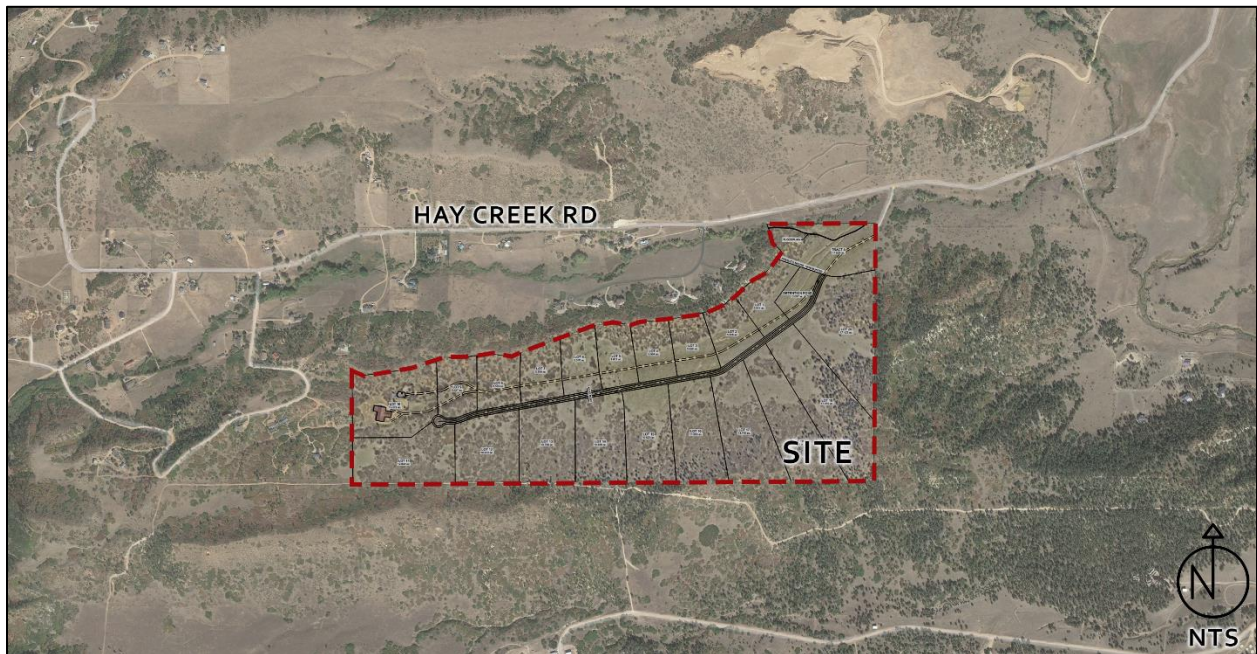


Hay Creek Valley Subdivision Fire Protection Report Final Plat

September 15th, 2023



Prepared for:

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Site location, size, and zoning:

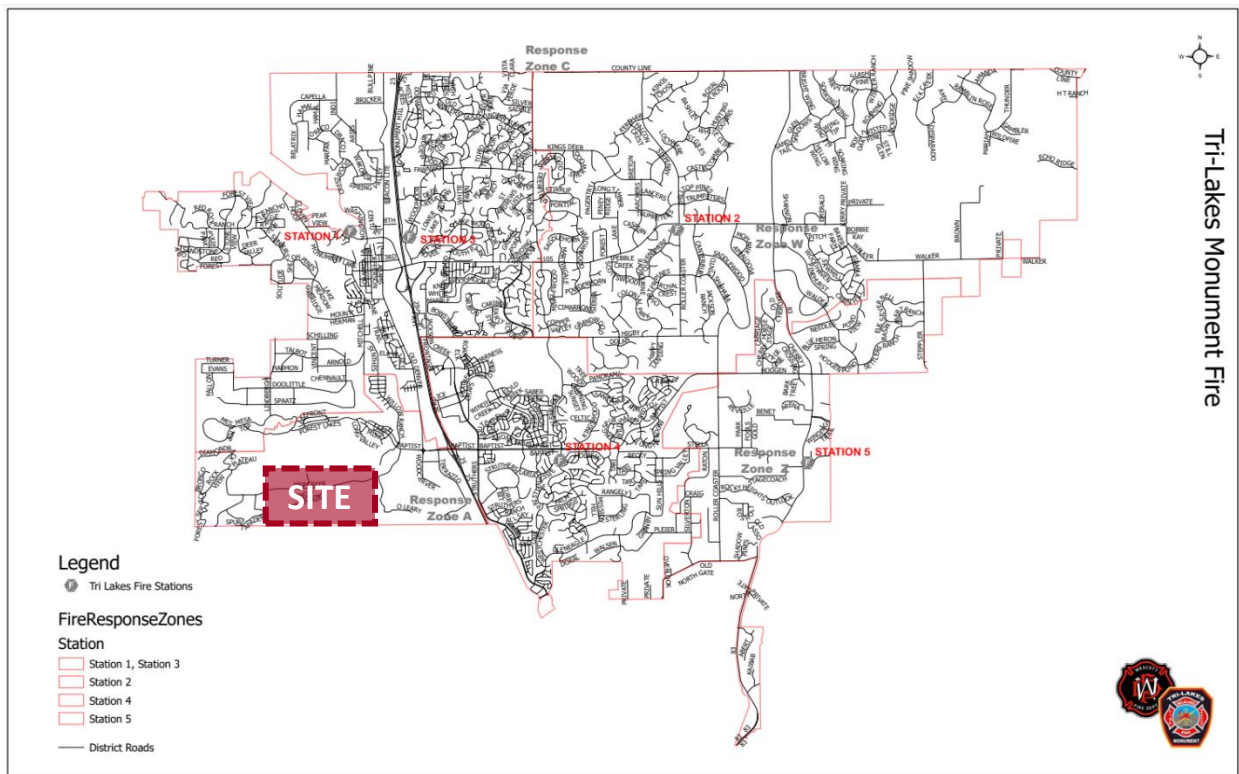
The Hay Creek Valley Subdivision project is proposing a total of 20 single family rural residential parcels on 214.62 acres located south of Hay Creek and west of Highway 25 to the south of the Town of Monument. The site has one single family residence which shall remain in the western portion of the site. The remainder of the site is vacant grassland and pine forest. The site is currently zoned RR-5 and will remain with proposed parcels ranging in size from 5.5 to 17 acres.

The Tri-Lakes Monument FPD will act as the primary resource for initial attack on a wildfire and USAFA would assist in the event of a wildfire due to the proximity of the Academy’s northern boundary. For more information reference the Wildfire Hazard and Mitigation report included in this submittal.

The site will be served for fire protection via an underground 33,000-gallon tank as no municipal water will be provided. All of the proposed lots will be on well water and septic tanks.

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 station district. The district has 6 stations with the closest being Station 4 in Gleneagle.



Station 4: Gleneagle

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 are:

- 1 – Type 1 Engine
- 1 – Type 6 Brush Truck
- 1 – Water Tender