

Fire Protection Report & Wildlife Hazard Mitigation Plan

for

1920 E Baptist Rd, LLC

Owner/Applicant:

Barry Curtis

1920 E Baptist Rd, LLC

Monument, CO 80132

(719) 331-0519

Prepared by:

Forsgren Associates

56 Inverness Drive East, Suite 112

Colorado Springs, CO 80923

(720) 214-5884

FORSGREN
Associates Inc.

March 22, 2019

Project Description:

The intent of this project is to gain approval for platting the current lot at 1920 E Baptist Rd to include 2 lots. The westerly lot will be 23.203-acres, the and the easterly lot will be 9.808 acres. No site work is proposed at this time. Each individual owner and builder will conduct their own due-diligence when developing each individual lot.

Site Location, size and zoning:

This project is located in the southwest 1/4 of Section 21, Township 11 South, and Range 66 West of the 6th Principal Meridian. The property is located at 1920 E Baptist Rd. Monument, CO 80132 within El Paso County. It has a tax ID number of 6100000519 and is zoned RR-5. The streets that border the project area are E Baptist Rd. to the South and Roller Coaster Rd. to the East.

Background:

This property has a single home with an access road located at the northwest corner of the property and is covered in native grasses, trees and shrubs. The total land consists of 36.65 acres that will be divided into 2 lots; one lot shall be 23.203 acres on the western end of the site that currently has a single home on it, with the other lot being 9.808-acres located at the eastern edge of the site. These shall be designated for single family residential homes. It will be the responsibility of each individual owner to provide water to their lot with the company of their choice. Due to a large tract of land being granted to El Paso County for a potential extension of Roller Coaster Road, a large chunk of land will no longer be usable by the Owner. This has caused one of the lots to shrink in order to achieve a subdivision of 2-lots. This tract is located on the northeast corner of the site.

Existing and Proposed facilities, structures, roads, etc:

No onsite or offsite roadway improvements are required for this two-lot subdivision. These lots will receive water from wells. Both proposed lots will treat their wastewater by way of a septic system on each lot, as is what is currently being done for all surrounding lots. An existing roadway extends from E Baptist Rd. to the north the house currently sitting on the property

Site Conditions:

This property is currently covered with pine trees, scrub oak, and native grasslands. Existing storm inlets and pipes exist at the south edge of the property where runoff from the site shall be delivered. No additional features are proposed as part of the work.

Wildfire Hazard Rating:

This property is considered to have a medium to high wildfire hazard rating, as it is heavily wooded and surrounded by large, heavily wooded properties on all sides.

Wildfire Hazard Mitigation Plan:

The Curtis Subdivision will mitigate wildfire hazards by enacting the requirements set forth in the Colorado State Forest Service Quick Guide Series, "Protecting Your Home from Wildfire: Creating Wildfire-Defensible Zones", see Appendix.

Fire Protection Report: (taken from the Tri-Lakes Monument Fire Protection District)

This property Tri-Lakes Monument Fire Protection District is a career fire department providing fire, rescue and emergency medical services to the Tri-Lakes and Monument regions of Northern El Paso County.

The Tri-Lakes Monument Fire Protection District is located in North-Western El-Paso County.

The fire district includes roughly 60 square miles and a mean elevation of 7100 feet above sea level, located 20 miles north of Colorado Springs. Residential population is approximately 30,000+ persons. Estimated annual call volume 2200.

District boundaries run from Baptist Road to the South, Black Forest Road to the East, and County Line Road to the North. To serve the population on Mount Herman as well, and in addition provide mutual aid to the Forest Service in the extreme western part of our district.

Fire District Facts:

- Average Elevation: 7100 feet
- Population Served: Approximately 33,000 residents
- Area of Coverage: 68 square miles
- Stations: 3
- Personnel: Approximately 50 firefighters/EMTs/Paramedics
- Daily Staffing: 14 personnel
- Response: On call 24 hours a day to serve the community

Station 1
18650 Highway 105
Monument, CO 80132

Station 2
18460 Roller Coaster Road
Monument, CO 80132

Station 3
1855 Woodmoor Dr.
Monument, CO 80132