

Westview at Woodmoor Filing 1A

Fire Protection Report

January 2023

SITE LOCATION: 6665 Walker Road, Colorado Springs, CO 80908

OWNERS:

Murphy's Custom Homes
Tim Murphy 719-360-7792
Sarah Martin 719-233-2883
13710 Struthers Road, Suite 105B
Colorado Springs, CO 80921

APPLICANT & PREPARER:

TERRA NOVA ENGINEERING, INC.
721 S. 23RD STREET
Colorado Springs, CO 80904
(719) 635-6422

PCD Filing #: VR-22-13

SIZE: 3.809 Acres

ZONING: RR-0.5

TAX SCHEDULE NUMBER: 7111101042

PROPOSED LAND USE: Single family residential, 4 dwelling units

INTRODUCTION: The owners intend to subdivide a single lot into 4 rural residential lots. The minimum lot size will be 0.5 acres as required by the existing zoning. Lot 1A will be 0.98 acres. Lot 2A will be 0.78 acres. Lot 3A will be 0.64 acres. Lot 4A will be 1.40 acres. There is an existing residence and associated drive on the east and central area of the parcel in what will be the proposed Lot 1A. Commitment letters have been obtained for all necessary utilities and there will be no disturbance to the site at this time.

ACCESS: No roads are proposed with this replat. Access will be achieved through private drives to existing public roads.

Wildland Fire & Hazard Mitigation: A Wildland Fire & Hazard Mitigation plan has been submitted for this development.

Fire Code Compliance: The owners will adhere to the current approved version of the El Paso County Land Development Code, Section 6.3.3 subsections C(1) Water Supply, C(2)(3) Roads, C(4) Gates and section D, Construction in Wildland Fire Areas, in their entirety.

WATER SUPPLY: Fire suppression water supply will be addressed at the time of home building permits.

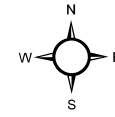
REPORT: Westview at Woodmoor Filing 1A is located in the Monument Fire Protection District service area.

The District has 5 fire stations and an administration office. The closest station to the site is Fire Station 3, located at 1865 Woodmoor Drive, which is approximately 1.4 miles away from the proposed subdivision.

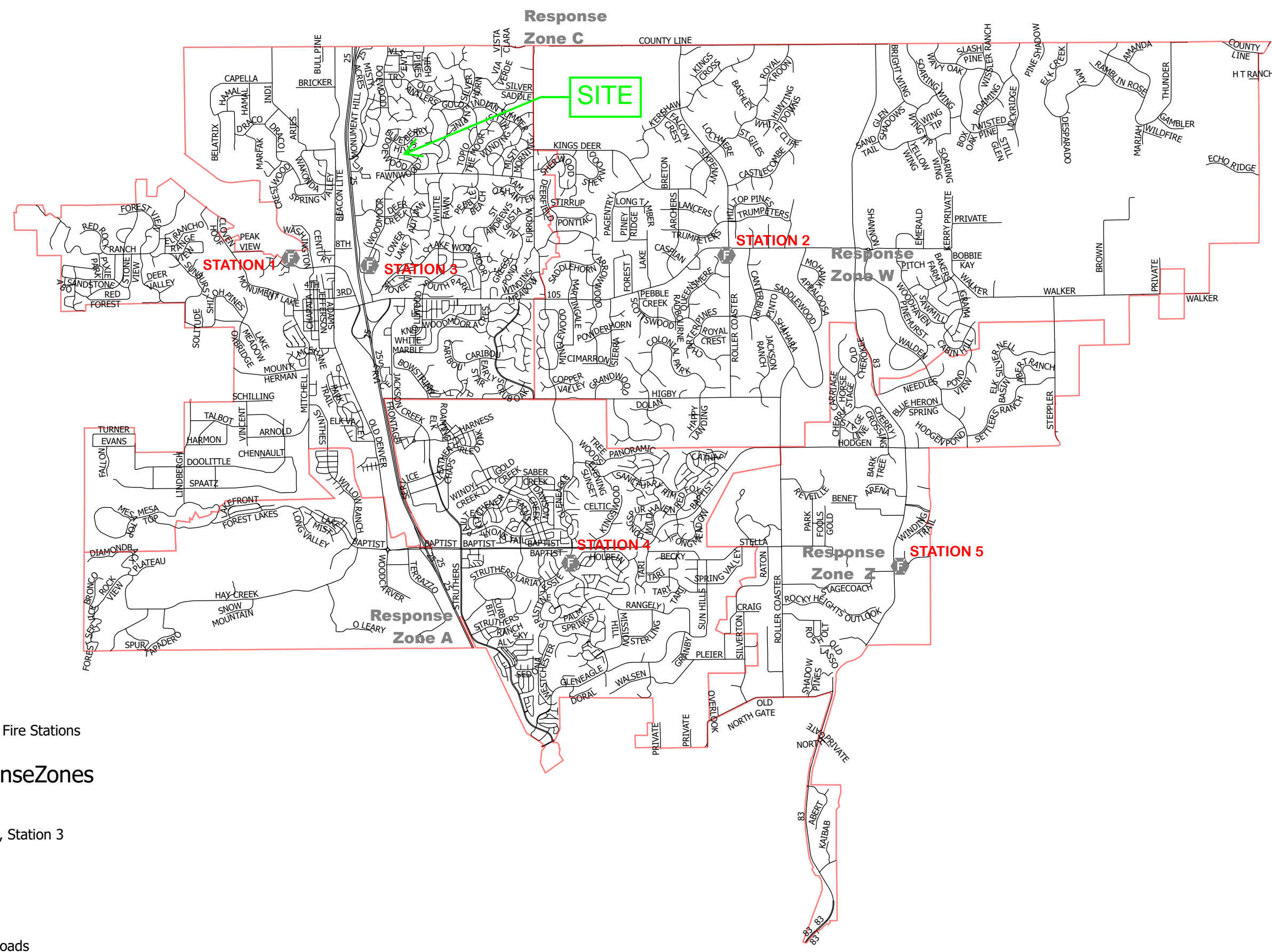
The Monument Fire Protection District has three fire engines, three ambulances, one tower ladder, three brush trucks, two water tenders, several command vehicles, one snowcat, one ATV, and it maintains a fleet of reserve apparatus. In 2023, the district will take delivery of a new Type 1 Engine, tower ladder, and Type 3 Wildland Engine. The Operations Division of the District includes 14 firefighters, 4 paramedics, 12 firefighter/paramedics, 13 engineers, 14 lieutenants, 4 battalion chiefs, and a division chief. The operations division is an all-hazards response organization that is prepared and trained to mitigate emergency incidents such as: emergency medical services, motor vehicle accidents/extrication, physical entrapments, fire suppression, wildland fire, odor investigations, gas leaks, hazardous materials, and technical rescue.

The ISO rating for the proposed subdivision would be 3.

The District has stated that the response time for this subdivision is less than 4 minutes.



Tri-Lakes Monument Fire



Legend

Tri Lakes Fire Stations

FireResponseZones

Station

- Station 1, Station 3
- Station 2
- Station 4
- Station 5

District Roads





MONUMENT FIRE DISTRICT

Serving with Character, Connection, & Commitment

- HOME
- ABOUT**
- DIVISION & SERVICES
- HOW DO I
- TRANSPARENCY
- CONTACT
- DONALD WESCOTT

We Are Here To Serve

Monument Fire District (MFD) has served to protect its citizens and property with character, connection, and a commitment to excellence. MFD is equipped and committed to ensuring public safety through fire suppression, emergency medical services and patient transportation, hazardous materials response, technical rescue, and wildland firefighting. Our five fire stations are staffed 24/7/365.

Service Area

The Monument Fire District is located in northwestern El Paso County.

Our boundaries are the Rampart Range/Palmer Lake to the West, Air Force Academy/Baptist/Hodgen Roads to the South, Black Forest Road to the East, and County Line Road to the North. In addition, we provide mutual aid to the United States Forest Service in the extreme western part of our district in the Mount Herman area.

Quick Facts

- Average Elevation: 7,100 feet
- Population Served: 43,000 residents
- Area of Coverage: 62 square miles
- Stations: 5
- Administration Building: 1
- Daily Staffing: 21 career
- Response: 24/7/365 to serve the community
- Estimated: 9,652 residential households
- Estimated: 418 businesses



Local 4319 Professional Firefighters



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Administrative Office
Hours

Fee Schedule



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Fleet

Daily, the district operates 3 engines, 1 tower ladder, 3 ambulances, 3 brush trucks, 2 water tenders, several command vehicles, 1 snowcat, and 1 ATV. The district also 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 our community.

