
MAYBERRY PHASE 1 (ELLICOTT TOWN CENTER)

FIRE PROTECTION REPORT

MAY 2021

REVISED OCTOBER 2021

OWNER/APPLICANT:

Colorado Springs Mayberry, LLC
32823 Temecula Parkway
Temecula, CA 92592

CONSULTANT:

N.E.S. Inc.
619 North Cascade Avenue
Colorado Springs, Colorado 80903

Ellicott Town Center Filing No. 2 is within the Ellicott Fire Protection District (EFPD). The proposed subdivision lies approximately 1 mile from Station No. 2 at 75 N. Ellicott Hwy.

Ellicott Fire Protection District (EFPD), founded in 1984, covers 276 square miles in El Paso County including the towns and areas of Emerald Acres, Antelope Acres, Antelope Park Ranchettes, Black Squirrel Creek, Calhan, Eaglecrest, Langness Wilderness, Grand View, Range View, Silver Bonnett, Viewpoint & Western Horizons. The district is mostly a residential community with some small business and light commercial.

The EFPD is a local district supported by property taxes. It operates through an elected board which in turn contracts with the Volunteer Department for the operation and maintenance of the District and its equipment. The EFPD maintains 11 vehicles including 3 ambulance and has present membership of 34 active volunteers and 2 full time fire fighters.

The department responds to about 774 calls a year in the Ellicott area. And also provides Advanced Life Support transport of the sick and injured to area hospitals. Response time is currently 6-10 minutes with closest station approximately 2.5 miles away. The department operates from four stations with (2) full time employees and (2) volunteer who man the station 24hours a day.

- Fire Station 1 is located at 23650 State Hwy. 94.
- Fire Station 2 is located at 75 N. Ellicott Hwy.
- Fire Station 3 (Sub-Station) is located at 25850 Mid Jones Rd. at Baggett Rd.
- Fire Station 4 (Sub-Station) is located at 3525 Private Rd. 112

Service is available at an ISO (Insurance Safety Office) level 9 service rating. The low rating is a result of lack of fire hydrants and distance from the fire station to the potential emergency. Any building within 1,000 ft of a fire hydrant will receive ISO class 6 protection. In the case of this development, the subject property is within one mile of the fire station and the development will provide a central water system with fire hydrants at five hundred feet spacing. The central water system is anticipated to raise the ISO rating of the development. The applicant plans to work with the local fire district on future facility needs as the project develops.

FACILITIES

Station 1: 23650 State Hwy. 94

Equipment at Station 1 includes:

- Engine 3310 (Freightliner FL80 / American LaFrance / Becker)
- Engine 3311 (American LaFrance)
- Ambulance 3381 (Advanced Life Support)
- Brush 3341 (Brush truck)
- Tender 3363 (Tactical Tender)
- Tender 3364 (Tactical Tender)
- Tender 3366 (Tactical Tender)
- Chiefs' vehicle



Station 2: 75 N. Ellicott Hwy.

Equipment at Station 2 includes:

- Engine 3312 (Ford/E-one)
- Engine 3313 (GMC Brigadier / Fire Cat)
- Rescue 3382 (Chevy / Wheeled Coach)
- Brush 3342 (Brush Truck)
- Tender 3368 (Tactical Tender)



**Station 3: 25850 Mid Jones Rd. at
Baggett Rd. (Sub-Station).**

Equipment at Station 3 includes:

- Engine 3320 (International)
- Tanker 3361 (Ford F-series)



Station 4: 3525 Private Rd. 112 (Sub-Station).

Equipment at Station 4 includes:

- Engine 3355 (Ford F-Series 4x4)
- Tender 3344 (Tactical Tender)



CODE COMPLIANCE

In accordance with Section 6.3.3, Fire Protection and Wildfire Mitigation, of the El Paso County Land Use Development Code (LDC), an analysis of compliance with this section of the LDC and applicable fire codes shall be provided. The intent of this section of the LDC is *“to ensure that proposed development is reviewed in consideration of the wildfire risks and 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 that adequate fire protection is available for new development;*
- *Implement wildfire hazard reduction in new development;*
- *Encourage voluntary efforts to reduce wildfire hazards; and*
- *Reduce the demands from the public for relief and protection of structures and facilities.”*

The proposed Phase 1 Amendment area is part of a larger past approved Ellicott Town Center PUD. In accordance with the Colorado State Forest Service’s (CSFS) online Wildfire Risk Assessment Portal, the wildfire risk for the Mayberry Subdivision is identified as “Lowest Risk”, thus the burn probability for the entire site is “low” to “very low”.

Due to the level of improvements for this suburban development the risk is further reduced by the nature of development of roadways and housing. Any fuel that was assessed for this area that could be considered contributing to the risk is mitigated through the implementation of roadways and housing lots. Implementation of accessible roadways provides needed buffers from wildfire fuel sources and also provides additional access to areas for potential wildfire hazards. Ignition zones as noted in the Colorado State Forest Service Mitigation suggestions become greatly reduced from what was once open grasslands. Areas of open grassland fuel sources are reduced, increased buffers provided and access and adequate services for needed fire protection are provided.

The Ellicott Fire Protection District has provided a commitment letter for fire and emergency projection. The EFPD utilizes the 2009 International Fire Code with Local Amendments their inspections and plan review.

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