

**RED ROCK ACRES LOTS 1-5
FIRE PROTECTION REPORT
FINAL PLAT**

April 18, 2025



PREPARED FOR:
GTG Red Rock LLC
8605 Explorer Dr., Suite 250
Colorado Springs, CO 80920

Owner/ Applicant: GTG Red Rock LLC
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Tax Schedule No: 7109000024 (part), 7109014003 (part)

Acreage: 14.957AC

Site Location, Size, Zoning:

Matrix Design Group, on behalf of GTG Red Rock LLC, is proposing a 5-lot subdivision located south of Monument Creek between Red Rock Ranch Drive and Rockbrook Drive. Each lot will be minimum 2.5AC in size and served by well and septic. Access to three lots will be provided by a private drive from Red Rock Ranch Drive and access to the remaining two lots will be provided from an extension of Vista View from the Cloven Hoof Estates residential subdivision to the south.

Fire Protection:

The Monument Fire Protection District will provide fire protection services for the proposed subdivision. The department currently has five stations with Station 1 approximately 1.3 miles away, and an approximate 6 minute drive time. The district serves the community through fire protection, emergency services/rescue, good intent, service calls, fire alarm(s), hazardous conditions, severe weather and other related calls. In 2023, the district responded to a total of 3,809 calls. As of June 2021, the Fire protection district has an ISO rating of 2. All properties within 5 miles of a fire station and further than 1,000 feet from a fire hydrant are a Class 2. **Please show where the nearest hydrant is.**

Service area boundaries for the fire protection district 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. Additionally, the district provides mutual aid to the United States Forest Service in the extreme western part of this district in the Mount Herman area.

On a daily basis the Monument Fire District operates a fleet of:

- 3 engines
- 1 tower ladder
- 3 ambulances
- 3 brush trucks
- 2 water tenders

How will water for fire suppression be provided? Will cisterns be used or will some other tactic for fire suppression be used?

Several command vehicles, including:

- 1 snowcat, and
- 1 ATV

The operations division is the largest division in the Monument Fire District. It is comprised of highly-trained and educated fire service professionals. Operations personnel work a 48-hours on / 96-hours off work schedule. The Operations Division is responsible for the day-to-day operations of the district and responds to emergency and non-emergency calls from five fire stations located in the district. Operations personnel are on duty and ready to answer the call 24 hours a day. The Operations Division is also responsible for the Training and EMS Divisions. The current makeup of the Operations Division is as follows:

- Fire Chief and Executive Battalion Chief
- 4 Battalion Chiefs (3 Shift Battalions, 1 Training & EMS)
- 15 Lieutenants (5 Lieutenant Paramedics)
- 15 Engineers (1 Engineer Paramedic)
- 16 Firefighter/Paramedic
- 2 Single-Function Paramedics

- 14 Firefighters

Specialized services provided by the Monument Fire District includes an all-hazards response organization that is prepared and trained to mitigate emergency incidents such as:

- Emergency Medical Services (Advance Life Support response and transport)
- Motor Vehicle Accidents/Extrication
- Physical Entrapments
- Fire Suppression
- Wildland Fire
- Odor Investigations
- Gas Leaks
- Hazardous Materials
- Technical Rescue
 - Water Rescue (Surface)
 - Trench
 - Collapse
 - Confined Space
 - Low Angle (Rope)

A wildfire hazard report created by Steve Spaulding, a consulting forester, found the CSFS Wildfire Risk to the property to be classified as moderate to high. A field inspection was performed on July 12, 2024, to determine if any change should be made to the original wildfire hazard area map (WHAM) conclusions or the CO-WRAP assessment. Based upon the field inspection, the wildfire risk from the CO-WRAP was confirmed as high in the timber/shrub/grass areas and moderate in the meadow areas. The field investigation concluded that the CO-WRAP assessment is under predicting the amount of the timber/shrub/grass fuel model.

Initial response forces can be successful in keeping a wildfire to the smallest size possible and structure loss to a minimum. It is suggested in the Wildfire Hazard Report that the reduction of the most ignitable fuel be done in areas that are within fifty feet of the building pad of any proposed residential structures. This will reduce the amount of small, flashy fuel in proximity to the structure. It will also retard the spread of a fire towards adjacent property and provide suppression forces additional time to contain a fire quickly. At a minimum, Gambel Oak thickets that are within thirty (30) feet of the southern boundary and immediately downhill of a residential structure should be removed. Clusters of oak can be retained provided there is at least a minimum spacing of thirty feet between the oak canopies and dead stems are removed.

It is recommended that each lot be treated prior to completion of the structure and the issuance of the occupancy certificate.

At this time no request for additional fire suppression components such as a fire cistern or fire hydrants is being requested by the fire protection district.

Please state the fire hazard level, the area of defensible space and the hardened structure details that will be required for homes in this area.