

ACADEMY GATEWAY SUBDIVISION FILING NO. 2

FIRE PROTECTION REPORT

JANUARY 2024, JUNE 2025

Owner

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INTRODUCTION

The property is comprised of three parcels, currently platted as tracts in Academy Gateway Subdivision Filing No 1. Because tracts are not buildable parcels, the property must be replatted into developable lots. The south parcel (6.03-Acres) will be comprised of the automobile dealership with associated sales and display floor, offices, retail parts, and service area; car wash, and outdoor vehicle display and parking areas. The north parcel (4.12-Acres) will be used exclusively for inventory display and storage, and customer vehicle holding area. Because the street network is in place and Glen Eagle View Dr is between the two parcels, the property will remain as two separate parcels when replatted. Storm water management will be handled by an existing pond on the easterly-most tract, which is owned and maintained by the same current owner. There are no improvements proposed on this parcel.



Academy Gateway Subdivision Filing No. 2 is within the Monument Fire Protection District (MFPD). The proposed development is approximately 2.4 miles from MFPD Fire Station No. 4, which is located at 15415 Gleneagle Dr, Colorado Springs, CO. The fire rating for the property is 3.

The MFPD provides fire protection and emergency medical services to 70 square miles of northern El Paso County. Their current ISO rating is 3 for properties located within 1000' of a fire hydrant, and 3Y for properties outside of 1000' and within 5 road miles of a fire station. The district has auto aid agreements with all surrounding fire departments.

All stations are staffed 24 hours a day, seven days a week, 365 days per year. MFPD is an all-hazards response organization that is prepared and trained to mitigate emergency incidents of all kinds, including EMS, fire suppression, wildland fire, hazmat, technical rescues, entrapments, MVA accidents/extractions, gas leaks, and odor investigations. Response time to the subject property is approximately 5 minutes, based on response time information provided by the district.

MFPD operates three (3) engines, one (1) tower ladder, three (3) ambulances, three (3) brush trucks, two (2) water tenders, several command vehicles, One (1) snowcat and one (1) ATV. The district also maintains a fleet of reserve apparatus. In 2023, the district responded to 3,809 calls for service.



2021 IFC Compliance:

Section 503: Fire Apparatus Access Roads

The primary access to both sites will be from the existing Gleneagle Gate View, a local commercial street. Gleneagle View is connected to Struthers Road, a Commercial Collector, which connects to Northgate Boulevard, a minor arterial. Venetucci Blvd is connected to Academy Blvd, an expressway to the south and B Street, a principal. These roads meet County engineering design standards and will serve as fire apparatus access roads.

All internal access drives within the development are private access drives, and will meet fire apparatus turning movements, by meeting ECM 2.2.4 standards, which provide a 24' pavement width and adequate turn radius. See Fire Apparatus Circulation Plan below.

503.2.5 Dead Ends

There are no dead ends within the development.

Section 505/506:

All structures will be addressed and adequately marked per PPRBD and IFC 2021 standards before a certification of occupancy will be issued. All street signs will be in compliance with PPRBD, El Paso County standards, IBC 2021 and IFC 2021 standards. All structures are designed as commercial buildings, and will have addressing as required by El Paso County.

Section 507:

Per LDC, 8.4.7. a 300-year water sufficiency finding must be found by the County Attorney's Office, El Paso County Public Health and Board of County Commissioners for the plat to be recorded. An analysis of water supply and sufficiency showing compliance with LDC 8.4.7.B.6.g.c and demonstrating proof of water demands needed to satisfy fire demand, replacement of supplies reduced due to flooding, damaged or otherwise incapacitated systems is included in the water resources report included with the Preliminary Plan submittal.

All fire hydrants within the development will be located and spaced within 400' of each other and connected to a public water system with sufficient pressure. The fire hydrants will be maintained and periodically tested by the Donala Water & Sanitation District. A minimum 3' clearance is provided for all fire hydrants.

Section 504;601-607;701-708;801-808;901-917;1001-1032;1101-1106:

The development is comprised of commercial buildings including automobile sales and display areas, automobile repair bays, and a car wash. All structures will be constructed to IBC 2021, IFC 2021 and PPRBD standards. All structures are required to demonstrate full compliance with all standards before a certificate of occupancy can be issued.

LDC 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;*

- Fire-wise construction will be required throughout the development in accordance with PPRBD Building Code regulations.
- *Ensure that adequate fire protection is available for new development;*
 - The property is within Monument Fire Protection District (MFPD, which is required to provide fire protection services.
- *Implement wildfire hazard reduction in new development;*
 - Trees and vegetation in the area proposed for development will be cleared as a result of site grading. The only trees that will occupy the site after development will be within the open space, buffer areas, and parking lot islands, which will have adequate separation from buildings.
- *Reduce the demands from the public for relief and protection of structures and facilities.*
 - The above measures will achieve these objectives together with the access design of the development.

The project is in general compliance with Section 6.3.3 Design Standards, which include Water Supply, Roads, and construction in Wildland Fire Areas.

Water Supply:

Per LDC Section 8.4.7., a 300-year water sufficiency finding must be found by the County Attorney's Office, El Paso County Public Health and Board of County Commissioners for the plat to be recorded. An analysis of water supply and sufficiency showing compliance with LDC 8.4.7.B.6.g.c and demonstrating proof of water demands needed to satisfy fire demand, replacement of supplies reduced due to flooding, damaged or otherwise incapacitated systems is included in the water resources report included with the Preliminary Plan submittal.

All fire hydrants within the development will be spaced within 400' of each other and connected to a public water system with sufficient pressure. The fire hydrants will be maintained and periodically tested by the Monument Fire Protection District (MFPD as required. A minimum of 3' clearance is provided for all fire hydrants.

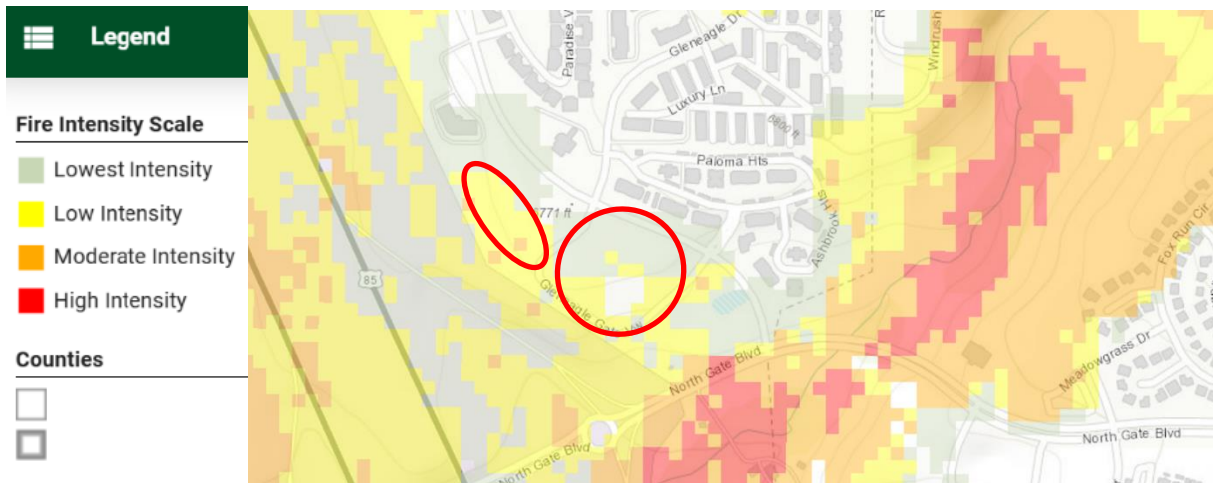
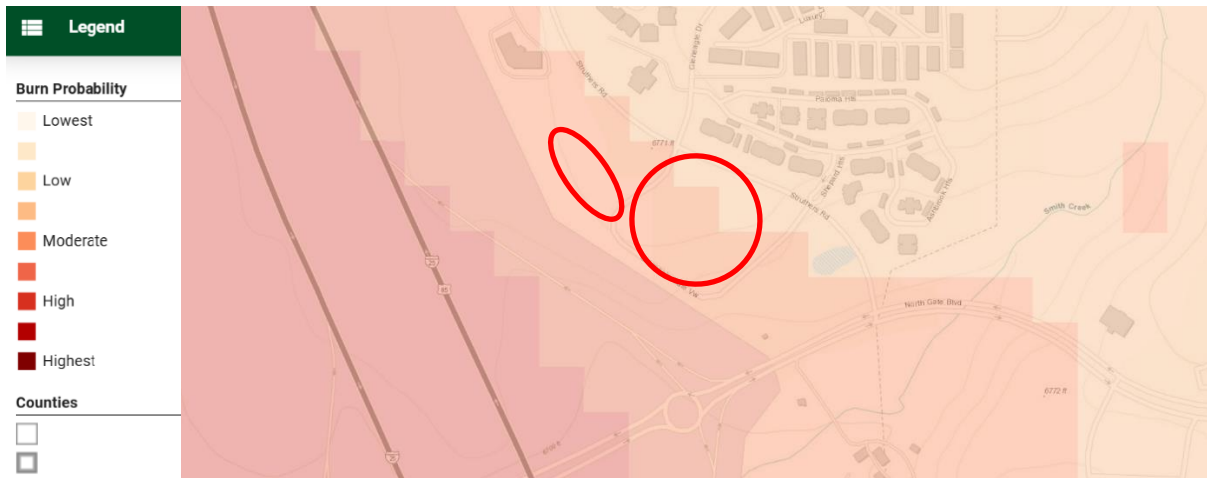
Access

The primary access to both sites will be from the existing Gleneagle View, a local commercial street. A right-in/right-out access on Struthers Road on both sites is being discussed with this application. Gleneagle View is connected to Struthers Road, a Commercial Collector, which connects to Northgate Boulevard, a minor arterial. Venetucci Blvd is connected to Academy Blvd, an expressway to the south and B Street, a principal. These roads meet County engineering design standards and will serve as fire apparatus access roads.

All internal access drives within the development are private access drives, and will meet fire apparatus turning movements, by meeting ECM 2.2.4 standards, which provides a 24' pavement width and adequate turn radii.

Wildfire Risk

The wildfire risk and burn probability for the property was determined using the Colorado State Forest Service Wildfire Risk Assessment Portal (WARP). This mapping system identifies the Burn Probability of the project site as being between “Low to Moderate Risk” and “Moderate to High Risk” for wildfires. The project site is identified as “Lowest Intensity” to “Low Intensity”, which are similar to other properties in the area. within unincorporated El Paso County, except to the north, which is identified as “High Intensity”.





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NORTH GATE SUBARU

DATE: 06/17/20
PROJECT TITLE: NORTH GATE SUBARU
PROJECT NO: 20200000000000000000

EXHIBIT

FIRE TRUCK TURN RADIUS EXHIBIT

A OF A

TNE JOB # 2326.00
COUNTY FILE # PPN2514 & SP2510

LEGEND

PROPOSED	PR	EXISTING CONTOURS - MINOR
EXISTING	EX	EXISTING CONTOURS - MAJOR
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'
FINISHED GROUND	FG	EXISTING PROPERTY LINE
TOP OF CURB	TC	PROPOSED RET WALL
FLOWLINE	FL	PROPOSED RIPRAP
FINISH GROUND AT TOP OF WALL	TW	WATER LINE
FINISHED GROUND AT BOTTOM OF WALL	BW	SANITARY SEWER LINE
LOW POINT	LP	GAS LINE
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE
FLOW ARROW	→	TELEPHONE LINE
		FIBER OPTIC LINE
		STORM SEWER LINE
		LIMIT OF SOIL DISTURBANCE
		PROPOSED FENCE
		FIRE HYDRANT

