



Fire Protection Report
Mariah Trail Filing No. 1
Major Subdivision – Final Plat
April 26, 2023

Owner: Thomas Kirk, Jr.
19510 Mariah Trail
Colorado Springs, CO 80908

Applicant/Consultant: Atwell, LLC.
12295 Oracle Blvd., Ste. 200
Colorado Springs, CO 80921
Richard Lyon, PE
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Tax Schedule No. 5100000511

Request:

Major Subdivision/Final Plat containing six rural residential (RR-5) lots on an existing 35 acre parcel. All lots will be a minimum of 5.0 acres per zoning code. All lots will access a single gravel roadway of 32' in width with roadside ditches within a 60' right-of-way extension of Mariah Trail. The right-of-way extension is approximately 1,400 feet from the existing roadway. There are no Colorado Department of Transportation roadways involved in the project.

This report defines the Fire Protection by describing the Fire Authority's capabilities including existing and proposed equipment, facilities, services, and response time to provide fire protection for the subdivision.

Site Description:

The property of interest, henceforth referred to as the Site, addressed as 19205 Mariah Trail, is an unplatted 35-acre RR-5 zoned parcel within El Paso County with Schedule No. 5100000511. The Site within the northwest quarter of Section 7, Township 11 South, Range 65 West of the sixth P.M.. The Site is south of the County's 60-foot right-of-way of Mariah Trail, a rural local gravel roadway. The property is accessed via a private access drive within a 16-foot width common access easement (Reception No. 213070061). The adjacent properties or subdivisions are as follows:

North: El Creek Ranches Filing No. 1 (Lots 24-26)

East: 19275 Mariah Trail, Schedule No. 5100000512, Zoned RR-5, Unplatted 40.23 acre property

South: 18885 Brown Road, Schedule No. 5100000447, Zoned RR-5, Unplatted 61.55 acre property



West: Part of Section 12-11-66, Schedule No. 6100000224, Zoned RR-5, Unplatted 80 acre property

The Site is currently zoned RR-5 (Rural Residential), allowing 5-acre minimum lots with 25-foot front, rear, and side setbacks for principal structures, and a 200-foot minimum lot frontage width.

The soils indicative to the site are classified as Brussett loam and Peyton-Print complex by the USDA Soil Conservation Service and are listed as NRCS (National Resources Conservation Service) Hydrologic Soil Group B. A USDA Soil Map is provided in Appendix C.

The existing topography of the Site consists of slopes between 2.0 percent and 15 percent generally draining from the west to the east. There are several local topographic high points and grasslined swales across the property. The natural landscape comes to a swale located on the eastern property boundary, central to the Site. The majority of the Site drains to this point where it continues to flow due east. The stormwater runoff to this area is via overland sheet flow and remains generally as sheet flow until the swale reduces in width downstream to channelized flow. The ultimate outfall location is East Cherry Creek approximately 1.5 miles east of the Site.

There are no major drainageways or existing facilities on the Site.

The Site lies within the East Cherry Creek Drainage Basin according to the El Paso County Drainage Basins map. There are no known non-stormwater discharges that contribute to the storm water systems on site and downstream, both private and public.

The project site does not lie within a designated floodplain according to information published in the Federal Emergency Management Agency Floodplain Map No. 08041C0305G, dated December 7, 2018. The FEMA FIRM panel is provided in Appendix B.

The existing percent imperviousness of the Site is less than 0.1% as evidence by aerial photography and site visits. The only non-vegetation land is a dirt path within a common access easement at the north of the Site. The existing vegetative cover of the Site is approximately 99.9% with sparse native grasses and weeds, also as evidence by aerial photography and site visits.

Proposed Development Description:

The proposed project scope is for a small subdivision for a total of six lots with a public extension of an existing roadway that follows the County's 60' width right-of-way extension for the roadway of Mariah Trail. A Final Plat and Minor Development Plan show Lots 1 through 6 with minimum areas of 5 acres to meet RR-5 rural residential zoning standards. A 32' width gravel surface roadway is proposed as an extension of Mariah Trail with a cul-de-sac at the termination point of the proposed right-of-way for an emergency vehicle turnaround. The typical section of the roadway follows County Standard Detail SD-2-10, a 32' width gravel section with a 4% crown with roadside swales of minimum 2' depth within the 60' section and an additional 5' of public improvement easement on each side.

The small subdivision is to remain zoned as RR-5, allowing for single-family residences and accessory structures within the El Paso County zoning code's allowed land uses. Covenants for the Mariah Trail Filing No. 1 subdivision shall meet El Paso County land use and development standards at a minimum with the following minimum criteria per the County:

- Minimum 200' width lot frontage



- 25' front, side, and rear principal building setbacks
- 25% maximum coverage
- 7% Imperviousness (Table 3-1, Appendix L)

Proposed construction activity for the minor subdivision is for the Mariah Trail right-of-way extension of the gravel roadway section and roadside ditch. Future developed lots are to connect to the gravel roadway with future driveways and 18" CMP culvert pipes within the roadside ditches. No driveway connections or culverts are proposed at this time.

The limits of disturbance and construction is to establish the roadway is approximately 4.0 acres or 11.4% of the total Site area. The interim developed condition is the initial roadway buildout of a gravel section with roadside ditches. Further interim conditions are to include driveways and culvert pipes from the roadway and lot development of single-family residences. The ultimate developed condition consists of a full build out of Lots 1 through 6 with single-family residences, driveways, hardscape, accessory structures, etc. to an assumed percent imperviousness of 7% per for the six lots per El Paso County criteria (Table 3-1, Appendix L). The total imperviousness of the Site is 8.82% for the ultimate developed condition which includes full development of all lots and the roadway.

The construction timeline is anticipated to commence following the Subdivision Plat, Entitlements, and Construction Drawings processes with the County anticipated to be August 2023. Construction of the roadway is anticipated to take two months with final stabilization occurring in November of 2023. Erosion and sediment control measures for the Site are to be established prior to any disturbance or construction activity as required by the County and per the GEC Plan Set and Stormwater Management Report.

Traffic Impacts:

The property is approximately a mile south of County Highway 404 / East Palmer Divide Avenue at the County limits and is approximately a mile west of Black Forest Road. The proposed major subdivision is accessed from an extension of the existing dirt roadway of Mariah Trail that extends south through the Elk Creek Ranches Filing No. 1 subdivision near local rural roadways of Wildfire Court and Thunder Road West. The accesses to County Highway 404 are via Elk Creek Drive East or Thunder Road East. There is no direct access to Black Forest Road.

The six lot subdivision is not anticipated to have a trip generation over 100. There are no additional roadways or intersections proposed other than a private roadway extension of the Mariah Trail right-of-way. There is not anticipated to be an increase in trips by more than 100 daily trips. The traffic type is to remain residential use. There is no anticipated change to level of service for the local connecting roadways or nearest County Highways. There are no recorded accident or safety issues for roadways in the immediate vicinity. There is no existing or new pedestrian or bicycle traffic for the development as none is required.

**Utilities:**

Lots 1 through 6 are to be served by onsite wastewater treatment systems and a water well for each respective lot. Each lot is responsible for providing their own well and septic system at the time of development.

Per the Water Resources Report prepared by RESPEC, these lots meet the requirements for water supply in terms of quantity, quality, and dependability, and methods of sewerage disposal per the Land Development Code Chapter 8.

All lots will be serviced by Mountain View Electric as an extension of the underground primary electric line that exists at the end of Mariah Trail.

All lots will be serviced by Black Hills Energy for natural gas as an extension of the underground distribution pressure gas line at the end of Mariah Trail.

Fire suppression will be provided by Black Forest Fire & Rescue.

Will-serve letters are provided as a part of the Major Subdivision entitlement process.

Fire Protection:

Fire protection is to be provided for this subdivision by Tri-Lakes Monument Fire Protection District. The Tri-Lakes Monument Fire Protection District is located at 18650 CO-105 in Monument, Colorado which is approximately 12.4 miles from the property by roadways.

The Land Development Code requirement to be able to be served by the Tri-Lakes Monument Fire Protection District is accessibility, a sufficient pavement section, and a sufficient firetruck turnaround. These code requirements are met with the 60' right-of-way extension of Mariah Trail. The road design within the subdivision is a 32' width gravel roadway with roadside ditches. The typical section of the roadway is sufficient for access including the pavement section as designed by the geotechnical engineer. The cul-de-sac at the end of the roadway extension is per County standards and meets the Fire District's turnaround template by meeting the dimensions for radius diameter and curves.

The Fire District has indicated that there are no required fire hydrants, dry hydrants, cisterns, or sprinklers for the residences in order to meet their standards.

The Tri-Lakes Monument Fire Protection District has a fleet of three engines, one tower ladder, three ambulances, three brush trucks, two water tenders, several command vehicles, one snowcat, and one ATV. The district maintains a fleet of reserve apparatus. In 2023, the district will take delivery of a new Type 1 Engine, Tower Ladder, and Type 3 Wildland Engine to meet the growing needs of the community.

The internal roadway is fully accessible by an emergency vehicle. The external roadway is Mariah Trail which is a dead end local residential gravel roadway. The dead end consists of a cul-de-sac for the emergency vehicle turnaround.

There are no planned emergency access roads separate from the right-of-way extension that is accessible for emergency vehicles by land use. There are no planned gates at this time. Should a gate



be proposed at a later date, the County and Fire District will be notified and coordination for accessibility via a Knox box and provided keys to the District will be done.

There is no known wildland fire and hazard mitigation required for this subdivision as it is existing agricultural grazing land with sparse shrubs and weeds. There are no significant natural features that pose a wildland fire risk. Future residences are to have cleared areas surrounding dwelling units per fire code and the local Fire District standards.

The Tri-Lakes Monument Fire Protection District has provided a letter confirming that services can and will be provided to this subdivision. The letter is from the Division Chief / Fire Marshal, Jamey Bumgarner, and dated April 26, 2023.

There have been no additional items as required by the PCD Director deemed necessary to address the applicable review criteria at this time.

Respectfully,

ATWELL, LLC

Greenwood Village, CO

A handwritten signature in cursive script that reads "Richard D. Lyon".

Richard Lyon, PE
Project Manager

MONUMENT FIRE DISTRICT
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www.monumentfire.org
Proudly serving the Tri-Lakes Region



Jamey Bumgarner, Division Chief

April 26, 2023

To Whom it may Concern:

The Monument Fire District provides fire protection and emergency medical services to 70 square miles of northern El Paso County. Our current ISO rating is 3/3Y. The Mariah Trail Subdivision is located within our current district boundaries, and we will continue providing services to the area.

Our Fire Station 2 is 5 miles from the proposed subdivision, and responding units should arrive within 10 minutes.

Please let me know if you have additional questions.

Jamey Bumgarner

Division Chief / Fire Marshal