

## **Fire Protection Report**

Misfit Crew Estates

**Owner/Applicant:**

Mark E. McDonald and Amanda M. Enloe  
5775 Mountain Shadow View  
Colorado Springs, CO 80908

**Consultant:**

M.V.E., Inc.  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO  
(719) 635-5736  
Charles Crum, P.E.  
[chuckc@mvecivil.com](mailto:chuckc@mvecivil.com)

**Site Description and Access:**

The proposed subdivision to be known as "Misfit Crew Estates" is located in a portion of the South ½ of Section 32, Township 11 South, Range 64 West, of the 6<sup>th</sup> Principal Meridian in Colorado Springs, Colorado. The site is situated on the north side of Hodgen Road, to the west by the Long View Estates Subdivision, to the north and east by +35 acre parcels. The subject site is accessed by Thompson Road from Hodgen Road and a left turn to the private road of Mountain Shadow View which is a gravel road. The site is made up of a single unplatted parcel having El Paso County Tax Assessor's Schedule Number: 6124000013. The current address is 5775 Mountain Shadow View, Colorado Springs, Colorado.

The Misfit Crew Estates site encompasses 35.729 ± acres of land zoned currently zoned RR-5 (Rural Residential 5 acres). The owners intend to divide the parcel into two lots containing 5 acres and one 25 ± acre lot containing the existing structure.

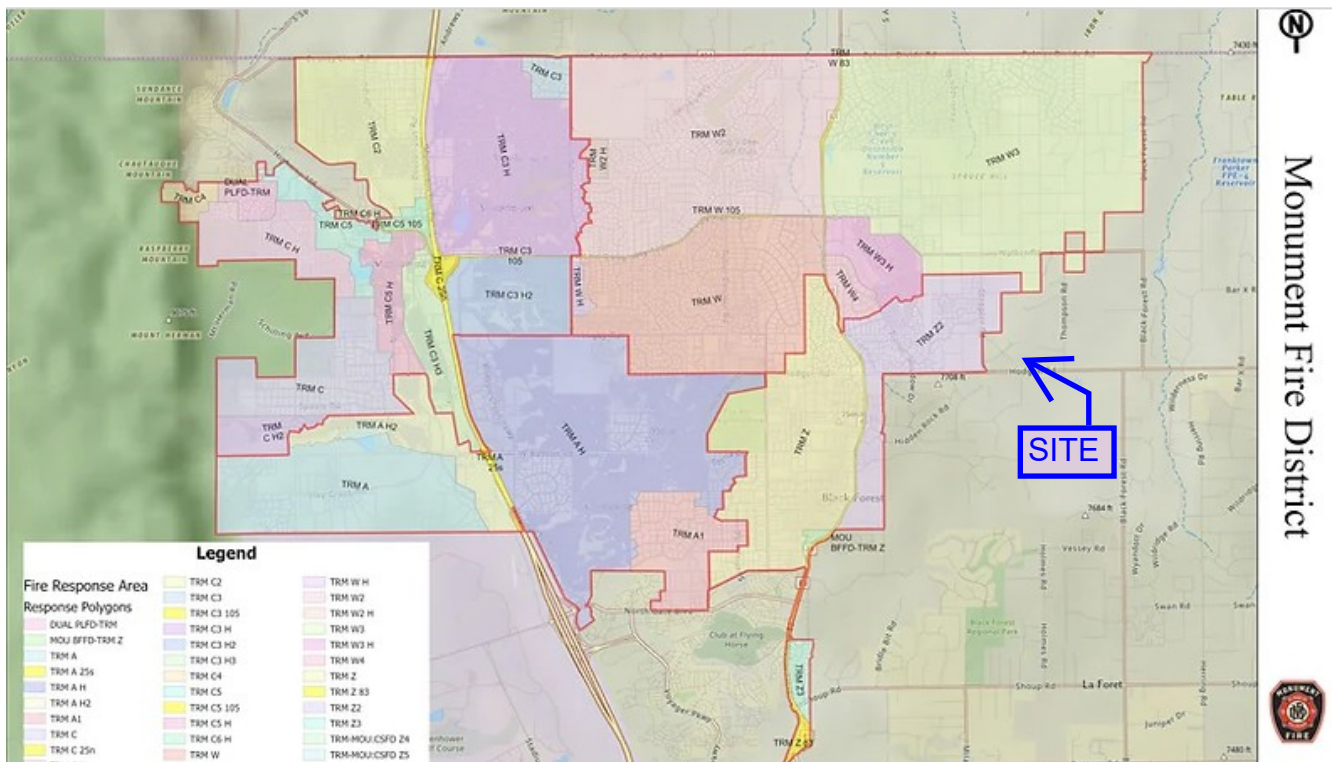
**Monument Fire Protection District**

Misfit Crew Estates is currently not located in a Fire District. The Owner's are in the process of receiving an inclusion into the Monument Fire Protection District.

The proposed minor subdivision is located approximately 4.6 miles from Monument Fire Station 5, located at 15055 Highway 83 which is staffed 24 hours daily. Response time is approximately 7 minutes, according to MapQuest.

It should be noted District services including Monument Fire, Tri-Lakes Monument Fire, and Wescott Fire Protection have merged services and act jointly.

MFD boundaries are the Rampart Range/Palmer Lake to the West, Northgate Boulevard to the South, Black Forest Road to the East, and County Line Road to the North. In addition, MFD provides mutual aid to the United States Forest Service in the extreme western part of our district in the Mount Herman area.



Monument Fire Protection District has five full-time manned fire stations with one additional unmanned station. The unmanned station are currently used for vehicle maintenance and storage of reserve vehicles. Daily, MFD operates 3 engines, 1 tower ladder, 3 ambulances, 3 brush trucks, 2 water tenders, several command vehicles, 1 snowcat, and 1 ATV. A fleet of reserve apparatus is also maintained. In 2023, MFD will take delivery of a new Type 1 engine, tower ladder, and Type 3 Wildland engine to meet the growing needs of the community.

Monument Fire District is a careered department with 5 staffed stations running three ambulances daily. The following lists apparatus inventory per station location.

Station 1-18650 Hwy 105: Platform ladder truck, wildland Type 4 engine (1800 gallons of water total)  
 Station 2-18460 Rollercoaster Road: Engine, Type 6 brush truck (1050 gallons of water total)

Station 3-1855 Woodmoor Drive: 2 Engines, Type 6 brush truck (1800 gallons of water)  
 Station 4-15415 Gleneagle Drive: Engine, tender, Type 6 brush truck (4800 gallons total)  
 Station 5- 15055 Colorado Highway 83: Engine, ladder truck (800 gallons of water total)

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

MFD engine carries 1000 gallons of water (2) MFD reserve engine carries 750 gallons of water MFD ladder truck carries 400 gallons of water Wescott engine carries 750 gallons of water

Wescott engine carries 500 gallons of water

Wescott tender carries 3500 gallons of water

Wescott tender carries 1500 gallons of water

When surplus water is needed, another 7000-8000 gallons from surrounding Districts is available and additional mutual aid partnership has been formed with the City of Colorado Springs.

Section 6.3.3 of the El Paso County Land Development Code (LDC) contains fire protection and wildfire mitigation for proposed subdivisions. The purpose of this section of the LDC is to ensure

proposed development takes into consideration wildfire risks and the 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 adequate fire protection is available for new development; implement wildfire hazard reduction in new development; and reduce the demands from the public for relief and protection of structures and facilities. Adequate water exists at the subject property to fight fires. The MFD commitment letter makes no mention of fire cisterns or dry hydrants being required. Any private driveways within the proposed subdivision will be constructed to the MFD's access standards.

The Misfit Crew Estates property is expected to have an ISO rating of 3Y is applied to properties that are located "MFD properties outside of 1000 feet and within 5 road miles of a fire station".

The subdivision will regulate development, buildings, and structures so as to minimize the hazard to public health, safety, and welfare. It is also recommended that all new construction 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. Hardscape materials such as, but not limited to: concrete, sand, rock/gravel, and pavers are recommended for 0 to 5 feet outside of the building envelope. This will reduce the probability of any embers igniting any flammable materials within the immediate building envelope. 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.

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 site does not contain significant wooded areas or thick brush. Instead, the prevalent natural grasses is the major fire risk for this site. It is suggested that the reduction of most ignitable fuel (including the natural grasses) be done in areas that are within fifty feet of the building envelope for all residential structures. Maintain an irrigated greenbelt immediately around the home by regularly mowing dry grasses and weeds to a height of 2 inches or less and keep well-watered within the 50-foot defensible space, especially during periods of high fire danger. Remove any branches within 15 feet of a chimney and regularly clean roof and gutters of debris to eliminate a fuel source for blown embers. This will reduce the amount of small, flash fuel in close proximity. It will also slow the spread of fire toward adjacent properties and provide suppression forces additional time to contain a fire. 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. Small patches of brush or shrubs may be left if they are separated by at least 10 feet of irrigated grass or noncombustible material. Remove dead limbs, leaves, and other ground litter within the defensible space and store firewood uphill at least 15 feet from the home. Reduce the density of the surrounding grassland 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.

It is demonstrated that adequate fire protection is available for the development. Misfit Crew Estates has requested inclusion into the Tri Lakes Monument Fire Protection District or MFD service area. It is

expected that the MFD will commit to serving the proposed subdivision. The MFD also participates in mutual aid response with surrounding fire districts and fire departments.

Water supply for the site is by individual wells on each lot. The number of residences on the 35.7 acres is three (3). Installation of Fire Hydrants is not feasible for this site. Fire Cisterns are not normally required for subdivisions of this size. The Fire District will determine if residential fire sprinkler systems or other measures may be required at the time of building permit. The construction of residences within the subdivision will be compliant with the applicable building codes as required by the Fire District.