and is the successor to the National Board of Fire Underwriters (NBFU) which initiated the original municipal fire protection survey in 1889. The objective of the survey is to recognize the impact that effective public fire protection has on individual property fire rates, given that public fire protection can affect the percentage of loss value that could be expected in a fire situation.

The latest revision of the ISO's Fire Suppression Rating Schedule classifies fire protection into 10 categories, Class 1 recognizing the highest level of fire protection and therefore the lowest annual property insurance premiums and Class 10 recognizing the lowest or no level of

fire protection and resulting in the highest annual property insurance premiums. The Fire Suppression Rating Schedule is calculated after an extensive field review and grading of the fire district's three major sections: Fire Alarm/Dispatch; Fire Department Equipment and Personnel; and Water Supply.

The Fire Alarm/Dispatch section includes the means for the public to report a fire, how the fire department receives the alarm of fire, and how firefighters and companies are alerted and dispatched to the fire. The Fire Department Resource section considers apparatus, equipment, staffing, automatic and mutual aid, pre-fire planning, and training. The Water Supply section considers the supply works, main capacity to deliver fire flow, distribution of hydrants, hydrant size, type, and installation, hydrant inspection and condition, and alternative water supplies. Per the 2002 revision of the Fire Suppression Rating Schedule, fire alarm/dispatch is weighted as 10%, water supply as 40%, and fire department resources as 50% of the total survey rating evaluation.

For further information on ISO grading of fire departments, refer to their web site at www.iso.com.

To identify your ISO rating, first visit the El Paso County Assessor's website (<http://land.elpasoco.com>) and verify that you are located within the taxing area of the Black Forest Fire Rescue Protection District. Next, refer to an Internet mapping web page such as [Google Maps](#) to determine your driving distance from one of the two Black Forest fire stations or one of our neighboring Automatic Aid fire stations.

QUICKLINKS

Vegetation Management Burning
information