

WILDFIRE HAZARDS MITIGATION PLAN

WALKER RESERVE

Access to Walker Reserve is located along existing private Walker Road. Ingress and egress can be accessed along the 1336 ft. subdivision frontage. Also existing driveways along the West and East side of the subdivision. Evacuation from the proposed three Lots can access existing Walker Road. The subdivision plat dedicates 30 ft. public right of way along Walker Road and the 30 ft. public right of way along the West side of the subdivision.

Water supply for the three Lots will be provided by individual wells. The aquifer water source is described in the Water Report as a part of the subdivision submittal.

The property mainly consists of native grass with gentle slopes. Trees and brush are sparsely located on the site. Ignition potential remains moderate with minimal fuel available.

Homeowners should develop effective defensible space around each building on their property, including; dwelling, garage and out buildings. Desired conditions around structures include a 10 foot clearance (thinning and removal) out at least a recommendation of 30 feet.

The home builder is responsible for designing and constructing homes which are sensitive to the environmental hazards existing within or nearby their specific sites.

The homeowners are ultimately responsible for maintenance of their homes in a manner consistent with the adopted fire hazards mitigation plan and the Tri-Lakes Monument Fire Protection District.

Referenced Publication; “Protect your Home, Property & Forest from Wildfire”
Colorado State University and the Colorado Forest Service.