

January 2, 2025

PCD File No.:

Fire Protection Report

Table Rock Homestead

Owner/Applicant:

Ted Jarosz
8550 Kenosha Drive
Colorado Springs, CO 80908

Consultant:

M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO
(719) 635-5736
David Gorman, P.E.
daveg@mvecivil.com

Site Description and Access:

The proposed subdivision to be known as "Table Rock Homestead" is located in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 6, Township 12 South, Range 65 West, of the 6th Principal Meridian in El Paso County, Colorado. The site is situated approximately 0.60 miles to the west of Black Forest Road and approximately 2.5 miles to the east of Thunder Road. E. Palmer Divide Road is about $\frac{1}{2}$ mile to the north of the site. The site is made up of two unplatted properties having El Paso County Tax Assessor's Schedule Numbers: 5100000012, 5100000026 and the address is to be determined. A Vicinity Map is included in the **Appendix**.

The Table Rock Homestead Subdivision site encompasses 106.364 \pm acres of land currently zoned RR-5 (Rural Residential 5 acres). The parcels are currently undeveloped. Access for this undeveloped area is an existing road named Gambler Place. The owners intend to subdivide the parcel into ten lots. The lots are sized per the following grouping: (5) +5 acre lots, (3) +10 acre lots and (2) +20 acre lots. Public roads will be constructed to access the proposed lots.

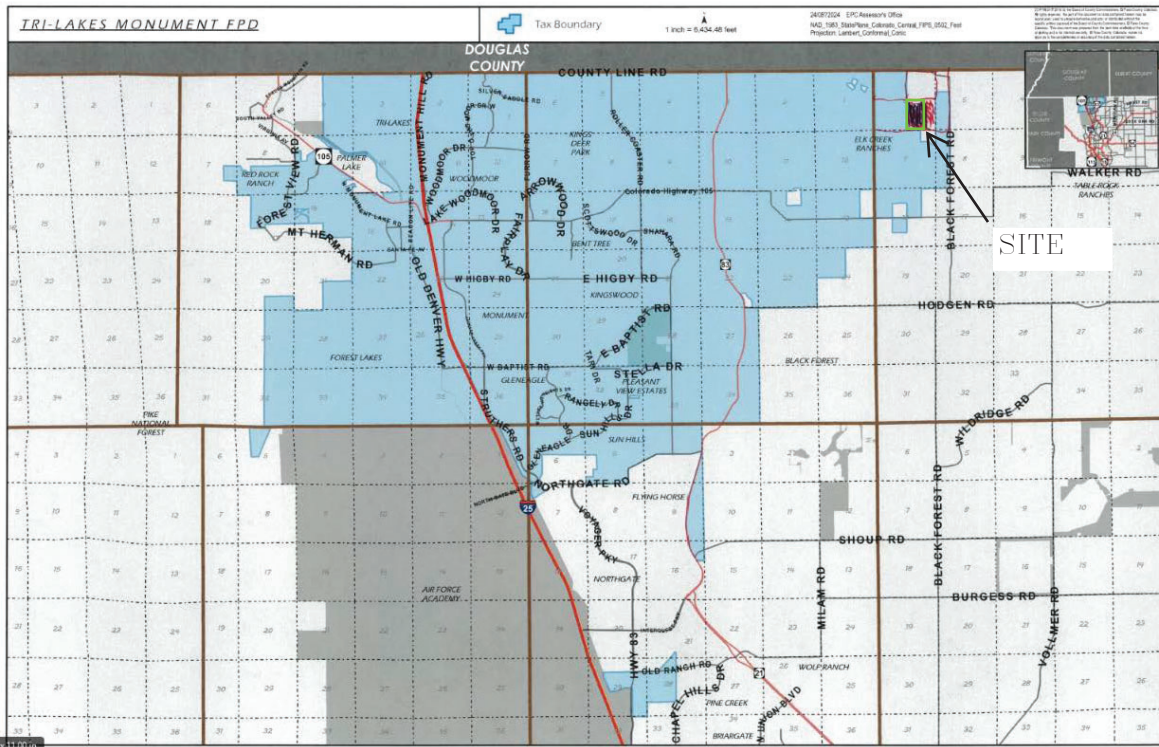
Monument Fire Protection District

Table Rock Homestead is currently not located in a Fire District. The Owner's are in the process of receiving an inclusion into the Monument Fire Protection District.

The proposed minor subdivision is located approximately 7.3 miles from Monument Fire Station 2, located at 18460 Roller Coaster Road which is staffed 24 hours daily. Response time is approximately 11 minutes, according to Google Maps.

It should be noted District services including Monument Fire, Tri-Lakes Monument Fire, and Wescott Fire Protection have merged services and act jointly.

MFD boundaries are the Rampart Range/Palmer Lake to the West, Northgate Boulevard to the South, Black Forest Road to the East, and County Line Road to the North. In addition, MFD provides mutual aid to the United States Forest Service in the extreme western part of our district in the Mount Herman area.



Monument Fire Protection District has five full-time manned fire stations with one additional unmanned station. The unmanned stations are currently used for vehicle maintenance and storage of reserve vehicles. Daily, MFD operates 3 engines, 1 tower ladder, 3 ambulances, 3 brush trucks, 2 water tenders, several command vehicles, 1 snowcat, and 1 ATV. A fleet of reserve apparatus is also maintained. In 2023, MFD will take delivery of a new Type 1 engine, tower ladder, and Type 3 Wildland engine to meet the growing needs of the community.

Monument Fire District is a careered department with 5 staffed stations running three ambulances daily. The following lists apparatus inventory per station location.

Station 1-18650 Hwy 105: Platform ladder truck, wildland Type 4 engine (1800 gallons of water total)

Station 2-18460 Rollercoaster Road: Engine, Type 6 brush truck (1050 gallons of water total)

Station 3-1855 Woodmoor Drive: 2 Engines, Type 6 brush truck (1800 gallons of water)

Station 4-15415 Gleneagle Drive: Engine, tender, Type 6 brush truck (4800 gallons total)

Station 5- 15055 Colorado Highway 83: Engine, ladder truck (800 gallons of water total)

Each engine and ladder truck carries three fire extinguishers (dry chemical, CO2, and water) as well as 20 gallons of foam plus the following additional apparatus capacities.

MFD engine carries 1000 gallons of water (2) MFD reserve engine carries 750 gallons of water MFD ladder truck carries 400 gallons of water Wescott engine carries 750 gallons of water

Wescott engine carries 500 gallons of water

Wescott tender carries 3500 gallons of water

Wescott tender carries 1500 gallons of water

When surplus water is needed, another 7000-8000 gallons from surrounding Districts is available and additional mutual aid partnership has been formed with the City of Colorado Springs.

Section 6.3.3 of the El Paso County Land Development Code (LDC) contains fire protection and wildfire mitigation for proposed subdivisions. The purpose of this section of the LDC is to ensure proposed development takes into consideration wildfire risks and the 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 adequate fire protection is available for new development; implement wildfire hazard reduction in new development; and reduce the demands from the public for relief and protection of structures and facilities. Adequate water exists at the subject property to fight fires. The MFD commitment letter makes no mention of fire cisterns or dry hydrants being required. Any private driveways within the proposed subdivision will be constructed to the MFD's access standards.

The Table Rock Homestead property is expected to have an ISO rating of 3Y.

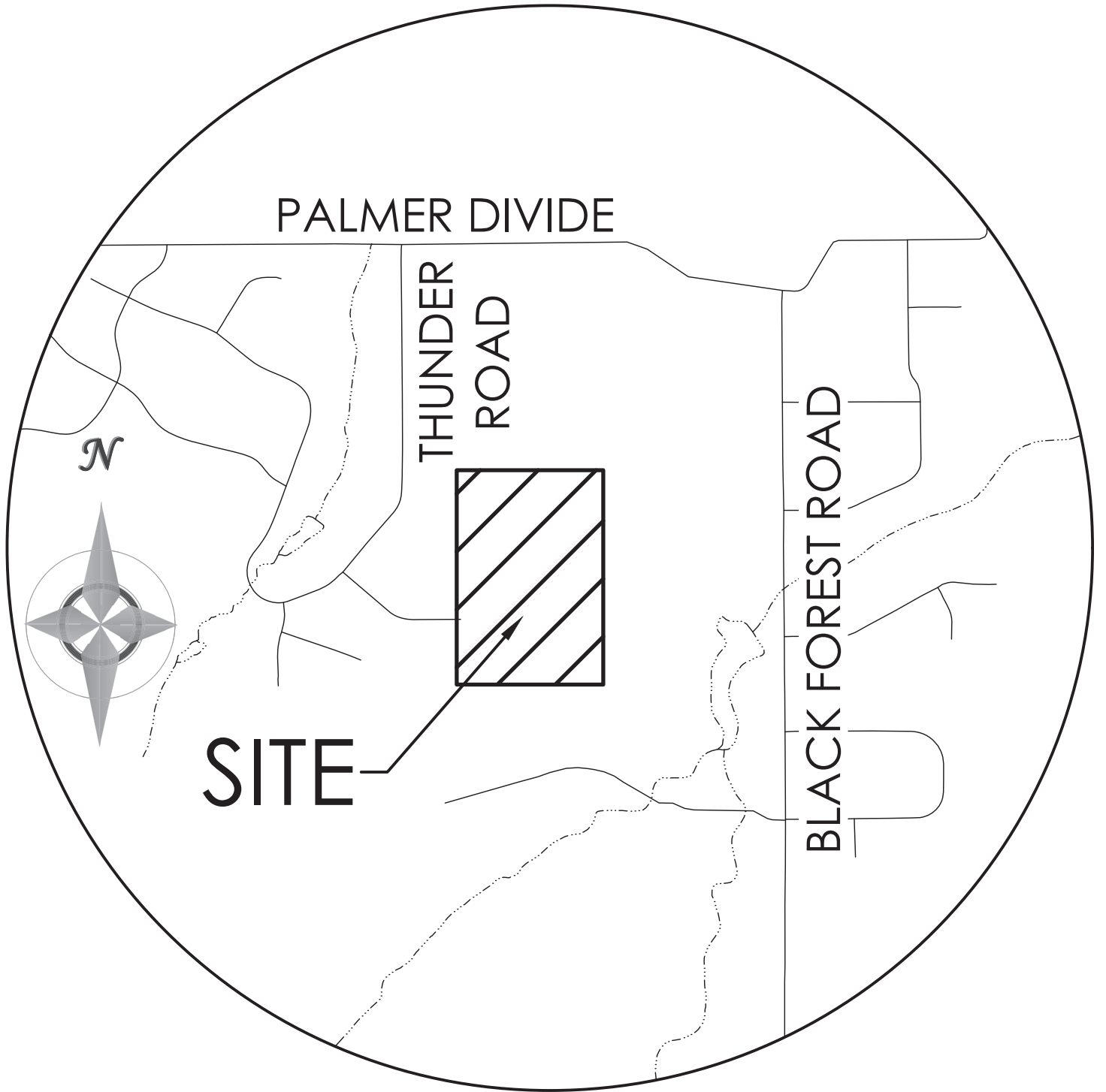
The subdivision will regulate development, buildings, and structures so as to minimize the hazard to public health, safety, and welfare. It is also recommended that all new construction consist of fire resistant materials and engineering as much as is practical. It is also recommended that owners explore fire safe construction options, which may include, but are not limited to, metal, tile, or other non-flammable materials for roofs, sprinkler systems in or around structures, and fire retardant exteriors, including stucco, brick, metal, and fire resistant siding. It is recommended that all decks at ground level be sealed off, in an effort to prevent flammable debris from getting underneath. Hardscape materials such as, but not limited to: concrete, sand, rock/gravel, and pavers are recommended for 0 to 5 feet outside of the building envelope. This will reduce the probability of any embers igniting any flammable materials within the immediate building envelope. Building permits for each structure shall be in accordance with the requirements of the Fire District as administered by the Pikes Peak Regional Building Department.

The current owner and future lot owners plan to implement wildfire hazard reduction in the development. As topography of the proposed development cannot be readily modified to any significant degree, the placement of the structures becomes important. Location of structures should be placed outside of drainage's, saddles, and other topographic risks. Actual placement of structures is subject to change within that envelope due to other factors such as bed rock, views, accesses, and utilities. Occasionally, it will also be necessary for a structure to be located in a topographically more susceptible area. In this instances, it is recommended that more intense fuel modification be performed.

The site does not contain significant wooded areas or thick brush. Instead, the prevalent natural grasses is the major fire risk for this site. It is suggested that the reduction of most ignitable fuel (including the natural grasses) be done in areas that are within fifty feet of the building envelope for all residential structures. Maintain an irrigated greenbelt immediately around the home by regularly mowing dry grasses and weeds to a height of 2 inches or less and keep well-watered within the 50-foot defensible space, especially during periods of high fire danger. Remove any branches within 15 feet of a chimney and regularly clean roof and gutters of debris to eliminate a fuel source for blown embers. This will reduce the amount of small, flash fuel in close proximity. It will also slow the spread of fire toward adjacent properties and provide suppression forces additional time to contain a fire. Prune branches from trees within the defensible space to a minimum of 6-10 feet above the ground. Also remove shrubs, small trees or other potential "ladder fuels" from beneath large trees. Left in place, these can carry a brush fire into the tree crowns. Small patches of brush or shrubs may be left if they are separated by at least 10 feet of irrigated grass or noncombustible material. Remove dead limbs, leaves, and other ground litter within the defensible space and store firewood uphill at least 15 feet from the home. Reduce the density of the surrounding grassland at least 100 feet out from your home. It is preferable to thin the entire lot. Thin tree crowns so they do not touch each other.

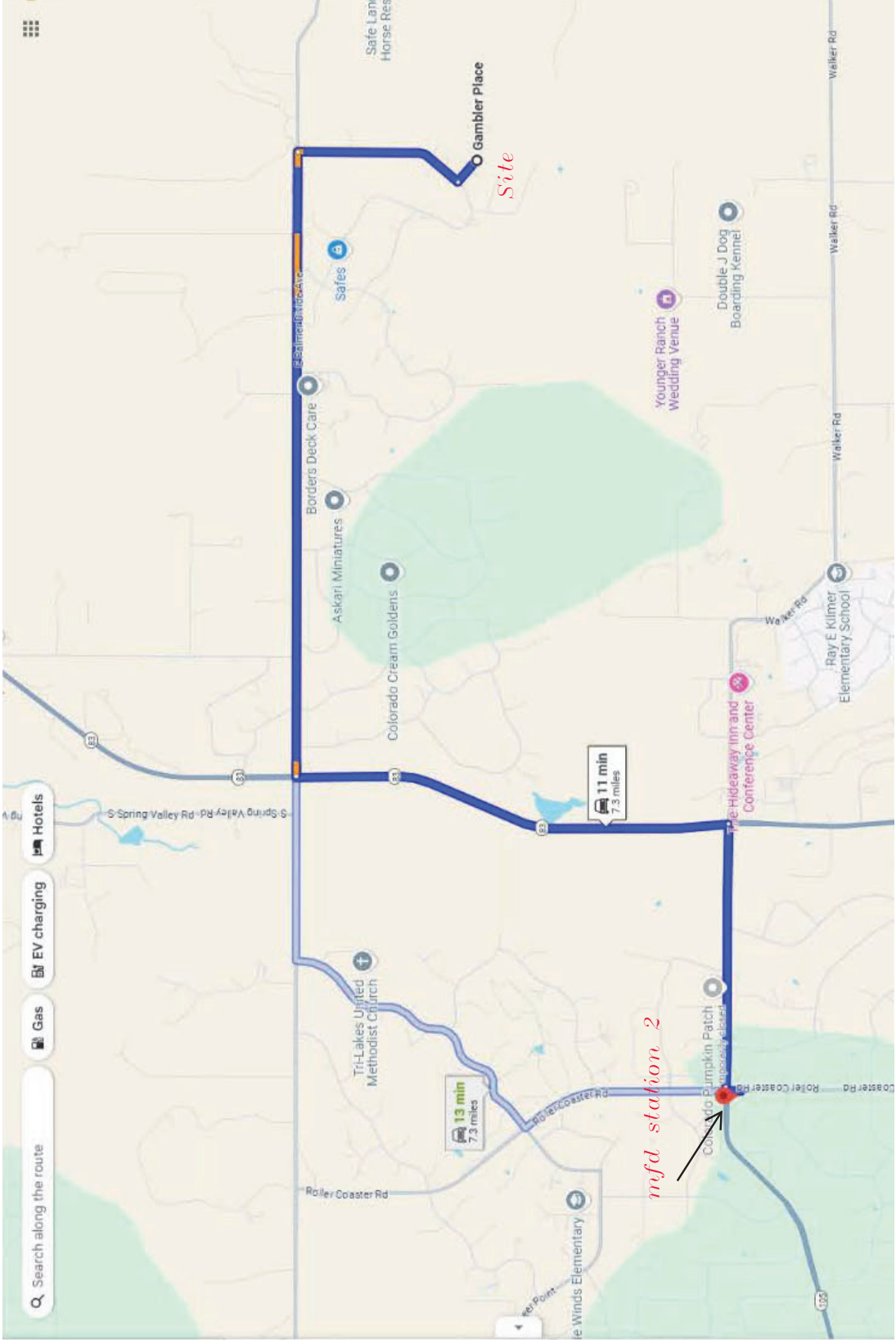
It is demonstrated that adequate fire protection is available for the development. Table Rock Homestead has requested inclusion into the Tri Lakes Monument Fire Protection District or MFD service area. It is expected that the MFD will commit to serving the proposed subdivision. The MFD also participates in mutual aid response with surrounding fire districts and fire departments.

Water supply for the site is by individual wells on each lot. The number of residences on the 106.3 acres is ten (10). Installation of Fire Hydrants is not feasible for this site. Fire Cisterns are not normally required for subdivisions of this size. The Fire District will determine if residential fire sprinkler systems or other measures may be required at the time of building permit. The construction of residences within the subdivision will be compliant with the applicable building codes as required by the Fire District.



VICINITY MAP

NOT TO SCALE



📍 Best: 11 min
🚗 2h 41m 43 min
🚲
🚶 2h 41m 43 min
🚗 Gamber Pl, Black Forest, CO 80908
📍 18460 Roller Coaster Rd, Monument, CO
➕ Add destination

Leave now ▾ Options

📱 Send directions to iPhone 🔗 Copy link

🚗 via S County Line Rd/E Palmer Divide Ave and CO-83 S
 11 min 7.3 miles
 Fastest route, the usual traffic

Details

🚗 via S County Line Rd/E Palmer Divide Ave
 13 min 7.3 miles

Explore nearby 18460 Roller Coaster Rd

🍴 Restaurants 🏨 Hotels ⛽ Gas stations 🅇 Parking Lots ⋮ More



January 21, 2025

El Paso County
Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: *Table Rock Homesteads – Fire Commitment*
MVE Project No. 61223

Table Rock Homesteads is a proposed 10-lot subdivision of 106± acres in northern El Paso County. It has been determined that the property is not currently formally included in a Fire Protection District. Therefore, the owner has petitioned for inclusion in the Monument Fire Protection District. It is anticipated that the inclusion request will be considered during the District's February 26, 2025 Board of Director's Meeting. The Inclusion Petition and Email confirmation of receipt by the district are enclosed with this letter.

Very truly yours,

M.V.E., Inc.

A handwritten signature in black ink, appearing to read 'David R. Gorman', written in a cursive style.

David R. Gorman, P.E.

DRG:cwg

Z:\61223\Documents\Fire\61223 Fire Commitment - MVE Letter.odt

Enc.

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

From: [Martin, Jennifer](#)
To: [Sara Bergstrom](#); [David Gorman](#)
Cc: [Kovacs, Andy](#); [Maureen Juran \(mjuran@lawwj.com\)](mailto:mjuran@lawwj.com)
Subject: Request for Inclusion
Date: Friday, January 17, 2025 11:20:15 AM
Attachments: [image001.png](#)
[Petition for Inclusion.pdf](#)

Your request for inclusion was received. We will add the request to the January 22nd Board of Director agenda for approval with the plan to have a public hearing for formal approval at the February 26th Board of Directors meeting.



Jennifer Martin

Director of Administration

16055 Old Forest Point, #102

Monument, CO 80132

O 719-484-0911

M 719-466-0505

F 719-481-3456

Proudly serving the Tri-Lakes Region

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PETITION FOR INCLUSION

TO: BOARD OF DIRECTORS
TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT

RE: INCLUSION OF PROPERTY INTO THE BOUNDARIES OF THE DISTRICT

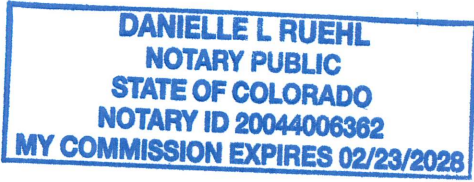
COME NOW ^{Thaddeus} Jarosz and _____ (“Petitioners”), as the fee owners in joint tenancy of 100 percent of the real property more particularly described in **Exhibit 1** attached hereto (the “Property”), in accordance with Section 32-1-401, C.R.S, and petition the Board of Directors of the Tri-Lakes Monument Fire Protection District (the “District”), to adopt a resolution consenting to the inclusion of the Property into the boundaries of the District.

In submitting this Petition, the Petitioners agree to reimburse the District for all reasonable costs related to processing this requested inclusion, including but not limited to: (1) reimbursing the District for the cost of publishing notice of the public hearing on this requested inclusion, which notice is required to be published in accordance with § 32-1-401, C.R.S.; and (2) reimbursing the District for the cost of recording the order of inclusion (entered by the El Paso County District Court) in the real property records of El Paso County, Colorado, as required by § 32-1-105, C.R.S., unless those administrative costs are waived by the District.

IN WITNESS WHEREOF, the Petitioners have duly executed this Petition for Inclusion on the date set forth below.

Print Name: Thaddeus Jarosz Signature: Thaddeus Jarosz
Date: 12-16-2024, 2024

Print Name: _____ Signature: _____
Date: _____, 2024



STATE OF CO)
COUNTY OF El Paso) ss.

The foregoing Petition for Inclusion was acknowledged before me this 16th day of Dec, 2024, by Thaddeus Jaroz Jr.

Witness my hand and official seal.
My commission expires: 2/23/28.

Danielle L. Ruehl
Notary Public

STATE OF)
COUNTY OF) ss.

The foregoing Petition for Inclusion was acknowledged before me this ___ day of _____, 2024, by _____.

Witness my hand and official seal.
My commission expires: _____.

Notary Public

Petitioners' address:

Exhibit 1

LEGAL DESCRIPTION:

THE WEST TWO THIRDS OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6 THENCE N 00°05'26" E, A DISTANCE OF 2639.86 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHWEST CORNER THEREOF;

THENCE N 89°52'50" E, A DISTANCE OF 1757.42 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE S 00°11'18" W, A DISTANCE OF 2639.71 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE S 89°52'30" W, A DISTANCE OF 1752.92 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER THEREOF AND THE **POINT OF BEGINNING.**

SAID TRACT CONTAINS 4,633,216 SF (106.364 ACRES), MORE OR LESS.