

MONUMENT FIRE DISTRICT
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Proudly serving the Tri-Lakes Region



Jonathan Bradley, Fire Marshal

To: Development Review, El Paso County
From: Jonathan Bradley, Fire Marshal
Subject: Urban Landing PUDSP
Date: July 31, 2024

The Monument Fire District has reviewed the PUD development plan for Urban Landing. Based on our initial review of site access, water supply, and fire mitigation, we have the following comments.

Request answers to questions:

- Are road widths mostly 22' (except Trendsetter Pt and Urban Landing View extension)?
- Does the 5' use easement between every lot in this development provide open access from the the street side to the rear of each house?

Request action:

- FD prefers EPC Optional Type C curb and Gutter throughout the development (except designated parking areas) due to narrow roadways to allow large fire apparatus to mount the curb while turning or passing without damaging wheels and tires (see page 3 of 9 in PUD Development Plan).
- Evaluate turning radius for attached fire apparatus drawing and determine if proposed roadways will accommodate large vehicle operation.

Thank you for the opportunity to comment,

Jonathan Bradley

Jonathan Bradley

Fire Marshal