

WATERSIDE

FIRE PROTECTION REPORT

JULY 2022

OWNER/APPLICANT:

Lake Woodmoor Holdings LLC
1755 Telstar Drive, Suite 211
Colorado Springs CO 80920

CONSULTANT:

N.E.S. Inc.
619 North Cascade Avenue
Colorado Springs, Colorado 80903

Waterside is within the Tri-Lakes Monument Fire Protection District (TLMFPD). The TLMFPD is located in North-Western El-Paso County. The boundaries are Baptist Road to the South, Black Forest Road to the East, and County Line Road to the North. The fire district includes roughly 68 square miles and a mean elevation of 7100 feet above sea level, and serves approximately 30,000 residents.

The TLMFPD is a mostly career department and has approximately 50 full-time firefighters, EMTs, and Paramedics in three fire stations with service provided 24 hours a day, 7 days a week. The fire stations are located on Highway 105 just west of the Burlington Northern railroad tracks, on Woodmoor Dr just north of Highway 105 and on the southwest corner of Highway 105 and Roller Coaster Road. The administrative offices for the district are located at 15455 Gleneagle Drive, Suite 230, Colorado Springs, CO 80921.

Tri-Lakes/Monument is a member of a mutual-aid group that has been established for Northern El Paso County, called the **North Group (link is external)**. This allows Tri-Lakes to request resources from neighboring fire districts and vice-versa.

FACILITIES

Headquarters: 15455 Gleneagle Dr, Ste 230

Station 1: 18650 Highway 105, Monument, CO 80132



Station 2: 18460 Roller Coaster Road, Monument, CO 80132



Station 3: 1855 Woodmoor Drive, Monument, CO 80132



EQUIPMENT





CODE COMPLIANCE

In accordance with Section 6.3.3, Fire Protection and Wildfire Mitigation, of the El Paso County Land Use Development Code (LDC), an analysis of compliance with this section of the LDC and applicable fire codes shall be provided. The intent of this section of the LDC is *“to ensure that proposed development is reviewed in consideration of the wildfire risks and need to provide adequate fire protection in order to:*

- *Regulate development, buildings, and structures so as to minimize the hazard to public health, safety, and welfare;*
- *Ensure that adequate fire protection is available for new development;*
- *Implement wildfire hazard reduction in new development;*
- *Encourage voluntary efforts to reduce wildfire hazards; and*
- *Reduce the demands from the public for relief and protection of structures and facilities.”*

The project is in general compliance with Section 6.3.3 Design Standards, which include Water Supply and Roads. The El Paso County Wildfire Hazard Map (El Paso County, 2007) classifies most of the site as having a low wildfire hazard. The forested areas along the east and south sides of the site are mapped as high hazard. Development of the site would result in a slight decrease in wildfire hazard potential, as ladder fuels in the forested area will be reduced per the El Paso County “Forest Health and Ecology Guide” (El Paso County, 2016) “Wildfire Mitigation” section.