

## **Fire Protection Report**

### **Skyfall Subdivision Filing No. 1**

Skyfall Subdivision Filing No. 1 is located within the Black Forest Fire Rescue Protection District (BFFR) service area. The District currently serves the existing residence on the property at 7985 Burgess Road and has committed to serve the proposed subdivision. The District also participates in mutual aid response with surrounding fire districts and fire departments.

BFFR has two full service/full time manned fire stations. The closest station to Skyfall Subdivision Filing No. 1 is Station 1, located at 11445 Teachout Road, which is approximately 1.1 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 five fire engines, one brush truck, three ambulances, three tenders (water haulers), and various command vehicles.

BFFRPD carries Class 5 ISO rating for all properties that are not located within 1000 feet of a fire hydrant, but within 5 miles of a fire station. There are no fire hydrants in the vicinity of Skyfall Subdivision Filing No. 1 and Station 1 is located approximately 1.1 miles from the site. Therefore, the ISO rating for this property is 5Y.

The site of Skyfall Subdivision Filing No. 1 is located in a heavily forested 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. Skyfall Subdivision Filing No. 1 is located in the Tri-Lakes Monument Fire Protection District (BFFRTLMPD) 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.



**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](http://www.bffire.org)

*Office of the Fire Marshal*

*"Always Ready, Always Forward, Always Learning."*

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**FIRE COMMITMENT LETTER**

Wednesday, January 27, 2021

Mr. Michael Kenna  
MVE, Inc.

The Black Forest Fire Rescue Protection District currently provides fire protection services to the single-family residence address listed at 7985 Burgess Road, as they are in our primary response area. We will continue to provide fire protection services to the 3-lot subdivision proposed at the same address.

Black Forest is currently an ISO 5 in areas without hydrants. Black Forest Fire Rescue provides structural and wildland fire suppression services from each station within the district.

The primary station servicing this subdivision is Black Forest station 1, located at 11445 Teachout Road, Colorado Springs, Co 80908 which is approximately 1.1 miles from the subdivision.

Any Questions may be directed to the Fire Chief or Deputy Fire Chief at 719-495-4300 or [deputychief@bffire.org](mailto:deputychief@bffire.org).

Sincerely,

A handwritten signature in black ink that reads 'James Rebitski'.

James Rebitski,  
Deputy Fire Chief  
Black Forest Fire Rescue

*"Serving the citizens of Black Forest since 1945"*

## STAGE I BURN BAN IN EFFECT for the Black Forest Fire Rescue Protection District as of 1200 pm Today March 1st, 2021

[Dismiss](#)

Effective March 1st, 2021 Black Forest Fire Rescue has instituted a stage 1 burn ban until further notice. Please go to the Fire Marshal page for more information and links to valuable information or click on this bar for information regarding stage 1 ban.

(/stage-1-burn-ban-now-in-effect)



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## Demographics

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

Black Forest Fire/Rescue is a combination Department comprised of 22 career Firefighters, part-time firefighter paramedics, an Administrative Officer, and a Volunteer EMS program with 11 personnel. The District provides Advanced Life Support emergency transport for both in-district residents/visitors and as a mutual aid partner to El Paso County Fire Departments.

Black Forest Fire Rescue is also a strong community partner providing fire mitigation assessments, public education and awareness which include CPR and First Aid classes. We started the high-visibility address post program to assist homeowners in addressing their residence to make it easier to locate them in an emergency.

[Click here for Black Forest Fire's District Map. \(https://streamline.imgix.net/95d8d585-fd66-442c-8605-89d81d27a380/0f25de0f-a3fe-4cb2-ac9d-bcf90d609989/District%20Map%20of%20BFFR%205-20.pdf?ixlib=rb-1.1.0&w=200&h=200&fit=fillmax&fill=solid&bg=%23dfe2e2&or=180&s=deb2d0bdb1afc62cf9e7e01fbefe2a1\)](https://streamline.imgix.net/95d8d585-fd66-442c-8605-89d81d27a380/0f25de0f-a3fe-4cb2-ac9d-bcf90d609989/District%20Map%20of%20BFFR%205-20.pdf?ixlib=rb-1.1.0&w=200&h=200&fit=fillmax&fill=solid&bg=%23dfe2e2&or=180&s=deb2d0bdb1afc62cf9e7e01fbefe2a1)





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## Stations/Apparatus

STATION 1 11445 Teachout Road CSC 80908

Station 1 houses our administrative offices.

The station was opened in 2003.

Apparatus at Station 1 include:

- Engine 711 (Type 1)
- Engine 741 (Type 6)
- Engine 743 (Type 6)
- Tender 761 (Water hauler)
- Reserve Ambulance
- Command vehicles



*BFFR Fire Engine*

STATION 2 16465 Ridge Run Drive CSC 80908

The station was opened in 2009.

Apparatus at Station 2 include:

- Engine 712
- Brush Truck 742 (Type 6)
- Tender 762 (Water hauler)
- Ambulance 782 (Advanced Life Support)



*BFFR Fire Engine*

The District also has a small reserve fleet consisting of an engine, a tender, and an ambulance.

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11445 TEACHOUT ROAD, COLORADO SPRINGS CO 80908  
TELEPHONE (719) 495-4300

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