



1155 Kelly Johnson Blvd, Suite 305  
Colorado Springs, CO 80920  
719.900.7220 • [GallowayUS.com](http://GallowayUS.com)

April 28, 2026

## **Elk View Estates - FIRE PROTECTION REPORT**

### **PROPERTY OWNER**

Elk Ridge Developments, LLC  
10548 Odin Drive  
Colorado Springs, CO 80924

### **CONSULTANT**

Galloway  
1155 Kelly Johnson Blvd. Ste 305  
Colorado Springs, CO 80920

This Fire Protection Report has been prepared in support of the approval of the proposed Final Plat. The proposed subdivision falls within the Black Forest Fire Rescue district and the details herein demonstrate the fire districts ability to serve this site.

### **SITE CONTEXT:**

This property is located directly north of Old Ranch Road and directly east of a private road known as Studebaker Street. Currently the 17.05-acre parcel is vacant and is zoned RR-2.5. Existing topography gradually slopes to the southwest and is located within a Zone X Floodplain. Six, single-family residential lots are being proposed and will rely on individual well and septic systems.

### **SITE DETAILS:**

Parcel Number: 6223000044  
Address: Old Ranch Road  
Acreage: 17.05

### **FIRE AUTHORITY:**

BLACK FOREST FIRE RESCUE  
11445 Teachout Rd  
Colorado Springs, CO 80908

### **CAPABILITIES:**

BFFR is a Title 32 Special Fire District that provides 24/7 fire protection services to include:

- Emergency Medical Services (Advance Life Support response and transport)
- Motor Vehicle Accidents/Extrication
- Physical Entrapments
- Fire Suppression
- Wildland Fire
- Odor Investigations
- Gas Leaks
- Hazardous Materials
- Technical Rescue:
  - Water Rescue (Surface)
  - Ice Rescue
  - Trench Collapse
  - Building Collapse
  - Confined Space
  - Rope Rescue (Low and High Angle)

### **FACILITIES & FIRE RESPONSE:**

STATION #1 – 1145 TEACHOUT RD. CSC 80908

- DISTANCE TO LOCATION: 4.2 Miles
- AVERAGE RESPONSE TIME: 6 minutes
- APPARATUS:

ELK VIEW ESTATES  
FINAL PLAT  
APRIL, 2026

- 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. CSC 80908

- DISTANCE TO LOCATION: 8.8 Miles
- AVERAGE RESPONSE TIME: 13 minutes
- APPARATUS:
  - Engine 712 (Type 1, 750 gallons)
  - Brush 742 (Type 6)
  - Medic 782 (Ambulance)

The average response time between the two BFFR stations is 8.77 minutes to all calls within the district boundaries.

**COMPLIANCE WITH THE LAND DEVELOPMENT CODE**  
**6.3.3. FIRE PROTECTION AND WILDFIRE MITIGATION**

- 6.3.3. (C) Design Standards
  - (1) Water Supply  
***No central services are provided however individual well and septic provisions are provided for each lot. A single 30,000 gallon fire cistern with dry hydrant will be installed before first building permit is issued. The cistern will be installed near the entrance of development.***
  - (2) Roads  
***This application conforms to the County's road standards.***
  - (4) Gates  
***This application conforms to the County's gates dimensional standards and a knox box will be provided for fire access.***

**CONCLUSION**

The proposed subdivision falls within the service district of the Black Forest Fire Rescue, which provides 24/7 fire protection and emergency services. The proposed plat complies with the Fire Protection and Wildfire Mitigation section the County's Land Development Code.

Please contact me at 719-900-7220 with any questions or comments.

Sincerely,  
**GALLOWAY**



Sherry MacWilliam, PLA