

# Fire Protection Report

Boyd Minor Subdivision

August 10, 2022

**Owner:**

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**Applicant:**

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The proposed subdivision to be known as “Boyd Subdivision Filing No. 1” is located within the Southwest quarter of the Southwest quarter of Section 7, Township 11 South, Range 65 West of the 6<sup>th</sup> principal meridian in El Paso County, Colorado. The property has El Paso County Tax Schedule Number: 5100000433. The current address of the site is 18735 Brown Road. The property was historically used as agricultural grazing land and is vacant with no structures. The site is 35.88± acres in area and is zoned RR-5 (Residential Rural – 5 Acre). The proposed Minor Subdivision will create three (3) large rural residential single-family lots in the RR-5 zone, each with lot areas of 10 acres or more.

The Boyd Minor Subdivision is located in the Tri-Lakes Monument Fire Protection District (TLMFPD) service area. The District currently serves neighboring properties and participates in mutual aid response with surrounding fire districts and fire departments. TLMFPD has issued a Commitment Letter to Provide Fire and Emergency Services to the Boyd Subdivision dated September 7, 2021.

TLMFPD has three full service/full time manned fire stations. The closest station to the Boyd Subdivision is Station 2, located at 18460 Roller Coaster Road, which is 4.9 miles away from the site via established public roads. Response times are difficult to predict due to inclement weather. However, in favorable conditions, response time to the site is estimated to be 9 minutes. Daily, the District operates 2 engines, 1 tower ladder, 2 ambulances, 3 brush trucks, 5 command vehicles, 1 snowcat, 1 ATV, and 2 snowmobiles. The District also maintains a fleet of reserve apparatus.

TLMFPD carries Class 3 ISO rating for all properties located within 1000 feet of a fire hydrant and an ISO rating of 3Y for all other properties. Since there are no fire hydrants in the vicinity of the proposed subdivision, the ISO rating of the Boyd Subdivision is 3Y.

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 Boyd Subdivision will comply with the requirements of the Tri-Lakes Monument 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

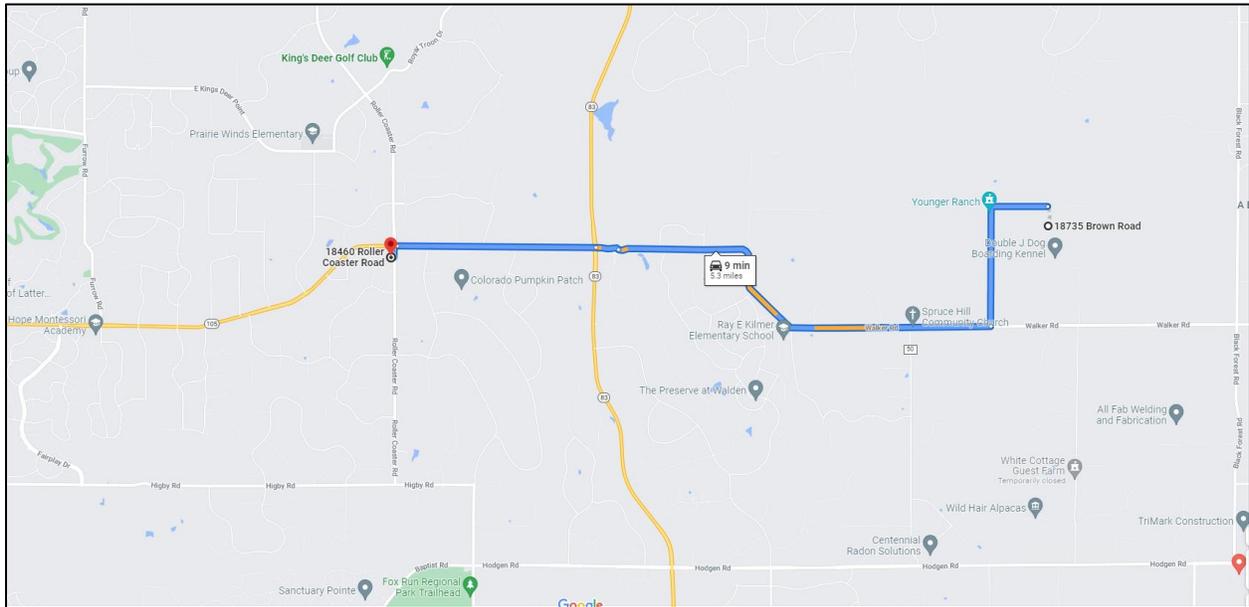
requirements for Fire Protection and Wildfire Mitigation as contained in Section 6.3.3 of the El Paso County Land Development Code are addressed with this development as discussed below.

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. Boyd Subdivision Filing No. 1 is located in the Tri-Lakes Monument Fire Protection District (BFFRTLMPD) service area. The District currently serves the vacant property 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.



Source: [Google Maps](#)

# Message From The Chief

## Welcome to Tri-Lakes Monument Fire Protection District



Andy Kovacs  
Fire Chief

I am excited to announce the completion of the first step to unify the Tri-Lakes Monument Fire Protection District and the Donald Wescott Fire Protection District. 2022 will be a busy year navigating all that is required to merge our two organizations. Much of what we will be doing will occur behind the scenes.

Residents will see no interruption in service. In fact, service will improve with decreased response times and an increase in the number of firefighters and EMS professionals responding to your emergency.

We will also see an improved economy of scale by avoiding the cost of building a new fire station, the need to purchase specialty resources, and the duplication of administrative costs.



As you navigate through our website, we hope it reflects our organizational values of:

Excellence | Integrity | Loyalty | Respect | Service

Our firefighters are always ready – day or night – dedicated to serving the citizens of our communities and beyond with character, connection, and a commitment to excellence.

Whether a medical aid, fire, natural disaster, or other calls for service, our firefighters come highly trained and knowledgeable to handle your emergency.

As Fire Chief, I could not be more proud of our men and women that have heeded the call to serve. Their selfless commitment is modeled in their daily actions.

Thank you for visiting. Please let us know how we can serve you better.

## Fleet

Daily, the District operates 2 engines, 1 tower ladder, 2 ambulances, 3 brush trucks, 5 command vehicles, 1 snowcat, 1 ATV, and 2 snowmobiles. The District also maintains a fleet of reserve apparatus.



# ISO Ratings

2022 Insurance Services Office Rating

For more information see [www.iso.com](http://www.iso.com) (appendix H)

## What is ISO?

ISO is a service that provides rating and other services to property and casualty insurance industries. The goal is to recognize the impact that public fire protection has on individual homeowner property fire rates given that fire protection can affect the percentage of loss value that could be expected in the event of a fire. There are 10 categories 10 meaning lowest level of fire protection to a Class 1 (Class 1 = lowest annual property insurance).

The Tri-Lakes Monument Fire Protection District uses two ratings for our fire district as of January 2022, provided you are within 5 road miles of a fire station and reside within the fire district (a Tri-Lakes Monument Fire Protection District levy is on your annual property tax bill). ISO's main criteria are mainly performance-oriented meaning ratings are largely based on the quantity of water a fire department crew can flow water and the duration of the water flow. Developments with cistern access can qualify as a Class 3 rating providing there are 30,000 gallons of water in the cistern.

## Steps to determine your ISO rating

1. Verify with the El Paso County Assessors website which fire protection district you are in.
2. Google the distance from your property to the nearest fire hydrant.
3. Google distance from your property to the nearest fire station.

[Click here](#) to see the map

## Rating [\(See ISO Protection Class Brochure\)](#)

- Class 3 for all properties located within 1000' of a fire hydrant
- Class 3Y for all other properties

If you are beyond 5 road miles from a fire station then you have the following ratings:

- Class 10W for all properties located within 1000' from a water source
- Class 10 for all properties located farther than 1000' from a water source

## Vehicle Information

Each engine and ladder truck carries three fire extinguishers (dry chemical, CO2, and water) as well as 20 gallons of foam plus 10 additional,

- Engine carries 1000 gallons of water ( We have two)
- Ladder truck carries 300 gallons of water  
Total water brought from TLM units only is 2300 gallons

## **Mutual aid**

We have mutual aid agreements with all of our surrounding fire departments.

## **Fire Stations**

TLMFPD is a career fire department that staffs three fire stations 24-hours a day.

Station 1-18650 Hwy 105                      -Ladder truck and engine

Station 2-18460 Rollercoaster Road    -Engine

Station 3-1855 Woodmoor Drive         -Engine

## **Response Times**

Times are very difficult to predict due to inclement weather. For best estimate, Google distance from the house in question to the nearest fire station.

For more information, contact Division Chief Bumgarner at [jbumgarner@tlmfire.org](mailto:jbumgarner@tlmfire.org)