

## **Fire Protection Report** **Hill Subdivision Filing No. 1**

Hill Subdivision Filing No. 1 is located within the Black Forest Fire Rescue (BFFR) service area. The District currently serves the existing residence on the property at 6910 Alpaca Heights 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 Hill Subdivision Filing No. 1 is Station 2, located at 16465 Ridge Run Drive, which is 0.8 miles north 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 8.77 minutes. The department has two fire trucks, two brush trucks, one tender truck, one ambulance, one Wildland Type 3, and command vehicles such as the Fire Chief's truck. This department also has in reserve: one Tender, one Brush truck, and one Ambulance.

BFFR has an overall protection Class 5 ISO rating for its entire protection district. For all properties located within 1000 feet of a fire hydrant, BFFR provides a Class 4 ISO rating as long as it is within 5 miles of the nearest station. This fire district has limited hydrant access and primarily uses hauled water for its firefighting source. There are no fire hydrants in the vicinity of Hill Subdivision Filing No. 1. Therefore, the ISO rating for this property is 5.

The site is located in an area characterized as grassed range land. It is not forested or adjacent to a forested area. The construction of all new residences within the Hill Subdivision will comply with the requirements of the Black Forest Fire Protection District. Review and approval of site and architectural plans shall be conducted by the fire district prior to issuance of any building permit. 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 as discussed below.

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. Hill Subdivision Filing No. 1 is located in the Black Forest Fire Protection District (BFFR) service area. The District currently serves the properties and has committed to serve the proposed subdivision and the residences therein. The District also participates in mutual aid response with surrounding fire districts and fire departments.

The fire district regulates the requirement for water supplies for firefighting purposes. The district is current not requiring fire sprinkling or fire cisterns for subdivision of this size (less than five lots). The current owner and future lot owners plan to implement wildfire hazard reduction in the development.

Although there is no forest on the property, grass fires can be a danger as well. 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 these instances, it is recommended that performance of fuel modification measures be observed.

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.

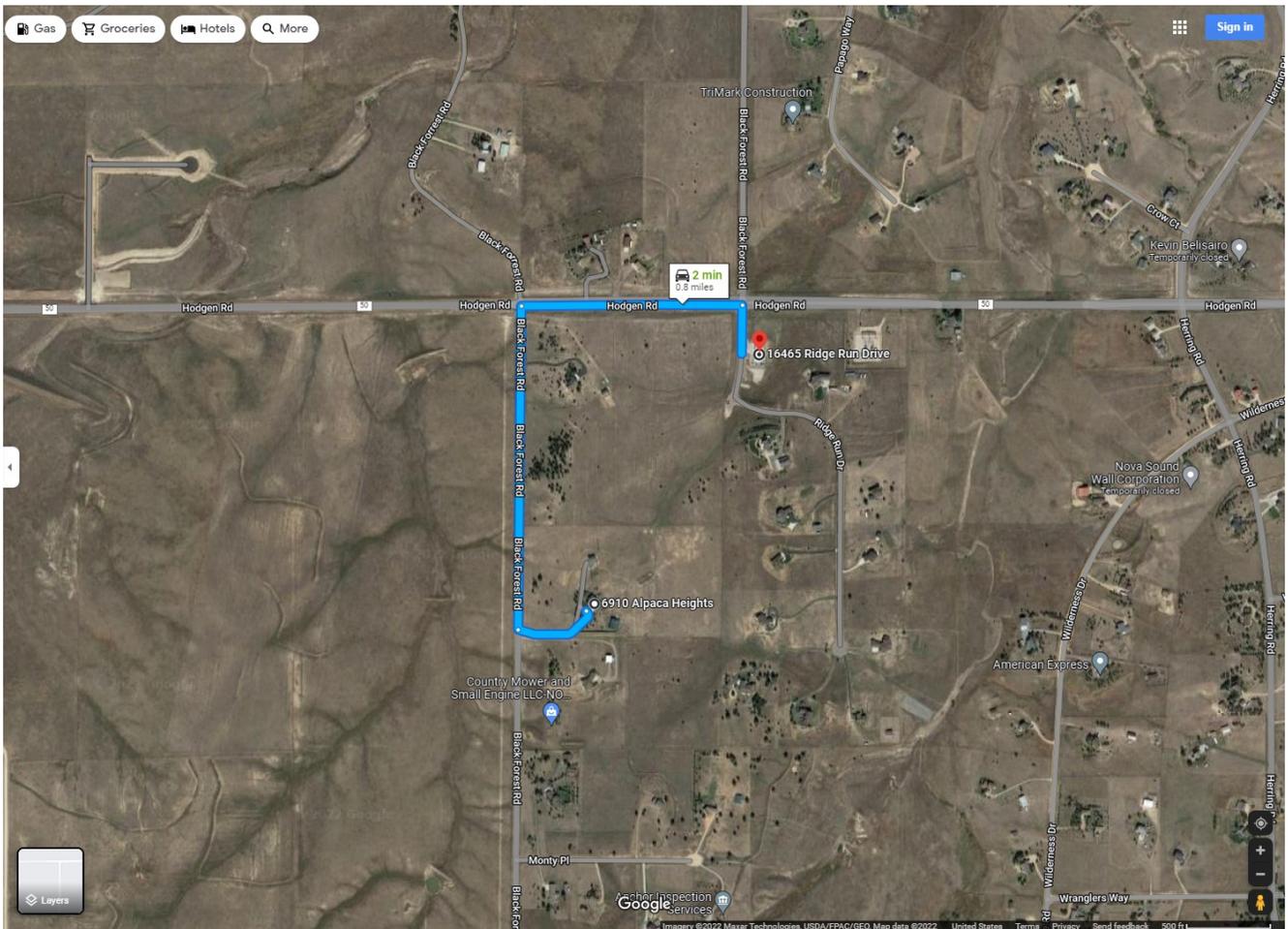


Figure 1: Location of Hill Subdivision to nearest BFFR Station



**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, December 7, 2022

Mr. James Oakden  
M.V.E. Inc.  
RE: 6910 Alpaca Hts  
Colorado Springs, Co 80908

Re: Commitment to Provide Emergency Services  
Property: 6910 Alpaca Hts (Tax schedule(s) 5129004018, 5129009002)

The Black Forest Fire Rescue Protection District provides Emergency Services to the citizens of Black Forest. Based on the information provided, the above 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 property(s) 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](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"*



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# Stations, Staffing, & Apparatus

STATION 1 11445 Teachout Road

Station 1 is our headquarters.

The station was opened in 2003.

Staffing at Station 1 is typically 5 firefighters.

Apparatus at Station 1 include:

- Engine 711 (Type 1, 750 gallons)
- Brush 741 (Type 6)
- Tender 761 (1800 gallons)
- Medic 781 (Ambulance)
- Wildland Type 3
- Reserve Tender
- Reserve Brush
- Command vehicles



*BFFR Fire Engine*

STATION 2 16465 Ridge Run Drive

The station was opened in 2009.

Staffing at Station 2 is typically 3 firefighters.

Apparatus at Station 2 include:

- Engine 712 (Type 1, 500 gallons)
- Brush 742 (Type 6)
- Reserve Ambulance (Medic 782)



*BFFR Fire Engine*



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## Team

Our team is dedicated to protecting the life and property of our community, our region, and our nation.

Members of BFFR not only serve the Black Forest and El Paso County communities but we have members that are affiliated with FEMA's Urban Search and Rescue Colorado Task Force 1 (FEMA CO-TF1) deploying nationally and internationally to support complex incidents from hurricanes, tornadoes, terrorism, and other disasters. We are affiliated with Incident Management Teams that deploy to support large and complex incidents across the nation. Furthermore, our wildland team deploys nationally to support the national effort to minimize impacts of wildland fires. Lastly, and certainly not least, we have one member deployed overseas in support of our National Defense Strategy.

Black Forest Firefighters are expected to be proficient in structural firefighting, auto extrication, wildland firefighting, emergency medical services, initial hazardous material responses, and other technical rescue disciplines such as rope rescue, collapse, and surface ice rescue.



### **PJ Langmaid**

**Position:** Fire Chief

**Phone:** 719-495-4300

**Email Address:** [firechief@bffire.org](mailto:firechief@bffire.org)

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### **James Rebitski**

**Position:** Deputy Chief of Planning and Prevention

**Phone:** 719-495-4300

**Email Address:** [deputychief@bffire.org](mailto:deputychief@bffire.org)

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