

# Fire Protection Report

## Final Plat

May 1, 2024

Provide the name of the individual who prepared this report.

**RESPONSE: ADDRESSED**

Prepared for:  
3405 Hay Creek LLC  
3255 Hay Creek Road  
Colorado Springs, Colorado, 80921

Prepared by:  
Vertex Consulting Services, LLC  
455 Pikes Peak Avenue, Suite 101  
Colorado Springs, CO 80903-3672

28.56 according to surveyor

**RESPONSE: ADDRESSED**

The Subdivision includes a total of 6 single family rural residential parcels on 30.05 acres located south of Hay Creek and west of Highway 25 to the south of the Town of Monument. The site has one single family residence and a barn, which will remain in the western portion of the property. The remainder of the site is vacant. The site is currently zoned RR-5. The property is within the Tri-Lakes Monument Fire Protection District. For more information regarding necessary mitigation measures please reference the Wildfire Hazard and Mitigation report included in this submittal. The proposed development is in compliance with the Fire Protection and Wildfire Mitigation Section of Chapter 6 of the Land Development Code.

The property owner has entered into an agreement with the adjacent Haycreek Subdivision to utilize their existing underground 33,000-gallon tank for fire suppression as no municipal water will be provided. The District has provided comments indicating no concern (see attached). The applicant requests the BoCC approve the alternative fire protection supply system. All of the proposed lots will be on well water and septic tanks.

The property owner met with the Tri-Lakes Monument Fire Protection District prior to submission of the final plat to El Paso County to determine what the Fire District would require in order to ensure safe emergency response. The private roadway meets the minimum radii and width requirements for a fire apparatus. The private roadway includes a floodplain crossing. The crossing is designed to accommodate the largest apparatus the District has. The District has reviewed the proposed subdivision layout, private roadway plans, and wildfire mitigation plan and has provided a fire protection commitment letter in response.

Tri-Lakes Monument FPD The Tri-Lakes Monument FPD (TLMFPD) covers 68 square miles in El Paso and Douglas Counties bounded by Baptist Road to the south, Black Forest Road to the east, and County Line Road to the north. They also serve residents near Mount Herman to the west and provide mutual aid to the Forest Service in the most western part of the district. The District has 6 stations with the closest being Station 4 in Gleneagle. Station 4: Gleneagle is located 3.5 miles from the proposed Hay Creek Valley Subdivision at 15415 Gleneagle Drive, this station has 4,800 gallons of water available for suppression during the first response. The apparatus available at this station include one Type 1 Engine, one Type 6 Brush Truck, and one Water Tender.

Fire Department No-Objection to Shared Cistern

Tri-Lakes-Monument Fire Protection District

The fire department will provide access and not through the department accepts (O'Leary), but will require a written agreement allowing access between the two developers.

The document provided for a shared cistern agreement and exhibit shows 3 properties, 3405 Hay Creek LLC, Matthew Dunston at 4420 Green Mountain, and Randall O'Leary at Haycreek Ranch Subdivision. The fire department has accepted a plan to share a cistern with only O'Leary (see fire comment).

Provide the written agreement requested by fire department for access.

Either get the fire department to agree to the shared Dunston cistern or remove that property.

The O'Leary cistern has been platted into a tract as part of the Hay Creek Valley subdivision. The owner of the tract is VIVA LAND VENTURES LP. Update ownership.

**RESPONSE: PER MEETING WITH EPC AND PROPERTY OWNER ON 7/8/25 THIS COMMENT NEED NOT BE ADDRESSED PROVIDED THE FIRE DEPARTMENT PROVIDE LETTER REGARDING FILLING HYDRANTS AT NEARBY HYDRANT.**

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