



November 10, 2022

PCD File No.

**FIRE PROTECTION REPORT  
HIGH FOREST ESTATES SUBDIVISION  
MINOR SUBDIVISION**

**Owner:**

Paula Donohoo, Mardelle Frazier and Brian  
Frazier  
8855 Walker Road  
Colorado Springs, CO 80908  
(213) 792-7163  
tokoolyou@aol.com

**Applicant:**

M.V.E., Inc.  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO  
(719) 635-5736  
Attn: David R. Gorman, P.E.  
daveg@mvecivil.com

**Site Description:**

The proposed subdivision to be known as “High Forest Estates Subdivision Filing No. 1” is located within the southwest one-quarter of Section 10, Township 11 South, Range 65 west of the 6th principal meridian in El Paso County, Colorado. The property consists of Lot 1, Block 7, Willow Springs Estates in El Paso County, Colorado having El Paso County Tax Schedule No. 51100-01-009. The current address of the site is 8855 Walker Road, Colorado Springs. The eastern portion of the site currently contains a residence, outbuilding, well and septic system, and a gravel drive in the northern portion of the site connected to Walker Road. The site is 13.81± acres in area and is zoned RR-5 (Residential Rural – 5 Acre). The site situated on the east side of Walker Road, on Lot 1, north of Lot 1, Block 6, Willow Springs Estates (Zone RR-5) with existing single-family residential development and Barn, south of Lot 2, Block 7, Willow Springs Estates with existing single-family residential development. Walker Road, a public road with 60 ft right-of-way, is adjacent to the western edge of the site. Lot 3, Block 7, Willow Springs Estates (Zone RR-5) with existing single-family residential development is east of the site.

**Elbert Fire Protection District (EFPD)**

The High Forest Estates Subdivision Filing No. 1 is located within the Elbert Fire Protection District (EFPD) service area. The district currently serves the existing residence on the property at 8855 Walker Road, Colorado Springs and has committed to serve the proposed subdivision. The EFPD has three fire stations. The closest station to High Forest Estates Subdivision Filing No. 1 is Station 233, located at 700 Co Rd 98, Elbert, CO which is 11.0 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 17 minutes. EFPD station 233 has 1 fire engine, 1 brush truck, 1 medic vehicle, 1 tender truck, and 1 squad truck. The department has 2 medic vehicles, 3 fire engines, 4 brush trucks, 4 tender trucks, and 1 squad truck across all 3 stations.

EFPD carries ISO 10 rating for all properties without a fire hydrant. There are no fire hydrants in the vicinity of High Forest Estates Subdivision Filing No. 1 and the ISO rating for this property is 10. The site of High Forest Estates Subdivision Filing No. 1 is not located in a heavily forested area, with few sparse trees on the property. The necessary fire mitigation measures according to the EFPD will be carried out with the development of the individual 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

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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 EFPD as administered by the Pikes Peak Regional Building Department.

It is demonstrated that adequate fire protection is available for the development. The current owner and future lot owners plan to implement wildfire hazard reduction in the development. Location of structures should be placed outside of drainageways, 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 instance, it is recommended that more intense fuel modification be performed.

The owner plans to voluntarily reduce wildfire hazards. It is suggested that the reduction of most ignitable fuel be done in areas that are within fifty feet of the 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 fifty 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 shall be 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 your home. 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 your 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 recommendations of this report along with any additional recommendations by EFPD 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 implementation will not completely eliminate wildfire danger or consequences.



ELBERT FIRE PROTECTION DISTRICT  
24310 MAIN STREET  
P.O. BOX 98  
ELBERT, COLORADO 80106

## FIRE COMMITMENT LETTER

September 13, 2022

To whom it may concern,

The Elbert Fire Protection District currently provides fire protection services to the single-family residence address listed at 8855 Walker Road, as they are in our primary response area. We will continue to provide fire protection services to the 2-lot subdivision proposed at the same address.

The Elbert Fire Protection District is currently an ISO 10 in areas without hydrants. The ISO rating for the property at 8855 Walker Road is 10.

The primary station servicing this subdivision is Elbert Station 233, located at 700 County Rd 98, Elbert, CO 80106. Elbert Station 233 is approximately 11 miles from the subdivision with an average response time of 17 minutes depending on weather and road conditions.

Further requests for information should be directed to Fire Marshal Alexyss Papi at (303) 648-3000 or [apapi@elbertfire.org](mailto:apapi@elbertfire.org).

A handwritten signature in black ink, appearing to read "Alexyss Papi".

Alexyss Papi  
Fire Marshal  
Elbert Fire Protection District  
24310 Main St  
Elbert, CO 80117  
303-648-3000



1000 Bishops Gate Blvd. Ste 300  
Mt. Laurel, NJ 08054-5404

t1.800.444.4554 Opt.2  
f1.800.777.3929

November 18, 2019

Mr. John Wood, President  
ELBERT FPD  
P.O. BOX 98  
ELBERT, Colorado, 80106

RE: Elbert Fpd, El Paso, Elbert Counties, Colorado  
Public Protection Classification: 03/10  
Effective Date: March 01, 2020

Dear Mr. John Wood,

We wish to thank you and Mr. BRANDON HOMER for your cooperation during our recent Public Protection Classification (PPC) survey. ISO has completed its analysis of the structural fire suppression delivery system provided in your community. The resulting classification is indicated above.

If you would like to know more about your community's PPC classification, or if you would like to learn about the potential effect of proposed changes to your fire suppression delivery system, please call us at the phone number listed below.

ISO's Public Protection Classification Program (PPC) plays an important role in the underwriting process at insurance companies. In fact, most U.S. insurers – including the largest ones – use PPC information as part of their decision-making when deciding what business to write, coverage's to offer or prices to charge for personal or commercial property insurance.

Each insurance company independently determines the premiums it charges its policyholders. The way an insurer uses ISO's information on public fire protection may depend on several things – the company's fire-loss experience, ratemaking methodology, underwriting guidelines, and its marketing strategy.

Through ongoing research and loss experience analysis, we identified additional differentiation in fire loss experience within our PPC program, which resulted in the revised classifications. We based the differing fire loss experience on the fire suppression capabilities of each community. The new classifications will improve the predictive value for insurers while benefiting both commercial and residential property owners. We've published the new classifications as "X" and "Y" – formerly the "9" and "8B" portion of the split classification, respectively. For example:

- A community currently graded as a split 6/9 classification will now be a split 6/6X classification; with the "6X" denoting what was formerly classified as "9."
- Similarly, a community currently graded as a split 6/8B classification will now be a split 6/6Y classification, the "6Y" denoting what was formerly classified as "8B."

- Communities graded with single "9" or "8B" classifications will remain intact.
- Properties over 5 road miles from a recognized fire station would receive a class 10.

PPC is important to communities and fire departments as well. Communities whose PPC improves may get lower insurance prices. PPC also provides fire departments with a valuable benchmark, and is used by many departments as a valuable tool when planning, budgeting and justifying fire protection improvements.

ISO appreciates the high level of cooperation extended by local officials during the entire PPC survey process. The community protection baseline information gathered by ISO is an essential foundation upon which determination of the relative level of fire protection is made using the Fire Suppression Rating Schedule.

The classification is a direct result of the information gathered, and is dependent on the resource levels devoted to fire protection in existence at the time of survey. Material changes in those resources that occur after the survey is completed may affect the classification. Although ISO maintains a pro-active process to keep baseline information as current as possible, in the event of changes please call us at 1-800-444-4554, option 2 to expedite the update activity.

ISO is the leading supplier of data and analytics for the property/casualty insurance industry. Most insurers use PPC classifications for underwriting and calculating premiums for residential, commercial and industrial properties. The PPC program is not intended to analyze all aspects of a comprehensive structural fire suppression delivery system program. It is not for purposes of determining compliance with any state or local law, nor is it for making loss prevention or life safety recommendations.

If you have any questions about your classification, please let us know.

Sincerely,

*Alex Shubert*

Alex Shubert

Manager -National Processing Center

cc: Chief Brandon Homer, Fire Chief, Elbert FD Cisterns  
Mr. BRANDON HOMER , Chief, Elbert Fire Department  
Mr. Will Parker, Manager, ELBERT WATER  
Ms. Liz Brown , Communications Supervisor, El Paso Co Sheriff PSAP  
Mrs. Grace Reinis, Communications Manager, Douglas Co Sheriff