

# FIRE PROTECTION REPORT WALDEN PRESERVE 2 FILING NO. 5

EL PASO COUTY, COLORADO

January 10, 2022

## LAND RESOURCE ASSOCIATES

9736 Mountain Rd  
Chipita Park, CO. 80809  
719 660 1184  
[chipita1@comcast.net](mailto:chipita1@comcast.net)

Many documents extracted directly from the Tri-lakes Monument Fire Protection web site at [tlmfire.org](http://tlmfire.org).

## **STATEMENT OF PURPOSE**

The El Paso County Land Development Code Sec 6.3.3 (B) (1) requires that a Fire Protection Report be prepared for any subdivision request and shall include the fire department's capabilities, including existing and proposed equipment, facilities, services and response time to provide fire protection to the proposed subdivision. In addition, the LDC requires that the Fire Protection Report provide an analysis of compliance with Fire Protection and Wildfire Mitigation Sections of the Code and an analysis of compliance with applicable fire code.

The Fire Protection Commitment Letter provided by the Tri-lakes Monument Fire Protection District (copy attached) provides most of the information required by the Code. The following documents, many of which have been taken directly from the Fire Protection District's website, have been provided to supplement the District's Commitment Letter.

- Statement of Purpose
- Project Description
- Vicinity Map
- Walden Preserve 2, Filing 5, Final Plan
- Compliance with LDC Sec 6.3.3 Fire Protection and Wildfire Mitigation
- Colorado State Forest Service Wildfire Risk Viewer - Vegetation
- Compliance with Applicable Fire Code
- Service Commitment Letter
- District Demographics w/ District Map
- District Stations & Apparatus
- District Organizational Chart
- Operations Division
- Logistics Division
- Fire Prevention / Community Risk Reduction Division
- ISO Ratings and Insurance Information

## **PROJECT DESCRIPTION**

The proposed subdivision is located within the E ½ of Section 15, Township 11 S, Range 66 W of the 6<sup>th</sup> PM (see Vicinity Map). In general, the proposed subdivision is bounded on the west by Walden Way, on the north by Walker Rd, and on the south by Walden Preserve 2, Filing No. 4.

The purpose of this subdivision application is to receive Final Plat approval for Filing No. 5, the remaining portion of the Walden Preserve 2 subdivision.

The 91.85 acre Filing 5 site is currently zoned PUD with a County approved PUD Development Plan and Preliminary Plan and is proposed to include the following land uses and areas:

- 53.04 acres facilitating 50 single family residential lots at a minimum lot size of 1.0 acres comprising 57.74% of the total subdivision
- 32.10 acres of open space comprising 34.95% of the subdivision
- 6.72 acres of road right-of-way comprising 7.31% of the subdivision.

All proposed roadways will be asphalt surfaced, constructed to El Paso County standards and are intended to be dedicated to El Paso County for ownership and maintenance.

Water and wastewater service will be provided via a central system owned and operated by the Walden Corporation. Fire hydrants, conforming to the specifications of the Fire District, will be included within the central water system.

COUNTY LINE RD



NORTH

# VICINITY MAP

NO SCALE

HWY 83

HWY 105

WALKER RD

ROLLER COASTER RD

WALKER RD

SITE

STEPLER RD

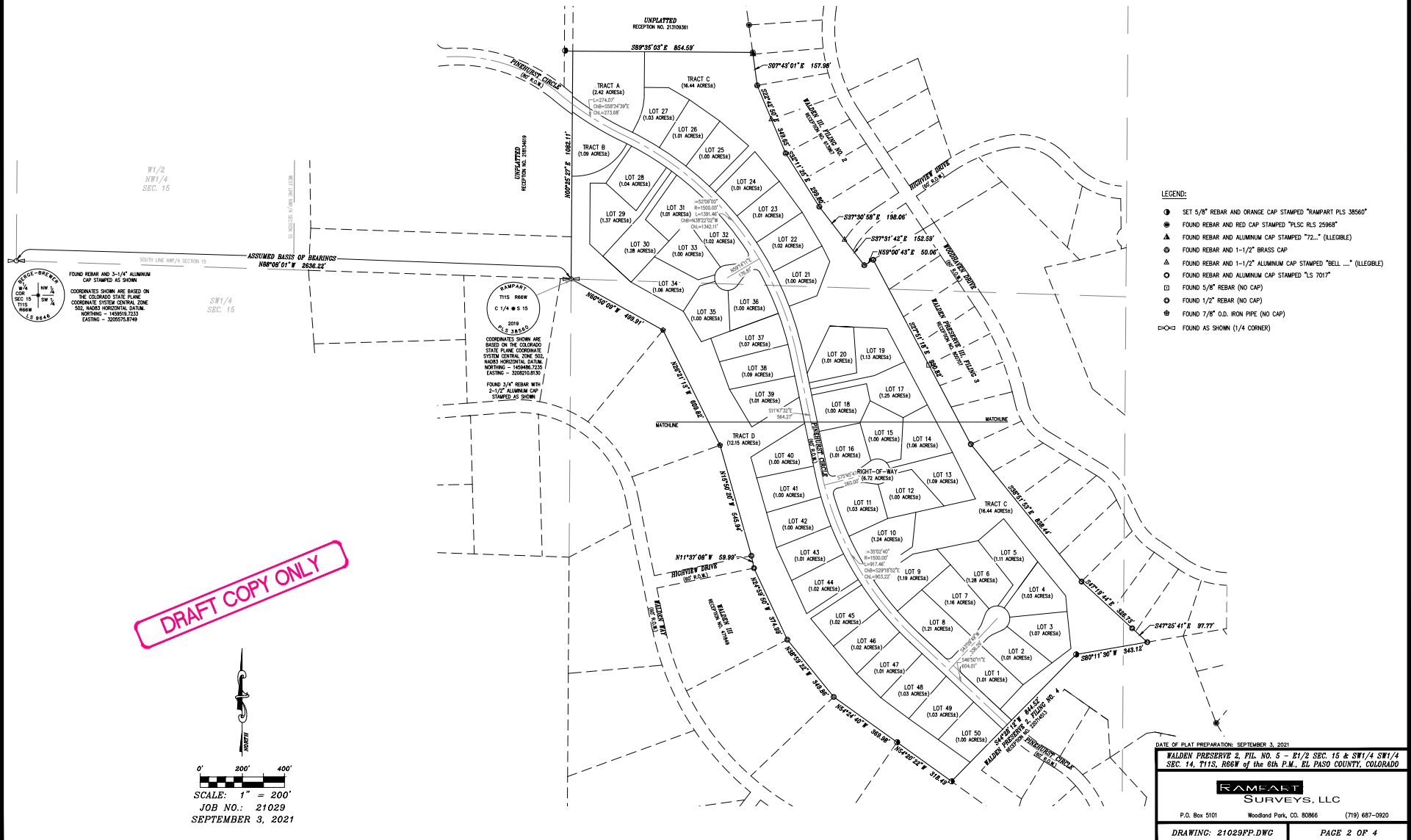
HIGBY RD

HODGEN RD

HWY 83

BAPTIST RD

WALDEN PRESERVE 2, FILING NO. 5  
LOCATED IN THE E1/2 SEC. 15 & SW1/4 SW1/4 SEC. 14  
ALL IN T. 11 S., R. 66 W. OF THE 6th P.M., EL PASO COUNTY, COLORADO



## **COMPLIANCE WITH LDC SEC 6.3.3 FIRE PROTECTION AND WILDFIRE MITIGATION**

**6.3.3.(C) Design Standards** – Filing No. 5 of the Walden Preserve 2 subdivision is located within and serviced by the Tri-Lakes Monument Fire Protection District (see attached Fire Protection Commitment Letter). The District utilizes the 2015 International Fire Code with local amendments and contracts with the Colorado Springs Fire Department for new construction plan review.

Public improvements servicing the Filing 5 lots, including roadways, water lines and fire hydrants, will be designed, reviewed, approved and constructed in accordance with the El Paso County Land Development Code and Engineering Criteria Manual as administered by the El Paso County Planning and Community Development Department. See Walden Preserve 2, Filing No. 5 Construction Documents prepared by JPS Engineering and submitted under separate cover for proposed public improvements.

**6.3.3.(C).(1) Water Supply** – Central water treatment, storage and distribution is provided to Filing 5's 50 single family residential lots via the Walden Corporation's central water system. The municipal-type system meets the requirements of the Fire Protection District. The water supply system, including fire hydrants and fire suppression water storage, will installed and maintained in accordance with NFPA standards.

The water distribution system is capable of delivering fire flow at a minimum rating of 20 pounds per square inch for each hydrant connected to the distribution system.

There are no dead-end mains in excess of 600 feet in length for main sizes less than 10 inches in diameter.

Fire hydrants are design, specified, sized and spaced in accordance with Fire Protection District requirements. Financial assurance for construction of the water system, including fire hydrants, will be in place upon recording of Filing No. 5's Final Plat.

**6.3.3.(C).(2) Roads** – All roadways providing direct or indirect vehicular access within Filing 5 are designed to El Paso County standards and are intended to be dedicated to and maintained by El Paso County. All roadways are asphalt surfaced providing all weather access.

Per the Fire Protection District's requirements; (1) all dead-end roadways are provided with temporary turn-arounds meeting ECM standards, (2) a minimum of two separate routes / vehicular accesses have been provided to Filing No. 5, (3) roadway grades do not exceed 10%, and (4) roads or emergency vehicle lanes have been provided within 150 feet of all structures / development.

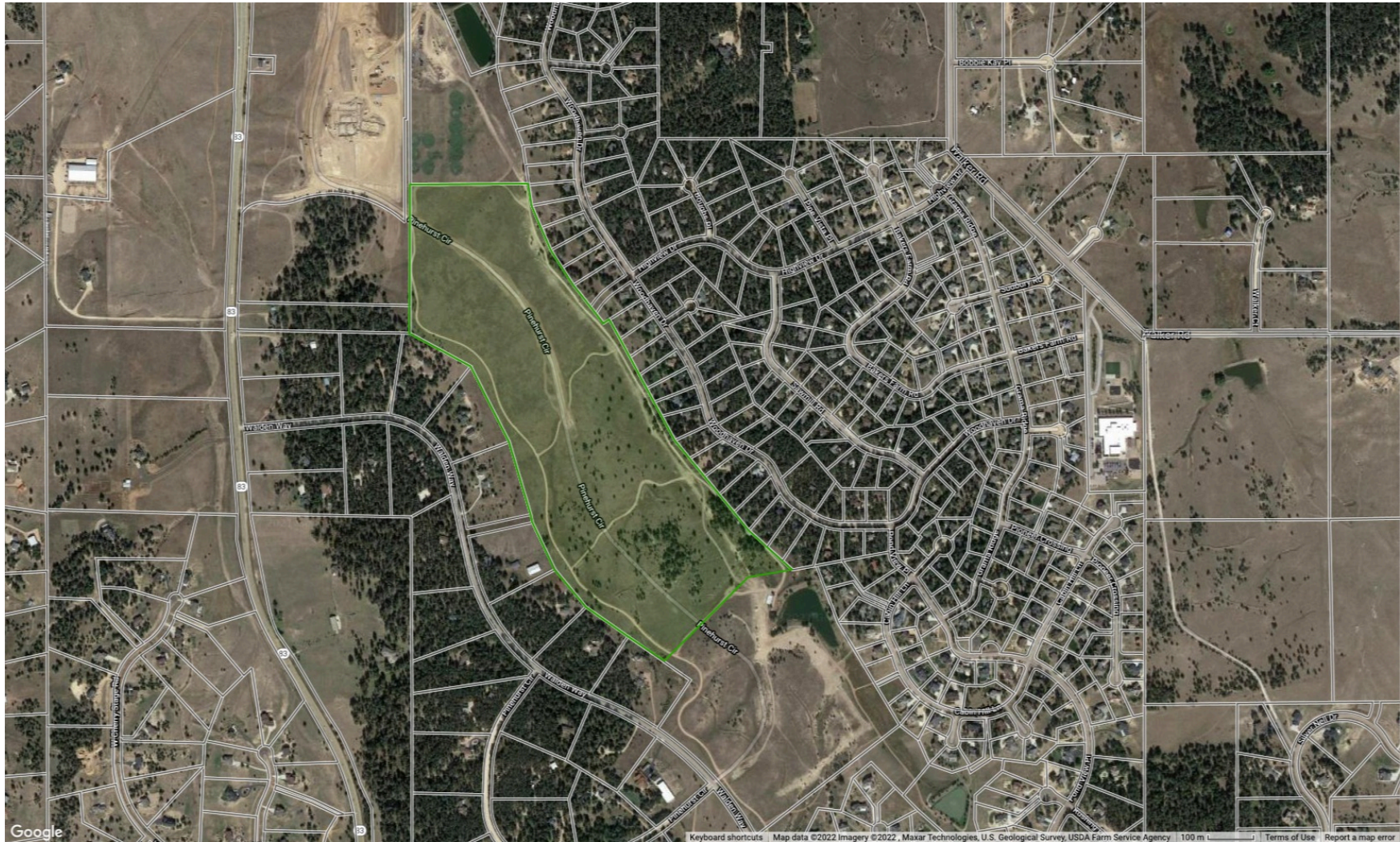
**6.3.3.(C).(3) Non-Road Access** – The Walden Preserve 2 subdivision has constructed and maintains numerous public / private / maintenance access trails throughout the subdivision's open space system. Most of these trails are suitable for District fire equipment access. All of the trails provide fire breaks within the subdivision's open space system.

**6.3.3.(D) Construction in Wildland Fire Areas** – Filing No. 2 of the Walden Preserve 2 subdivision is located in a non-timbered area of the County (see attached CSFS Colorado Wildfire Risk Public Viewer – Vegetation and aerial photograph and as such is not subject the Wildland Fire Areas section of the LDC.

**6.3.3.(B).(1) Analysis of compliance with applicable fire codes** – Compliance with applicable fire codes is ultimately demonstrated by the Regional Building authority issuance of a certificate of occupancy for the building based upon the Tri-Lakes Monument Fire Protection District.

## El Paso County - Community: Property Search

Schedule Number: 6115000008



WALDEN PRESERVE 2 - FILING NO. 5  
VEGETATION



# Colorado Wildfire Risk Public Viewer

<https://co-pub.coloradoforestatlas.org>

## Burn Probability

Annual probability of any location burning due to wildfire.

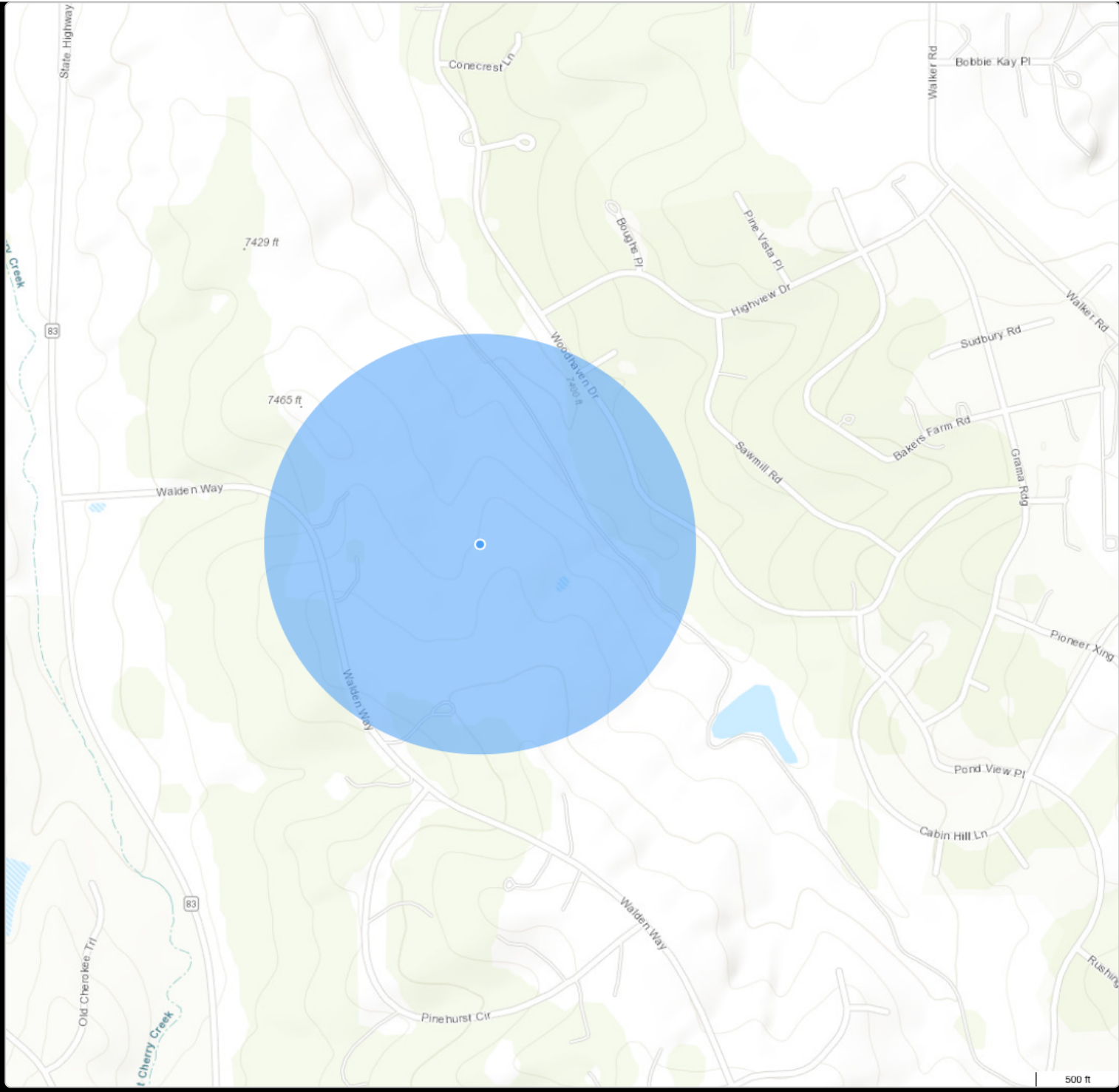
**Created On:**  
1/9/2022, 2:13 PM

## Disclaimer

The user assumes the entire risk related to their use of the Colorado Wildfire Risk Public Viewer and either the published or derived products from these data.

The Colorado State Forest Service is providing these data "as is" and disclaims any and all warranties, whether expressed or implied, including (without limitation) any implied warranties of merchantability or fitness for a particular purpose.

In no event will Colorado State Forest Service be liable to you or to any third party for any direct, indirect, incidental, consequential, special or exemplary damages or lost profit resulting from any use or misuse of these data.





# Legend

<https://co-pub.coloradoforestatlas.org>

## Burn Probability

- Non-Burnable
- Very Low
- Very Low-Low
- Low
- Low-Moderate
- Moderate
- Moderate-High
- High
- High-Very High
- Very High

## County Boundaries

- < 1:1,500,000

## Fire Protection Districts

- < 1:250,000 (labeled)

## 2000 - 2012 Large Fire Perimeters



## 2013 - 2014 Large Fire Perimeters



## 2015 - 2016 Large Fire Perimeters



## 2017 - 2018 Large Fire Perimeters



## 2019 - 2020 Large Fire Perimeters



**TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT**

16055 Old Forest Point, Suite 103

Monument, CO 80132

Bus: 719.484.0911 Fax (HIPAA)

719.481.3456

Andy Kovacs, Fire Chief



Date:

6/30/2021

**Commitment letter to Provide Fire and Emergency Services.**

To Whom It May Concern;

The Tri-Lakes Monument Fire Protection District (TLMFPD) currently provides and will continue to provide fire and emergency service to: Walden Preserve 2 Filing 5.

The property is 2.5 miles from fire station 2 with an average response time of 6 minutes depending on weather and road conditions.

The TLMFPD ISO rating is 3/3Y.

The ISO rating for this property is 3.

TLMFPD has 3 full service/full time manned

stations. Station 1 is located at 18650 Hwy 105.

Station 2 is located at 18460 Roller Coaster

Rd. Station 3 is located at 1855 Woodmoor

Dr.

Further requests for information should be direct to Fire Marshal Jamey Bumgarner at 719.484.0911 or [jbumgarner@tlmfire.org](mailto:jbumgarner@tlmfire.org)

A handwritten signature in blue ink that reads "Jamey Bumgarner".

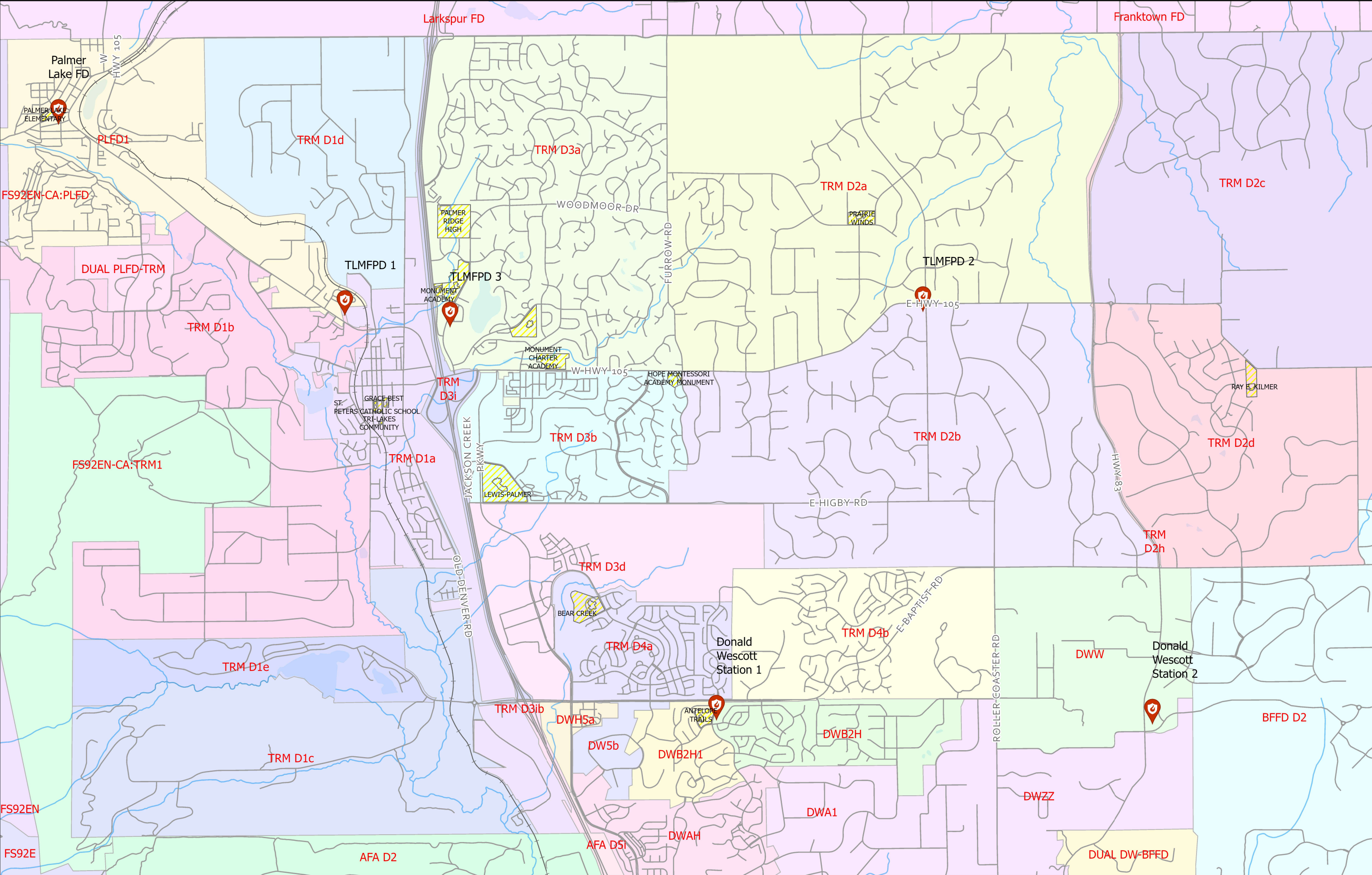
Jamey Bumgarner  
Fire Marshal

## **DISTRICT DEMOGRAPHICS AND DISTRICT MAP**

The Tri-Lakes Monument Fire Protection District is located in northwestern El Paso County. The District's boundaries are the Rampart Range/Palmer Lake to the west, the Air Force Academy/Baptist/Hodge Roads to the south, Black Forest Road to the east and County Line Road to the north. In addition, the District provides mutual aid to the United States Forest Service in the extreme western part of the District in the Mount Herman area.

### **QUICK FACTS**

Average Elevation: 7,100 feet  
Population Served: 33,000 residents  
Area of Coverage: 50 square miles  
Stations: 3  
Administration Building: 1  
Response: 24/7/365 to serve the community  
Estimated: 9,652 residential households  
Estimated: 418 businesses



## **DISTRICT STATIONS**

Station 1  
18650 Hwy 105  
Monument, CO 80132

Station 2  
18460 Roller Coaster Rd  
Monument, CO. 80132

Station 3  
1855 Woodmoor Dr  
Monument, CO. 80132

Administration Office  
16055 Old Forest Point, Suite 102  
Monument, CO. 80132

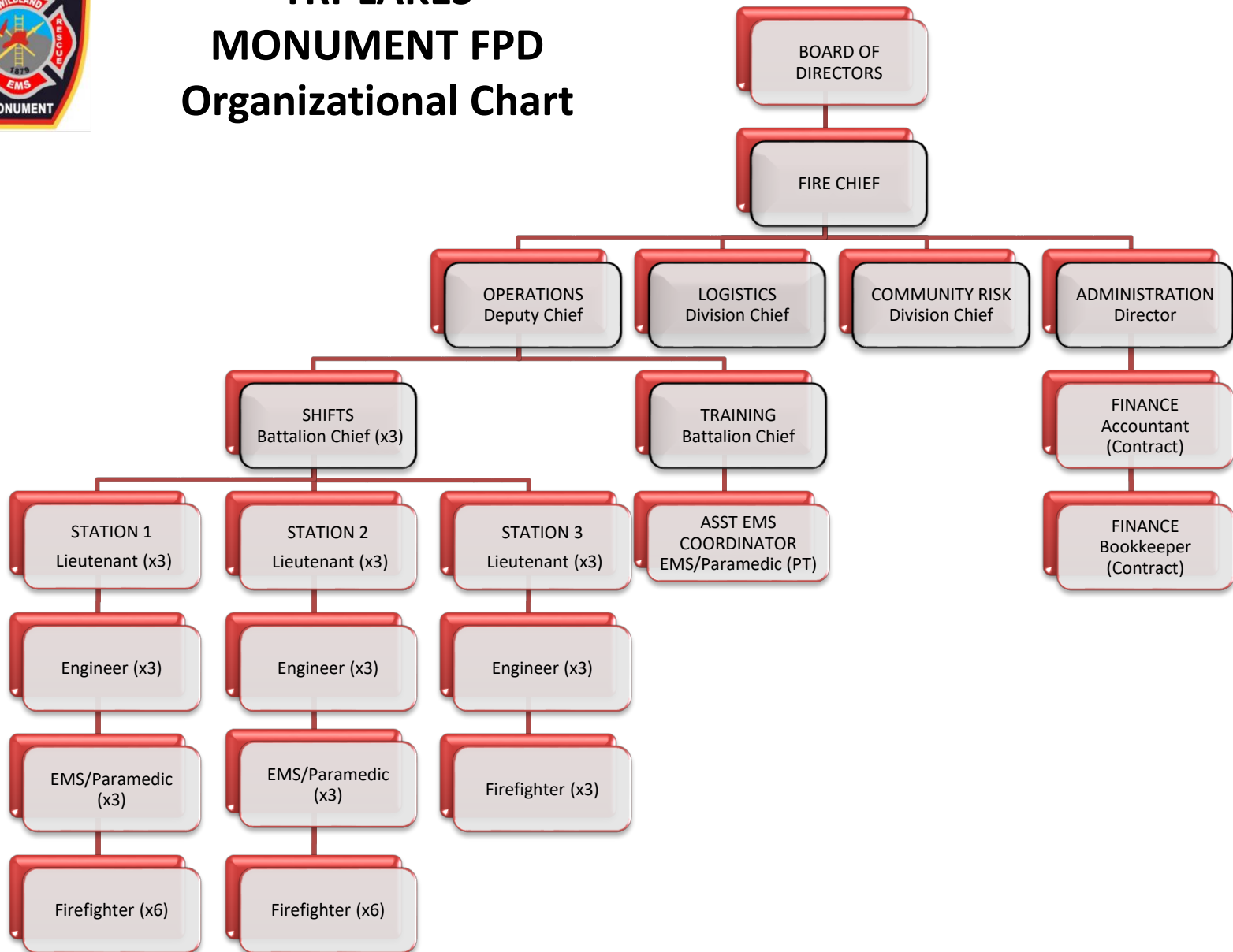
## **DISTRICT APPARATUS**

Daily, the District operates 2 engines, 1 tower ladder, 2 ambulances, 3 brush trucks, 5 command vehicles, 1 snowcat, 1 ATV, and 2 snowmobiles. The District also maintains a fleet of reserve apparatus.

Each engine and ladder truck carry three fire extinguishers (dry chemical, CO2 and water) as well as 20 gallons of foam. Each Engine (two) carries 1000 gallons of water. The ladder truck carries 300 gallons of water. The total water brought from TLM units is 2,300 gallons.



# TRI-LAKES MONUMENT FPD Organizational Chart



## **DISTRICT OPERATIONS DIVISION**

### **Responsibilities & Services**

The Operations Division is the largest division in the Tri-Lakes Monument Fire Protection District. It is comprised of highly trained and educated fire service professionals. Operations personnel work a 48 hours on / 96 hours off work schedule. The Operations Division is responsible for the day-to-day operations of the district and responds to emergency and non-emergency calls from three fire stations located in the district. Operations personnel are on duty and ready to answer the call 24 hours a day. The operations Division is also responsible for the Training and EMS Divisions. The current makeup of the Operations Division is as follows:

- Division Chief
- Four Battalion Chiefs (3 Shift Battalions / 1 Training Battalion)
- 9 Lieutenants (3 Lieutenant Paramedics)
- 9 Engineers (1 Engineer Paramedic)
- 10 Firefighter / Paramedic
- 4 Paramedics
- 10 Firefighters

### **Specialized Services**

The Operations Division is an all-hazards response organization that is prepared and trained to mitigate emergency incidents such as:

- Emergency Medical Services (Advance Life Support response and transport)
- Motor Vehicle Accidents/Extrications
- Physical Entrapments
- Fire Suppression
- Wildland Fire
- Odor Investigations
- Gas Leaks
- Hazardous Materials
- Technical Rescue
  - Water Rescue (Surface)
  - Trench
  - Collapse
  - Confined Space
  - Low Angle (Rope)

## **LOGISTICS DIVISION**

The Logistics Division is responsible for all District facilities, fleet, tools and equipment, personal protective equipment, and communications needs.

Facilities include the maintenance, inspection, budgeting, and repair of existing buildings. Forecasting, designing, identifying future facility locations and infrastructure construction is also a responsibility of the Logistics Division.

Fleet responsibilities include managing all District vehicles to include preventative maintenance, new vehicle purchases, developing vehicle replacement plans, budgeting, and establishing vendor contracts.

The Logistics Division also manages the maintenance and purchase of portable radios, mobile radios, computers, firefighting tools, equipment, and safety gear. Collaboration with internal and external stakeholders is essential to ensuring interoperability with our partner agencies.

## **FIRE PREVENTION / COMMUNITY RISK REDUCTION DIVISION**

The District utilizes a community approach to reducing the loss of life and property by assessing the risk posed to our district. We identify steps at a community level to reduce the risk and minimize the event's severity to our citizens and their property.

Current areas we have identified are public education, code enforcement, wildfire mitigation, and numerous other emerging topics. The preparedness of our community is key to the District's success.

- School Education and Prevention Programs
- Adult Education and Prevention Programs
- Homeowners Association Seminars
- New Construction Plan Reviews (Contracted to Colorado Springs Fire Department)
- Property Inspection with the Owner for Fuel Reduction opportunities
- Business Inspections and Pre-Fire Plans

## **ISO RATINGS AND INSURANCE INFORMATION**

As stated in the TLMFPD Jun 30, 2021 commitment letter to provide fire and emergency services (see attached);

- The property is located 2.5 miles from fire station 2 with an average response time of 6 minutes depending on weather and road conditions.
- The TLMFPD ISO rating is 3/3Y.
- The ISO rating for this property is 3.
- TLMFPD has 3 full service / full time manned stations.