

June 1, 2022

## **Fire Protection Report**

Peterson Vacation and Replat

Owner and Report Preparer: Brian Peterson, PhD, 719-244-7391, brianistdy@yahoo.com

The Peterson Vacation and Replat is located within the Tri-Lakes Monument Fire Protection District (TLMFPD) service area. The District currently serves the surrounding properties accessed by Shiloh Pines Dr, including 17390 Shiloh Pines Dr., and has committed to serve the proposed subdivision. The District also participates in mutual aid response with surrounding fire districts and fire departments.

TLMFPD has three full service/full time manned fire stations. The closest station to Peterson Vacation and Replat is Station 1, located at 18650 Hwy 105, which is 1.0 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 3 minutes. The department has two fire engines, one tower ladder, two ambulances, three brush trucks, five command vehicles, one snowcat, two snowmobiles and one ATV.

TLMFPD carries Class 3 ISO rating for all properties that are located within 1000 feet of a fire hydrant, but within 5 miles of a fire station. There are fire hydrants within 700 feet of the driveway for each of the properties as well as within 700 feet of any existing or future structures and Station 1 is located 1.0 miles from the site. Therefore, the ISO rating for this property is 3.

The site of Peterson Vacation and Replat 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 TLMFPD will be carried out when the lot is developed 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. Peterson Vacation and Replat is located in the Tri-Lakes Monument Fire Protection District (TLMFPD) 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 owners and future lot owner 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 has already voluntarily reduced wildfire hazards and plans to continue in the future. The implementation of the Wildfire Hazard Mitigation Plan will reduce wildfire hazards. 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 any structures. 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 any structure's 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.

## Stations



Station 1

18650 Hwy 105  
Monument CO, 80132



Station 2

18460 Roller Coaster Rd  
Monument CO, 80132

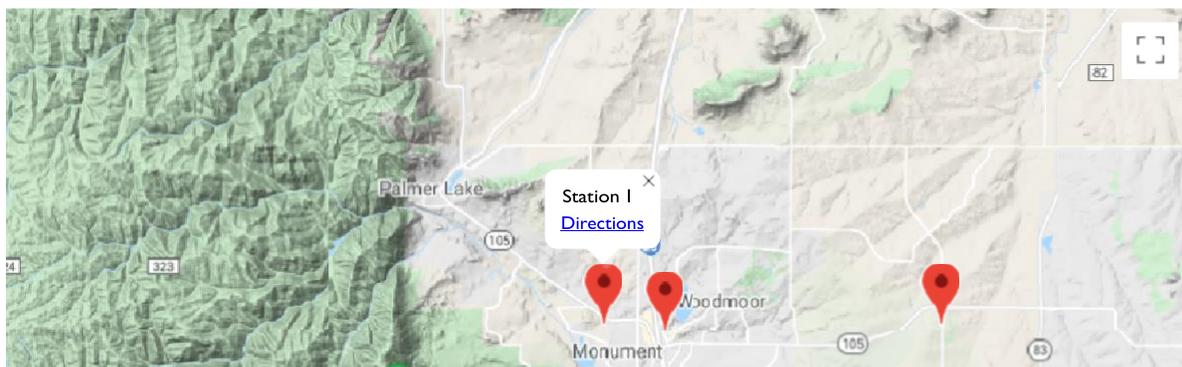


Station 3

1855 Woodmoor Dr  
Monument, CO 80132

## Administration Office

The administrative office is located at 16055 Old Forest Point, Suite 102, Monument, CO 80132





 CALL US

719-484-0911  
719-481-3456 (Fax)

 CONTACT US

 Administrative Office Hours

Mon - Fri: 8 am - 4:30 pm

**TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT**

Tri-Lakes Monument Fire Protection District stands proud in protecting the citizens of the greater Tri-Lakes region.

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PHYSICAL

16055 Old Forest Point, Suite 102  
Monument, CO 80132



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# TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT

Excellence Integrity Loyalty Respect Service

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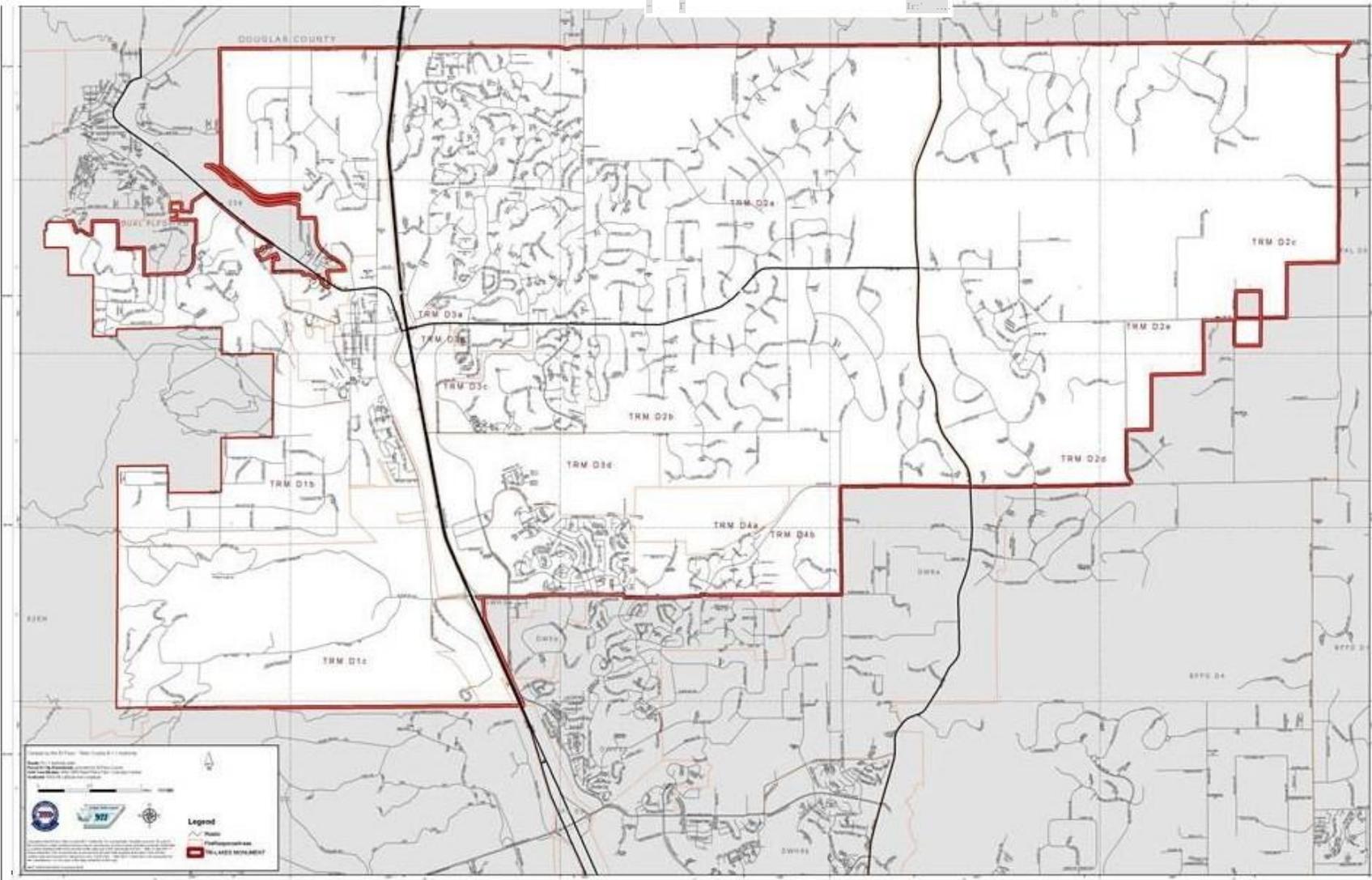
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## Fleet

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.

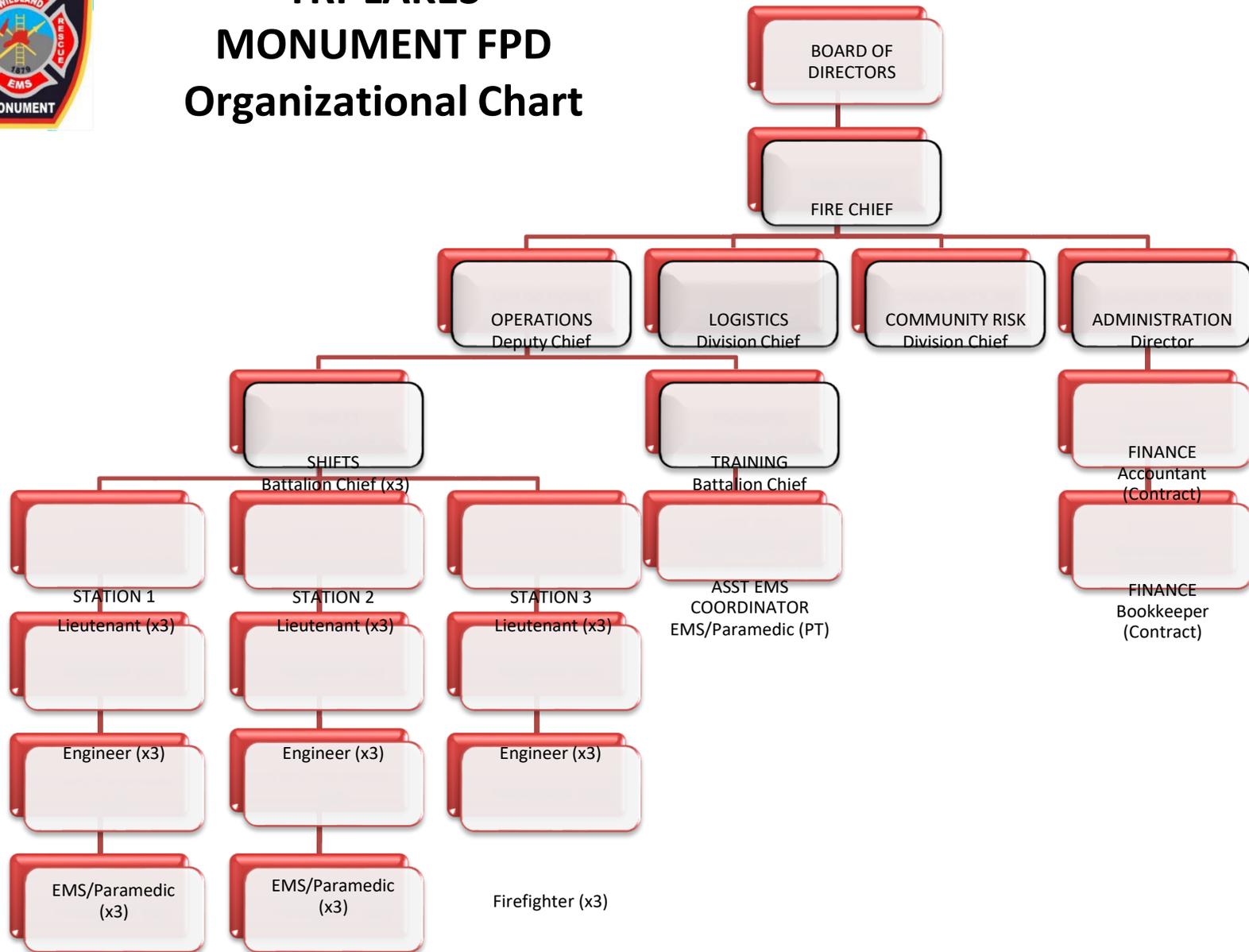


# Trilakes Fire Department





# TRI-LAKES MONUMENT FPD Organizational Chart



Firefighter (x6)

Firefighter (x6)

8/27/2020

# ISO Ratings

2014 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 September 30, 2014, 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 is mainly performance oriented meaning ratings are largely based on 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 is 30,000 gallons of water in the cistern.

## Steps to determine your ISO rating

1. Verify with 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.

## 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 than 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 carry 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

**TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT**

16055 Old Forest Point, Suite 103

Monument, CO 80132

Bus: (719) 484-0911 Fax (719) 481-3456



Jamey Bumgarner, Fire Marshal

May 19, 2021

To Whom it may Concern:

The Tri-Lakes Monument Fire Protection District currently provides fire protection and emergency medical services to 70 square miles of northern El Paso County. Our current ISO rating is 3/3Y. The Crowe Subdivision located at 15980 Rollercoaster Road lies within our current district boundaries, and we will continue to provide services to the Crowe Subdivision.

Our Fire Station 2 is located at 18460 Rollercoaster Road and staffed 24 hours a day, less than 3 miles from the Crowe Subdivision, and our units will arrive within 6 minutes. The ISO rating for Crowe Subdivision will be 3Y.

Please let me know if you have additional questions.

Jamey Bumgarner

Division Chief / Fire Marshal