

# FIRE PROTECTION REPORT

## **MA MINOR LAND SUBDIVISION**

HWY 83 AT WALKER ROAD

EL PASO COUTY, COLORADO

December 14, 2021

### LAND RESOURCE ASSOCIATES

9736 Mountain Rd

Chipita Park, CO. 80809

719 660 1184

[chipita1@comcast.net](mailto:chipita1@comcast.net)

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
- MA Minor Land Subdivision Plat
- 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
- Approved CS Fire Prevention Plan Review Report
- CSFD approved Utilities Plan
- 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 SE ½ of Section 31, Township 13 S, Range 64 W of the 6<sup>th</sup> PM (see Vicinity Map). The proposed subdivision is bounded by Hwy 83 to the west, Walker Rd to the north, the Walden subdivision to the east and south.

The purpose of this subdivision application is to Final Plat the existing roadway and drainage public improvements previously constructed with the Monument Academy High School thereby allowing for the County acceptance of the public roadways and drainage improvements.

The 62.6 acre site is zoned RR5 (Rural Residential 5 ac min.) and is proposed to include the following land uses and areas:

- The 19.38 ac Lot 1 is intended to facilitate the existing Monument Academy High School's structure, recreation fields and associated vehicular access drives and parking. Water, including fire hydrants, and waste water treatment is provided to the school via the Walden Corporation's central water and waste water systems.
- The 15.36 ac Tract A and the 19.9 ac Tract B are being platted as Tracts to be held for future development. The tracts cannot be further developed without additional entitlement applications and reviews as required by the El Paso County Land Development Code.
- The 1.03 ac Tract C and the 0.17 ac Tract D are intended to be transferred to adjoining property owners as part of a boundary line survey adjustment.
- The 6.77 acers of road right-of-way includes an 80 foot wide interior road right-of-way dedication to facilitate the existing Jane Lundeen Drive and the existing extension of Pinehurst Circle. Also included are additional perimeter right-of-way dedications to both Walker Road and Highway 83 needed to facilitate improvements to the existing roadways. All public improvements associated with the proposed ROW dedications have been previously constructed, reviewed and approved by El Paso County through a construction document review process. No additional public improvements are included with this application.



# SITE LOCATION MAP MONUMENT ACADEMY SITE

PARCEL NO. 6100000245

JAN 14, 2019



NORTH  
NO SCALE

eters Ct E

Shannon Rd

Woodhaven Dr

Emerald Ln

105

88

SITE

50

Mohawk Way

Appaloosa Rd

Highview Dr

Sawmill Rd

Bakers Farm

Cabin

Walden Way

Pinehurst Cir

Needles Dr

Cherry Stage Rd

Saddlewood Rd

Shahara Rd

Google Earth

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MA SUBDIVISION  
A PORTION OF THE E1/2 OF THE NW1/4 OF SECTION 15, TOWNSHIP 11 SOUTH,  
RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT WALDEN HOLDINGS I, LLC, A COLORADO LIMITED LIABILITY COMPANY, MATTHEW W. DUNSTON, MANAGER, AND MONUMENT ACADEMY FOUNDATION, A COLORADO NONPROFIT CORPORATION, MARK McWILLIAMS, PRESIDENT, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PLATTED TRACT:

TO WIT:

A TRACT OF LAND BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 218134619 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER (E1/2 NW1/4) OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID E1/2 NW1/4, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 15, AS MONUMENTED BY A 3/4"REBAR AND 2-1/2" ALUMINUM CAP STAMPED "RAMPART PLS 38560" FROM WHICH THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 15, AS MONUMENTED BY A REBAR AND 3-1/4" ALUMINUM CAP STAMPED "BERGE-BREWER LS 9646" BEARS N88°08'01"W, A DISTANCE OF 2636.22 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N00°25'27"E ALONG THE EASTERLY LINE OF SAID E1/2 NW1/4, SAID LINE ALSO BEING THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 201058229 OF SAID COUNTY RECORDS, A DISTANCE OF 200.06 FEET TO THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE N88°08'01"W ALONG THAT LINE COMMON TO SAID RECEPTION NO. 218134619 AND SAID RECEPTION NO. 201058229, A DISTANCE OF 1208.66 FEET TO THE SOUTHEAST CORNER OF TRACT NO. 3 AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 220099418 OF SAID COUNTY RECORDS;

THENCE ALONG THE EASTERLY LINE OF SAID TRACT NO. 3 THE FOLLOWING THREE (3) COURSES:

- 1.) THENCE N03°05'24"E, A DISTANCE OF 327.06 FEET;
- 2.) THENCE N07°38'52"E, A DISTANCE OF 222.47 FEET;
- 3.) THENCE N0316°20'E, A DISTANCE OF 128.70 FEET TO THE NORTHEAST CORNER OF SAID TRACT NO. 3, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF TRACT NO. 2, AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 220099403 OF SAID COUNTY RECORDS;

THENCE N0316°20'E ALONG THE EASTERLY LINE OF SAID TRACT NO. 2, A DISTANCE OF 973.82 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2086 AT PAGE 528 OF SAID COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINES OF SAID TRACT THE FOLLOWING THREE (3) COURSES:

- 1.) THENCE S86°46'06"E, A DISTANCE OF 146.40 FEET;
- 2.) THENCE N03°04'22"E, A DISTANCE OF 120.13 FEET;
- 3.) THENCE N86°50'03"W, A DISTANCE OF 146.07 FEET TO THE SOUTHEAST CORNER OF TRACT NO. 1 AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 220099403;

THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID TRACT NO. 1 THE FOLLOWING TWO (2) COURSES:

- 1.) THENCE N04°02'11"E, A DISTANCE OF 16.74 FEET TO A POINT OF CURVATURE;
- 2.) THENCE ALONG THE ARC OF A 5,830.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°20'18", AN ARC LENGTH OF 543.19 FEET (THE LONG CHORD OF WHICH BEARS N00°33'35"E, A LONG CHORD DISTANCE OF 543.00 FEET) TO THE NORTHEAST CORNER OF SAID TRACT NO. 1, SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COLORADO HIGHWAY NO. 83 AS DESCRIBED IN BOOK 2052 AT PAGE 686 - 689 OF SAID COUNTY RECORDS;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1.) THENCE N46°03'44"E, A DISTANCE OF 93.16 FEET;
- 2.) THENCE N01°47'44"E, A DISTANCE OF 15.61 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF WALKER ROAD AS DESCRIBED IN DEED RECORDED IN BOOK 571 AT PAGE 55 OF SAID COUNTY RECORDS;

THENCE S88°12'03"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1035.42 FEET TO THE NORTHEAST CORNER OF THAT TRACT AS DESCRIBED UNDER SAID RECEPTION NO. 218134619, SAID POINT ALSO BEING A POINT ON THE EASTERLY LINE OF SAID E1/2 NW1/4, AS MONUMENTED BY A 3/4" REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "RAMPART 30" W.C. PLS 38560";

THENCE S00°25'27"W ALONG THE EASTERLY OF SAID TRACT, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID E1/2 NW1/4, A DISTANCE OF 2414.41 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 62.60 ACRES OF LAND, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED OWNER HAVE CAUSED SAID TRACT TO BE REPLATTED INTO LOTS, TRACTS AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DO HEREBY GRANT UNTO THE COUNTY OF EL PASO THOSE EASEMENTS AS SHOWN ON THE PLAT, THE SOLE RIGHT AND AUTHORITY TO RELEASE OR CONVEY ALL OR ANY SUCH EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE COUNTY OF EL PASO. ALL EASEMENTS SHALL RETAIN THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS. NO PERMANENT STRUCTURES EXCEPT FENCING UPON COUNTY APPROVAL SHALL BE ALLOWED ON ANY EASEMENT. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "MA SUBDIVISION" IN THE COUNTY OF EL PASO, COLORADO.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

MARK McWILLIAMS, PRESIDENT, MONUMENT ACADEMY FOUNDATION

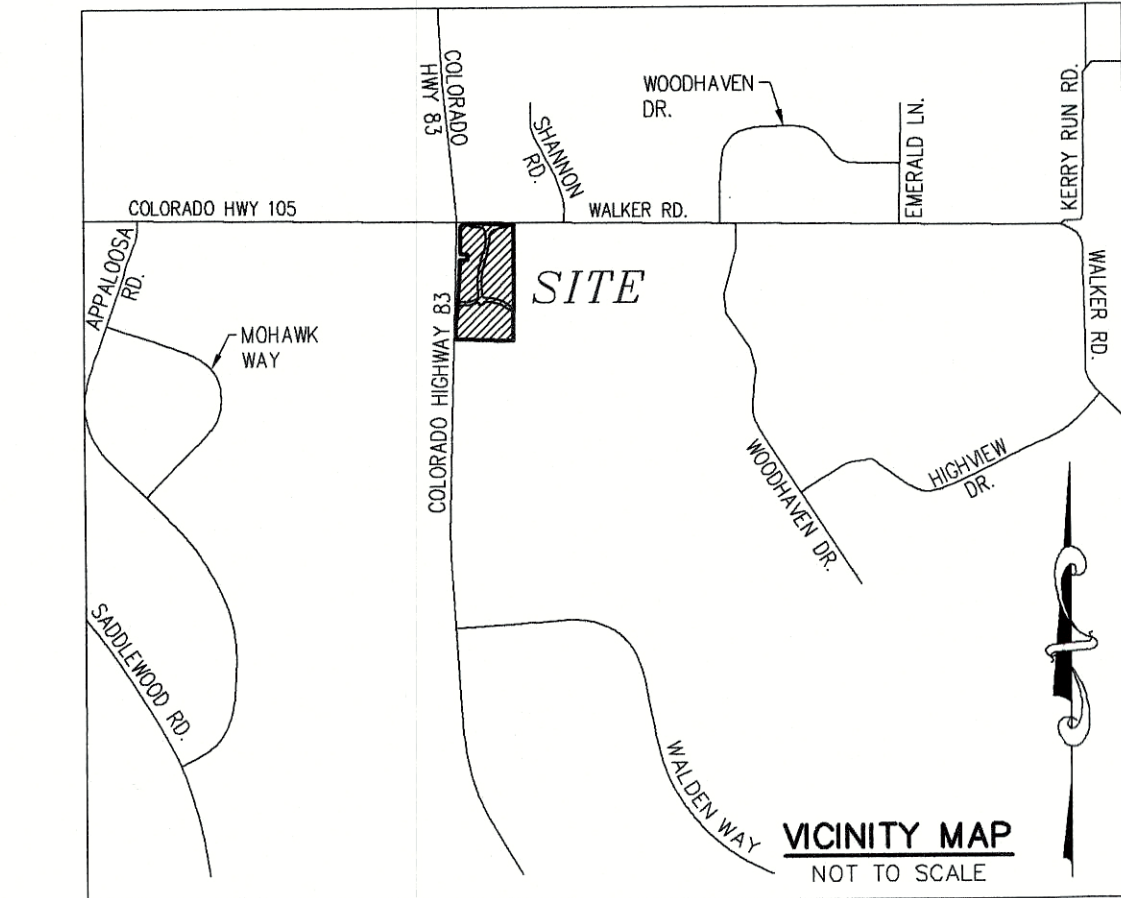
STATE OF COLORADO }  
COUNTY OF EL PASO } ss

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D., BY MARK McWILLIAMS.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

(SEAL)



BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR MA SUBDIVISION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR MA SUBDIVISION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

SUMMARY:

1 LOT	19.38 ACRES	30.96%
4 TRACTS	36.45 ACRES	58.23%
1 RIGHT-OF-WAY	6.77 ACRES	10.81%
TOTAL	62.60 ACRES	100.00%

OWNERS:

WALDEN CORPORATION, LLC  
MATTHEW DUNSTON, MANAGER  
1230 SCARBROOK COURT  
MONUMENT, CO 80132  
719-339-2410  
  
MONUMENT ACADEMY FOUNDATION  
MARK McWILLIAMS, PRESIDENT  
1150 VILLAGE RIDGE POINT  
MONUMENT, CO 80132

EASEMENTS:

EASEMENTS TO BE DETERMINED DURING REVIEW PROCESS.

FLOOD PLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C0285G (MAP REVISED DECEMBER 7, 2018), THE SUBJECT PROPERTY IS LOCATED IN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DEDICATION:

THE UNDERSIGNED OWNER HAVE CAUSED SAID TRACT TO BE REPLATTED INTO LOTS, TRACTS AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DO HEREBY GRANT UNTO THE COUNTY OF EL PASO THOSE EASEMENTS AS SHOWN ON THE PLAT. THE SOLE RIGHT AND AUTHORITY TO RELEASE OR CONVEY ALL OR ANY SUCH EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE COUNTY OF EL PASO. ALL EASEMENTS SHALL RETAIN THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS. NO PERMANENT STRUCTURES EXCEPT FENCING UPON COUNTY APPROVAL SHALL BE ALLOWED ON ANY EASEMENT. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "MA SUBDIVISION" IN THE COUNTY OF EL PASO, COLORADO.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

MATTHEW W. DUNSTON, MANAGER, WALDEN CORPORATION

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D., BY MATTHEW W. DUNSTON.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

(SEAL)

NOTES:

1). ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N88°08'01"W, A DISTANCE OF 2636.22 FEET BETWEEN THE CENTER ONE-QUARTER CORNER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., AS MONUMENTED BY A 3/4" REBAR AND 2-1/2" ALUMINUM CAP STAMPED "RAMPART PLS 38560" AND THE WEST ONE-QUARTER CORNER OF SAID SECTION 15, AS MONUMENTED BY A REBAR AND 3-1/4" ALUMINUM CAP STAMPED "BERGE-BREWER LS 9646".

2.) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON, RAMPART SURVEYS RELIED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE COMPANY, ISSUING OFFICE FILE NUMBER F0729908-370-CSP (COMMITMENT DATE: NOVEMBER 1, 2021 AT 8:00 A.M.) AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT, FOR ALL MATTERS OF RECORD. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH SCHEDULE B - EXCEPTIONS IN THE ABOVE REFERENCED COMMITMENT.

1. 1, 18 THRU 20. RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.
2. THE PROPERTY IS SUBJECT TO ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC BY REASON OF THE RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS SET FORTH BELOW, WHICH PROVIDES THAT ALL SECTION LINES, TOWNSHIP LINES, AND RANGE LINES ON THE PUBLIC DOMAIN IN EL PASO COUNTY ARE DECLARED PUBLIC HIGHWAYS OF THE WIDTH 60 FEET, BEING 30 FEET ON EACH SIDE OF SAID SECTION LINES, TOWNSHIP LINES, AND RANGE LINES, PROVIDED HOWEVER THAT THE BOARD MAY, FROM TIME TO TIME AS THE OCCASION ARISES, BY RESOLUTION DECLARE IT NECESSARY TO DEVELOP AND IMPROVE SAID HIGHWAYS WHEN IN THEIR JUDGMENT IT SHALL BE NECESSARY AND EXPEDIENT. DATED: JUNE 20, 1917 RECORDING DATE: JUNE 20, 1917 RECORDING NO.: BOOK 571, PAGE 55. (AS SHOWN HEREON)
3. THE PROPERTY IS SUBJECT TO RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA TO: MICHAEL McMAHAN RECORDING DATE: NOVEMBER 7, 1872 RECORDING NO.: PATENT NO. 178. WHICH AMONG OTHER THINGS RECITES AS FOLLOWS: ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS. THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS PROVIDED BY LAW.
4. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT AS SET FORTH BELOW: RECORDING DATE: JUNE 5, 1966 RECORDING NO.: BOOK 2138 AT PAGE 449. (AS SHOWN HEREON - DOES NOT AFFECT SUBJECT PROPERTY)
5. THE PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE DOUGLAS COUNTY SOIL CONSERVATION DISTRICT, AS EVIDENCED BY INSTRUMENT(S) RECORDED OCTOBER 10, 1960 AT RECEPTION NO. 169543.
6. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. PURPOSE: ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM RECORDING DATE: MARCH 7, 1983 RECORDING NO.: BOOK 3684 AT PAGE 514. (NOT PLOTTABLE)
7. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE ATTACHMENT AGREEMENT AS SET FORTH BELOW: RECORDING DATE: MAY 9, 1994 RECORDING NO.: BOOK 6443 AT PAGE 722. (NOT PLOTTABLE)
8. THE PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE TRI-LAKES FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT(S) RECORDED MARCH 25, 2004 AT RECEPTION NO. 204047392.
9. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: AMERICAN TELEPHONE AND TELEGRAPH COMPANY PURPOSE: COMMUNICATION SYSTEMS RECORDING DATE: JULY 30, 1964 RECORDING NO.: BOOK 2026 AT PAGE 626. (AS SHOWN HEREON - DOES NOT AFFECT SUBJECT PROPERTY)
10. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. U-19--002 AS SET FORTH BELOW: RECORDING DATE: MAY 23, 2019 RECORDING NO.: RECEPTION NO. 219055765
- 11.TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, OBLIGATIONS AND EASEMENTS CONTAINED IN THE DRAINAGE EASEMENT GRANT AS SET FORTH BELOW:  
RECORDING DATE: JULY 11, 2019 RECORDING NO.: 219078420
- 12.TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE DRAINAGE EASEMENT GRANT AS SET FORTH BELOW:  
RECORDING DATE: JULY 11, 2019 RECORDING NO.: 219078421
- 13.TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, AND OBLIGATIONS CONTAINED IN THE LEASE AGREEMENT AS SET FORTH BELOW:  
RECORDING DATE: JULY 11, 2019 RECORDING NO.: 219078426
- 14.TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, AND OBLIGATIONS, AND EASEMENTS CONTAINED IN THE GRANT OF RIGHT OF WAY AS SET FORTH BELOW:  
RECORDING DATE: OCTOBER 8, 2019 RECORDING NO.: 219124919
- 15.TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, AND OBLIGATIONS, CONTAINED IN THE RESOLUTION NO. 20-176 BY THE BOARD OF COUNTY COMMISSIONERS FOR APPROVAL OF MONUMENT ACADEMY DEVELOPMENT AGREEMENT AS SET FORTH BELOW:  
RECORDING DATE: MAY 14, 2020 RECOODING NO.: 220066530
- 16.TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, AND OBLIGATIONS CONTAINED IN THE PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT AS SET FORTH BELOW:  
RECORDING DATE: JUNE 3, 2020 RECORDING NO.: 220076542
- 17.TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE LOAN AND SECURITY AGREEMENT AS SET FORTH BELOW:  
RECORDING DATE: JULY 11, 2019 RECORDING NO.: 219078424

3.) ALL LINEAL UNITS DEPICTED ON THIS PLAT ARE U.S. SURVEY FEET.

- 4.) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- 5.) WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY WALDEN CORPORATION, A PRIVATE UTILITY COMPANY, AND IS SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
- 6.) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT: SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT AND TRAFFIC IMPACT STUDY.
- 7.) THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 8.) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 9.) ALL PROPERTY OWNERS SHALL MAINTAIN THE PORTION OF DRAINAGE AND SLOPE EASEMENTS WITHIN THEIR PROPERTIES. FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE AND SLOPE EASEMENTS.
- 10.) ALL DEVELOPMENT WITHIN THE MA SUBDIVISION SHALL COMPLY WITH THE PUD DEVELOPMENT PLAN AND DEVELOPMENT GUIDE AS RECORDED UNDER RECEPTION NO'S. \_\_\_\_\_ AND \_\_\_\_\_, RESPECTIVELY, AND THE AMENDED PUD DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_, ALL OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER OR OTHERWISE AMENDED FOLLOWING APPROPRIATE HEARINGS.
- 11.) NATURAL GAS SERVICE TO BE PROVIDED BY BLACK HILLS ENERGY, ELECTRICAL SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
- 12.) MA SUBDIVISION IS LOCATED WITHIN THE TRI-LAKES FIRE PROTECTION DISTRICT AND LEWIS PALMER SCHOOL DISTRICT NO. 38 AND WILL BE SERVED BY BOTH.

NOTES (CONT'D):

13.) WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS USED FOR ALLOCATION INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.

14.) ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_. A PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ AND IS REGULATED BY AN AMENDED P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_. ALL OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

15.) THE FOLLOWING DESCRIBED TRACTS ARE TO BE OWNED BY WALDEN HOLDINGS I, LLC, THEIR HEIRS, SUCCESSORS AND ASSIGNS, INCLUDING THE WALDEN METROPOLITAN DISTRICT NO. 1 AND NO. 2. ALL MAINTENANCE RESPONSIBILITY FOR THESE TRACTS, INCLUDING OPEN SPACE LAND, RECREATIONAL FACILITIES (OTHER THAN COUNTY TRAILS) AND DRAINAGE FACILITIES, IS VESTED IN THE PROPERTY OWNERS' ASSOCIATION.

16.) THE RESERVATIONS ARE RESERVED FOR UTILITIES, DRAINAGE, OPEN SPACE AND RECREATION.

17.) RIGHT-OF WAY IS RESERVED FOR UTILITIES, DRAINAGE AND INGRESS/EGRESS.

18.) ACCESS: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

19.) DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.

20.) THERE ARE 1 LOT, 2 RESERVATIONS, 1 RIGHT-OF-WAY AND 4 TRACTS PLATTED IN THIS SUBDIVISION.

21.) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

22.) PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS AND PROVISIONS OF THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 18-471) AND ANY SUBSEQUENT AMENDMENTS. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.

23.) NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT / OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_. IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROMSION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

RECORDING:

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_, M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEES: \_\_\_\_\_

BY: \_\_\_\_\_  
EL PASO COUNTY CLERK AND RECORDER

SURVEYOR CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE AND BELIEF.

ERIC SIMONSON \_\_\_\_\_ DATE  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38560  
FOR AND ON BEHALF OF RAMPART SURVEYS, LLC

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

FEES:

DRAINAGE FEE: \_\_\_\_\_  
BRIDGE FEE: \_\_\_\_\_  
SCHOOL FEE: \_\_\_\_\_  
PARK FEE: \_\_\_\_\_

PCD FILE NO. \_ \_ \_

DATE OF PREPARATION: OCTOBER 4, 2021

MA SUBDIVISION - PT. E1/2 NW1/4 SEC. 15, T11S,  
R66W OF THE 6th P.M., EL PASO COUNTY, COLORADO

**RAMPART**  
SURVEYS, LLC

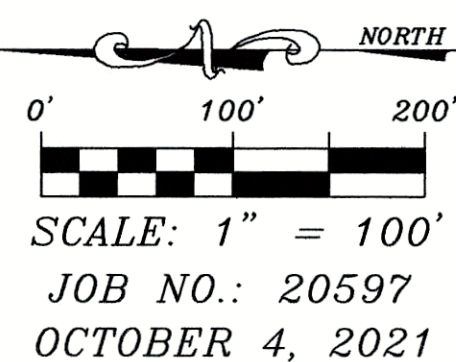
P.O. Box 5101 Woodland Park, Co. 80866 (719) 687-0920

DRAWING: 20597REP.DWG

PAGE 1 OF 3



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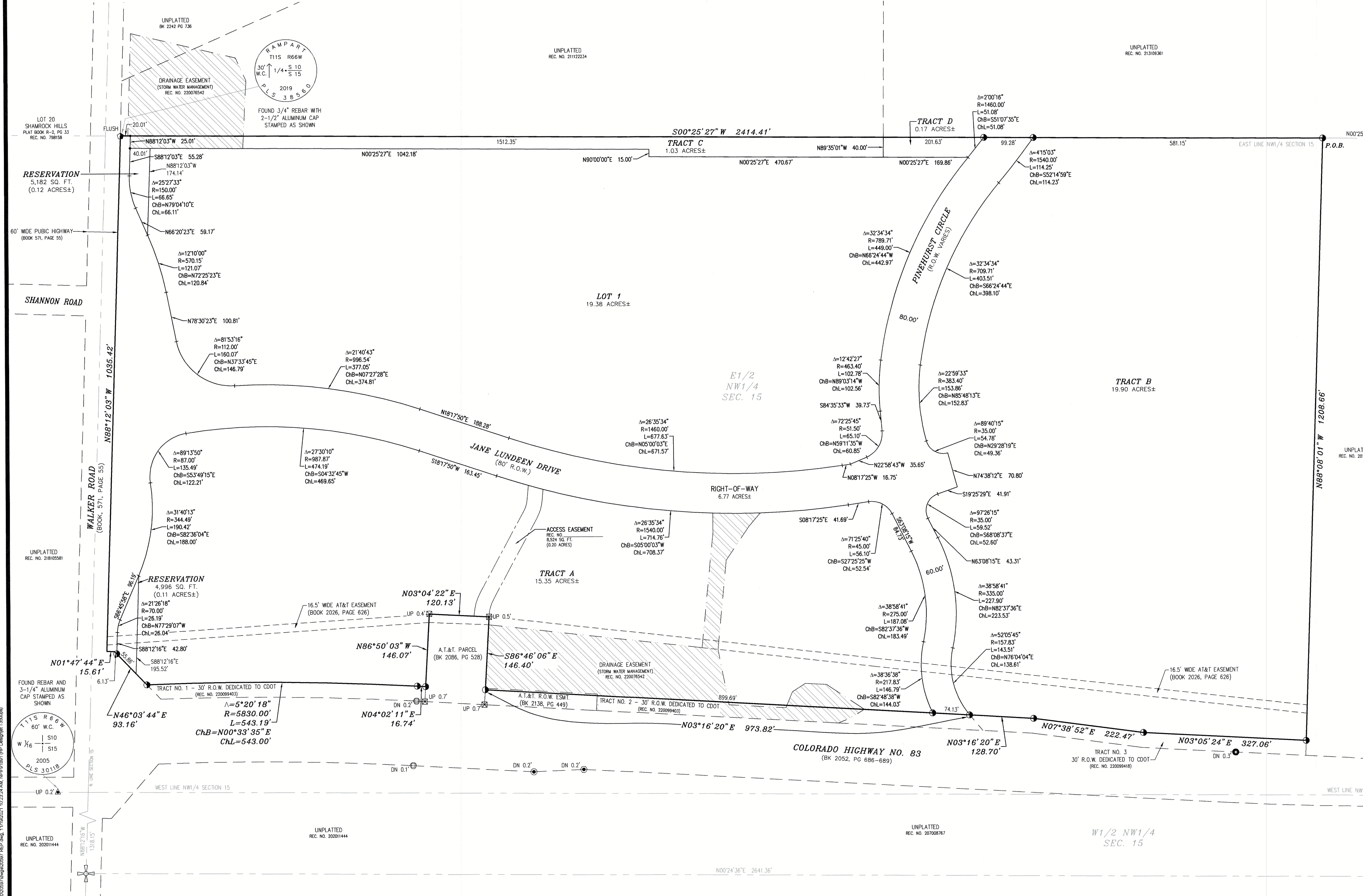
NOTE: ONLY DEEDED BEARINGS AND DISTANCES SHOWN

PAGE 2 OF 3



# MA SUBDIVISION

## A PORTION OF THE E1/2 OF THE NW1/4 OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



**LEGEND:**

- ① SET REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
- ② FOUND REBAR AND ORANGE CAP STAMPED "T WAGNER PLS 14666"
- ③ FOUND 2-1/2" CDOT R.O.W. BRASS CAP (PROPERTY CORNER)
- ④ FOUND 4" X 4" CONCRETE POST (PROPERTY CORNER)
- ⑤ FOUND 3" BRASS CAP STAMPED "COLO. DEPT. OF HIGHWAYS R.O.W. MARKER STA. 143+57.2"
- ⑥ FOUND 2-1/2" ALUMINUM CAP STAMPED "PLS 30118" (60' WITNESS CORNER)
- ⑦ FOUND 2-1/2" ALUMINUM CAP STAMPED "RAMPART 38560" (30' WITNESS CORNER)
- ⑧ FOUND 1/4 CORNER, STAMPED AS SHOWN
- ⑨ FOUND SECTION CORNER, STAMPED AS SHOWN

**MA SUBDIVISION - PT. E1/2 NW1/4 SEC. 15, T11S, R66W OF THE 6th P.M., EL PASO COUNTY, COLORADO**

**RAMPART SURVEYS, LLC**

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 20597REP.DWG PAGE 3 OF 3

**AS PLATTED**

NOTE: ONLY MEASURED BEARINGS AND DISTANCES SHOWN

0' 100' 200'

SCALE: 1" = 100'

JOB NO.: 20597

OCTOBER 4, 2021



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

**6.3.3.(C) Design Standards** - Lot 1 of the MA minor land 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 Lot 1 (Monument Academy High School), including roadways, water lines and fire hydrants, have been previously 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 Monument Academy Civil Construction Drawings Project Number PCD CDR-20-001 for County and Fire District approved public improvements.

**6.3.3.(C).(1) Water Supply** – Central water treatment, storage and distribution is provided to Lot 1 via the Walden Corporation's central water system. The municipal-type system meets the requirements of the Fire Protection District. The water supply system used for fire protection purposes has been installed and maintained in accordance with NFPA standards.

Automatic fire protection within the high school structures is in compliance with the District's applicable fire code.

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 is currently in place.

**6.3.3.(C).(2) Roads** – All roadways providing direct or indirect vehicular access to Lot 1 are designed and constructed to El Paso County standards (see Monument Academy Civil Construction Drawings PCD DR-20-2020) 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 Lot 1, (3) roadway grades do not exceed 10%, and roads or emergency vehicle lanes have been provided within 150 feet of all structures / development.

**6.3.3.(C).(3) Non-Road Access** – Interior site (Lot 1) non-road access including emergency vehicle lanes, driveways, and parking lot drive lanes serving as emergency vehicle lane were reviewed and approved by the Colorado Springs Fire Department as evidenced by the attached Colorado Springs Fire Prevention Review Report and the Monument Academy High School Utilities Plan.

**6.3.3.(D) Construction in Wildland Fire Areas** – Lot 1 of the MA Subdivision is located in a non-timbered area of the County (see attached CSFS Colorado Wildfire Risk Public Viewer – Vegetation). The Lot is fully developed containing buildings, parking lots, athletic fields, hard surfaced outdoor activity areas and irrigated landscape areas 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 approvals of the Colorado Springs Fire Department and the Tri-Lakes Monument Fire Protection District. These approvals are further memorialized by CSPD approvals of the Monument Academy High School's Site Development Plan and the Colorado Springs Fire Prevention Plan Review Report (copies attached).



# Colorado Wildfire Risk Public Viewer

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

## Vegetation

General vegetation and landcover types.

### Created On:

12/14/2021, 2:04 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>


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## Vegetation

-  Agriculture
-  Grassland
-  Introduced Riparian
-  Lodgepole Pine
-  Mixed Conifer
-  Oak Shrubland
-  Open Water
-  Pinyon Juniper
-  Ponderosa Pine
-  Riparian
-  Shrubland
-  Spruce-Fir
-  Developed
-  Sparsely Vegetated
-  Hardwood
-  Conifer-Hardwood
-  Conifer
-  Barren

---

## County Boundaries

 < 1:1,500,000

**COLORADO SPRINGS FIRE PREVENTION  
PLAN REVIEW REPORT**

January 22, 2020

**Tax Id:** 6100000245

**DSN:**

**Project Description:** Monument Academy High School 4303 Pinehurst Cir, New School, State Project Delegated Review for Tri-Lakes FPD

**SYSTEMS:** Fire Sprk for Occup; Fire Alarm for Occup; Elevator Lobby Emergency Communication

**CN:Code:** 15 IBC - 15 IFC - PPRBC /Class: E,A3/ Const: IIB /Stories: 2/Size: 60,582/OL: 1462

**FH:Required Flow:** 2750gpm /# Hydrants 3/On site flow:

**DV:** See email on 6/7/19 under the CN review of Tri-Lakes Approval of site access and water.

**Additional Comments:** Phased Project: Phase 1 - School, Phase 2 - YMCA / Anticipate CO 8/4/20, First Day of School 8/21/20

**Business Name:** MONUMENT ACADEMY HIGH SCHOOL

**Address:** 04303 PINEHURST CIR,

**Plan Id:** 20190291-FH-1

**Plan Description:** FIRE HYDRANT/WATER

**Plan Status:** Approved/Corrected

**Contractor:** JPS

**Review Status:** APP/CORRECTED

**Plan Reviewer:** Peterson, Roland Thomas

**Review Date:** 1/22/2020

<u>Status</u>	<u>Comment</u>
FYI	***** (STANDARD COMMENT) This project is: Monument Academy High School 4303 Pinehurst Cir, New School, State Project Delegated Review for Tri-Lakes FPD  This plan review is based on the requirements found within the adopted edition of the International Building Code, International Fire Code and the related standards.
FYI	***** (STANDARD COMMENT) SCOPE OF WORK:  -----MAIN EXTENSION --X--UTILITY SERVICE PLAN -----Domestic Only - No Fire Inspection Required ---X--Fire Line -X---WATER PLAN ---X--Site Specific -----Subdivision - No Fire Inspection Required
Attention	(STANDARD COMMENT) READY FOR SIGNATURES:  The water plans appear ready for signature as long as all disapproved comments have been addressed. Please provide one hard copy for CSFD records along with your final copies for our signature.
FYI	***** (STANDARD COMMENT) RED-LINED COMMENTS  The following RED-LINED items are to be corrected prior to final inspection:  1. Building data and hydrant requirements have been hand written in by the design professional.
FYI	Hydrant inspection time is to be paid at the time of inspection scheduling.



Attention

\*\*\*\*\* 2015 IFC B105 FIRE FLOW REQUIREMENT:

Size of Bldg. -60582---- sq ft

Construction Type --IIB----

Fire Sprinklers Y--X-- N-----

Required GPM: --2750--- gpm

Minimum # of hydrant(s) required: ---3-

Max AVG spacing between hydrants: --450--- ft

Max hose lay: ---225

FYI

2015 IFC TABLE C105.2 HYDRANT PAINTING REQUIREMENT:

Fire hydrants shall be painted in compliance with the adopted fire code. By using this scheme, emergency response crews are provided a quick way to decipher how much water is available.

FYI

\*\*\*\*\*2016 NFPA 14: 6.4.5.4 FIRE DEPARTMENT CONNECTION:

The fire department connection is located on the --SOUTH WEST--- side of the building and is within ---100-- feet of a fire hydrant.

FYI

(STANDARD COMMENT) FIRE FLOW TESTING - NEW HYDRANTS: 2015 IFC 3312

All actual hydrant flow tests shall be conducted and witnessed by CSFD prior to the start of construction or the arrival of combustible material on site.

It is the responsibility of the owner or their designated representative to ensure an approved water supply is provided.

FYI

\*\*\*\*\* (STANDARD COMMENT) SCHEDULING INSPECTIONS

2019 Fee Schedule, --2--- inspections/ ---4.5-- hours (Inspection time is not transferrable)

Please call 719-385-5982 Extension 2 to schedule all construction related inspection activities.

Due to the dynamic nature of inspectors schedules, PLEASE call your inspection requests in with ample time to allow scheduling. When calling, please have your complete CSFD plan review number(s) ready for each inspection request. ( i.e. 2013-1234 - HS-1)

The CSFD Approved sets of plans are to be on site for all inspections.

FYI

(STANDARD COMMENT) REVIEWS: 2015 IFC 105.4.4

Colorado Springs Fire Department plan reviews are based upon information provided on the drawings and/or the attached reference material. Issues or features that are not presented within the construction documents are assumed to be complaint with applicable codes/standards. It is the responsibility of the building owner to ensure that minimum code requirements are met as established by the Authority Having Jurisdiction, whether or not the requirements are specifically indicated on the submitted construction documents.

The CSFD has reviewed the submittal in accordance with the adopted fire code requirements, CSFD local amendments, City Code Standards, and applicable NFPA Standards. All plan review comments are subject to final on-site field inspections, and testing by the CSFD. Review and approval by the CSFD shall not relieve the applicant of the responsibility of compliance with the International Fire Code.

FYI

(STANDARD COMMENT) RTP REVIEWER CONTACT:

If you have any specific questions or concerns about these comments, please feel free to contact me at:

Roland Peterson

Senior Fire Inspector, CSFD

2880 International Circle, Suite 200-7

Colorado Springs, CO 80910





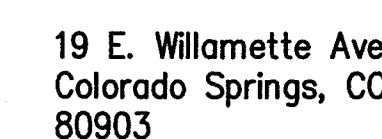
FOR CONSTRUCTION

1. ALL WATER AND SEWER WORK SHALL CONFORM TO WALDEN CORPORATION RULES AND REGULATIONS.
2. ALL UTILITY SERVICE LINES (INCLUDING GAS, ELECTRICAL, PLUMBING, TELECOM, ETC.) MUST BE A MINIMUM OF 4" BELOW THE BOTTOM OF THE GRADE BEAM.

(8) LOWER WATER LINE IF NECESSARY TO PROVIDE 18" CLEARANCE CROSSING STORM/SANITARY LINE

30' 0 30' 60'








ORIGINAL SCALE: 1"=30' (30"x42" SHEET)  
CONTOUR INTERVAL=2'



PH: 719-477-9429  
FAX: 719-471-0766  
[www.ipsengr.com](http://www.ipsengr.com)

OWNERSHIP OF INSTRUMENTS OF SERVICE:  
REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES,  
DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS  
PREPARED BY DESIGN PROFESSIONAL AS INSTRUMENTS OF  
SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGNER  
PROFESSIONAL. THE DESIGN PROFESSIONAL SHALL RESERVE  
COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS  
INCLUDING THE COPYRIGHT THEREON.

**PARCEL #61150-00-005  
WALDEN CORPORATION  
20.3 AC.**

NO.	REVISION	BY	DATE
	FOR PERMIT	JPS	4/01/
	COUNTY COMMENTS	JPS	4/29/
	COUNTY COMMENTS	JPS	6/20/
	COUNTY COMMENTS	JPS	8/26/
	WATER LINE REVISION	JPS	9/20/
	WT/SD ELEVATION REVISIONS	JPS	10/22/
	FIRE COMMENTS	JPS	1/31/

PCD PROJECT NO. PPR-19-009

## U2.1

**CRP** ARCHITECTS AIA  
100 E. St. Vrain, Suite 300  
Colorado Springs, Colorado 80903

## SCHOOL SITE UTILITY PLAN

**NORTH**

DATE: 12/21/11

DRAWN BY: BJJ

CHECKED BY: JPS

REVISED: 1/31/20

HIGH SCHOOL  
BUILDING  
XX JANE LUNDEEN DRIVE  
COLORADO SPRINGS, CO  
96,997 SQ. FT. TOTAL (ULTIMATE)  
60,582 SQ. FT.  
MAX. FIRE AREA  
TYPE II-B  
5,250 GPM REQUIRED

REDUCED 75% FOR SPRINKLER  
SYSTEM PER IFC  
1,500 GPM REQUIRED

REDUCED 50% PER COLO. SPGS.  
FIRE CRITERIA

2,750 GPM REQUIRED  
3 HYDRANTS

450' MAX. SPACING  
BETWEEN HYDRANTS  
225' MAX. HOSE LAY

SPRINKLED BUILDING (Y)  
AREA SEPARATION WALLS (Y)

NOTE: ACTUAL FIRE FLOW  
MAY BE LIMITED BASED ON  
FLOW AVAILABLE FROM  
WALDEN CORPORATION  
CENTRAL WATER SYSTEM

PROPOSED 8"W STUB  
W/8" GV & 8" CONC  
REVERSE ANCHOR —

### CSFD ACCEPTANCE

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO COLORADO SPRINGS UTILITIES' WATER LINE EXTENSION AND SERVICE STANDARDS.

THE NUMBER OF HYDRANTS AND HYDRANT LOCATIONS AS SHOWN ON THIS WATER PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE CITY OF COLORADO SPRINGS FIRE DEPARTMENT.

SIGNED: [Signature] 2/6/2020  
CSFD, DIVISION OF THE FIRE MARSHAL  
CSFD PLAN REVIEW NO. 20190291-FH-1

NOTICE OF FIRE SERVICE LINE INTEGRITY TEST.

PRIOR TO ACCEPTANCE OF ANY FIRE SERVICE LINE BY THE COLORADO SPRINGS FIRE DEPARTMENT:

- ALL FIRE SERVICE LINES SHALL BE HYDROSTATICALLY TESTED AND FLUSHED PER COLORADO SPRINGS FIRE DEPARTMENT REQUIREMENTS
- ALL ACCEPTANCE TESTING OF WATER SUPPLY SYSTEMS FOR FIRE PROTECTION SHALL BE WITNESSED BY AN APPROVED COLORADO SPRINGS FIRE DEPARTMENT

**PRESSURE TEST**  
PRESSURIZE THE FIRE SERVICE LINE FROM THE POINT OF CONNECTION AT THE MAIN TO THE POINT OF CONNECTION TO THE SPRINKLER SYSTEM AT 200 PSI, OR 50 PSI ABOVE STATIC PRESSURE FOR A MINIMUM OF 2 HOURS. THIS TEST IS BEST PERFORMED BEFORE COMPLETELY BACKFILLING SO THAT ALL JOINTS ARE EXPOSED

**FLUSH TEST**  
THE FIRE SERVICE LINE SHALL BE FLUSHED PER NFPA 24 "STANDARD FOR THE  
INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES"



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: Monument Academy Subdivision.

The property is 2.0 miles from fire station 2 with an average response time of 5 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

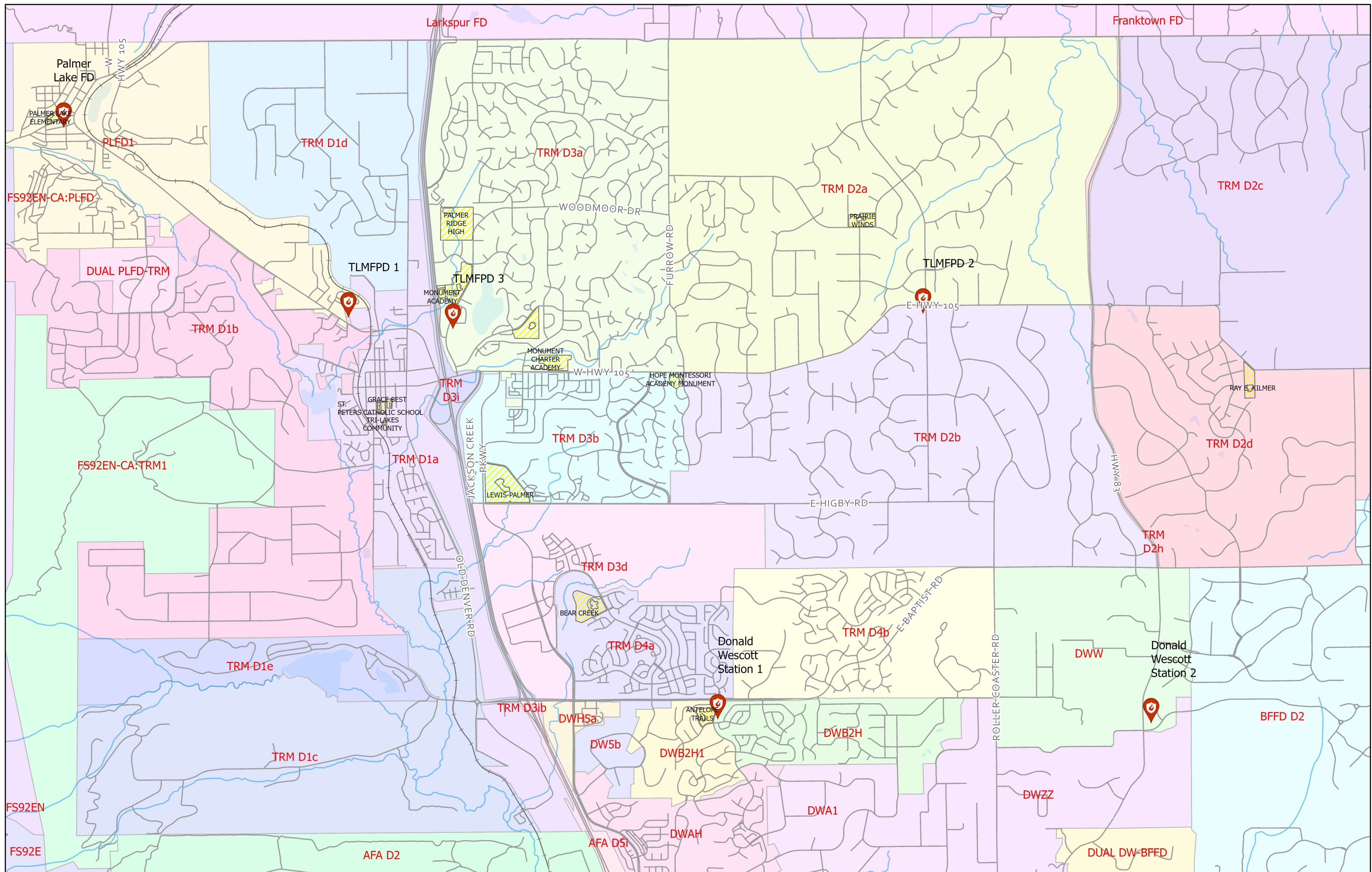
Stations: 3

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**

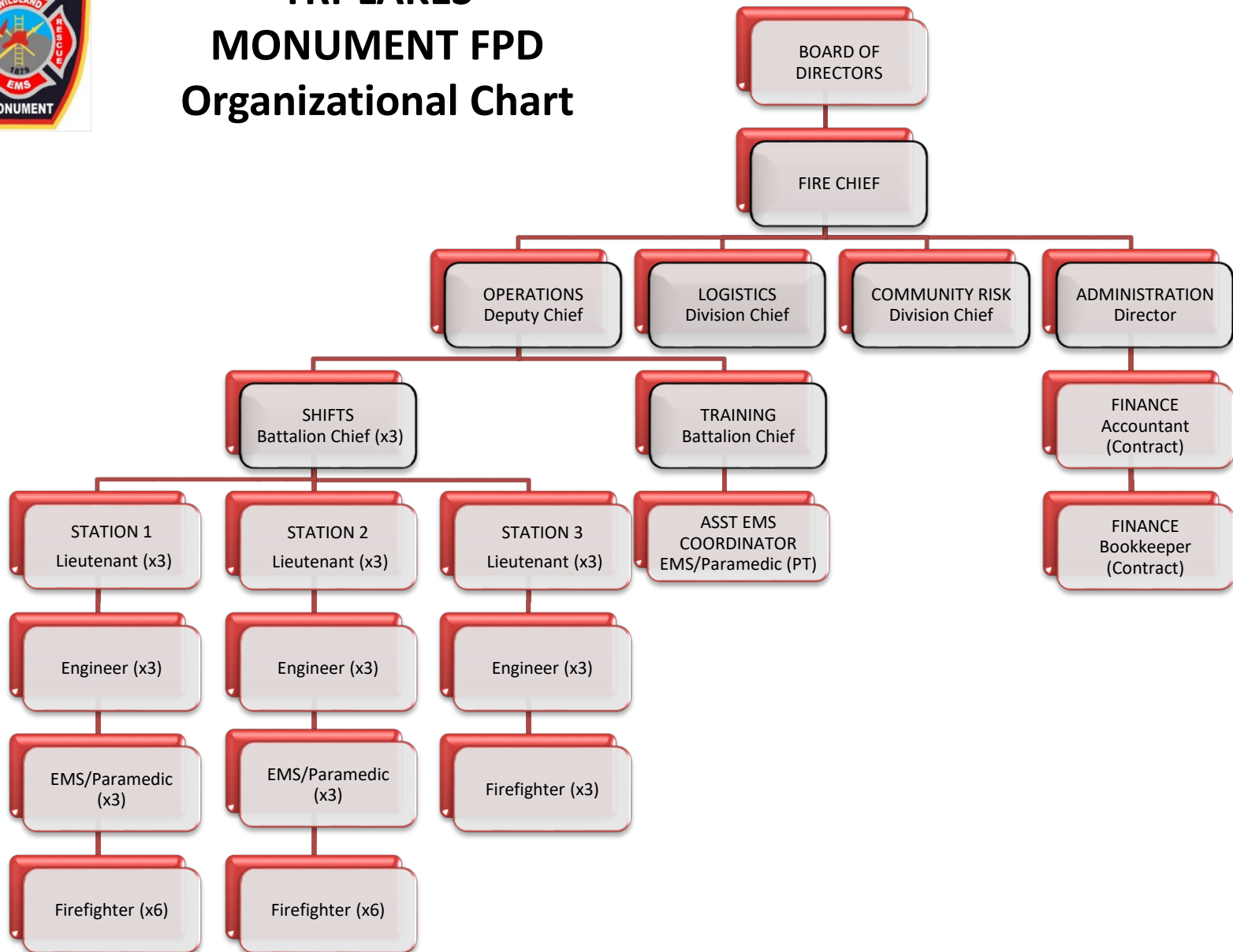
Daily, the District operates 2 engines, 1 tower ladder, 2 ambulances, 3 brush trucks, 5 command vehicles, 1 snowcat, 1 ATV, and 2 snowmobiles. The District also maintains a fleet of reserve apparatus.

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 2.0 miles from fire station 2 with an average response time of 5 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.