

MONUMENT FIRE DISTRICT
16055 Old Forest Point, Suite #102
Monument, CO 80132
(719) 484-0911
www.monumentfire.org
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

CCES Responses

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:

Yes. 22' asphalt mat and 24.3' FL-FL

- 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 street side to the rear of each house? **Yes, with man gate access on each lot - See sheet 5 of 9**

Request action:

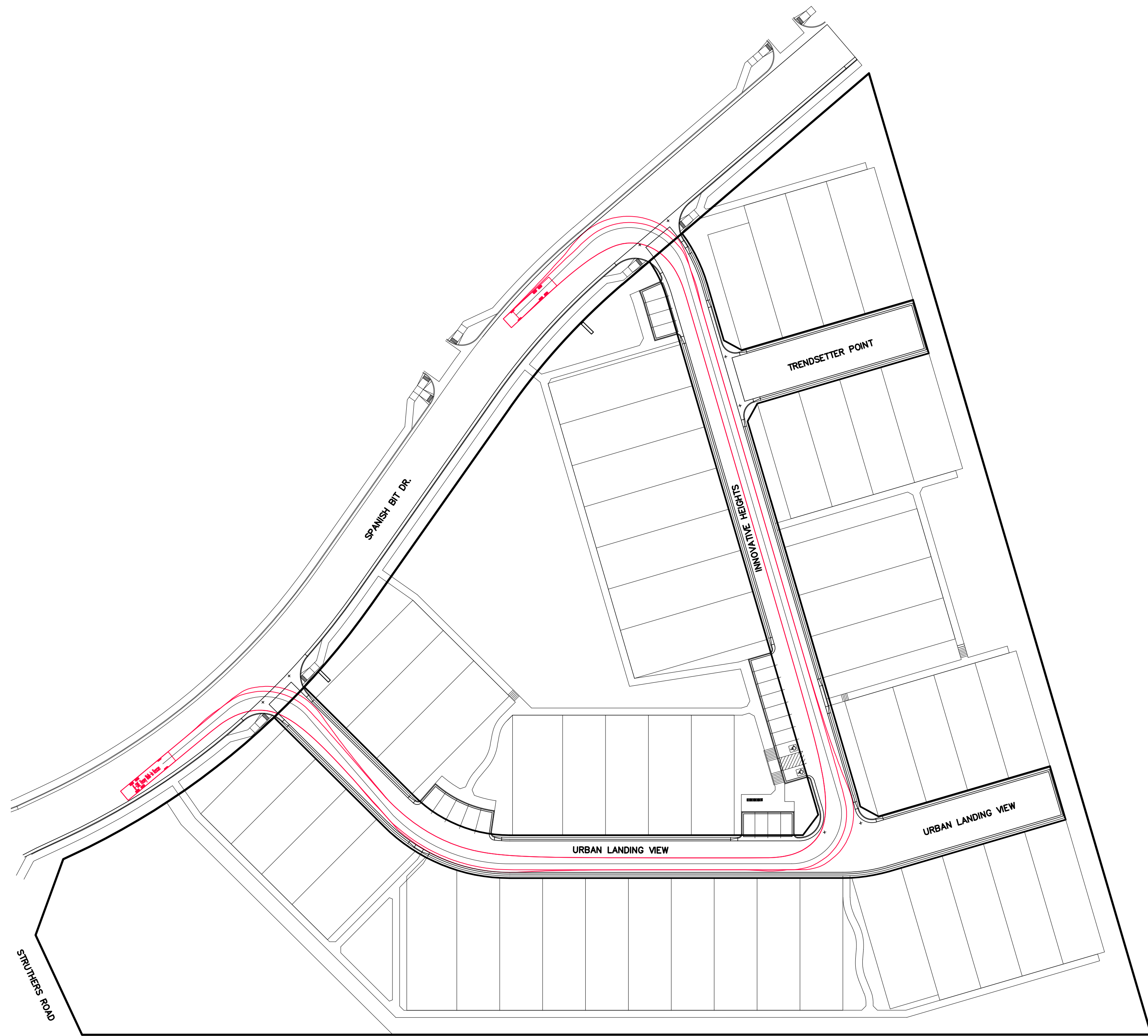
- FD prefers EPC Optional Type C curb and Gutter throughout the development (except designated parking areas) due to narrow roadways to allow large fire apparatus to mount the curb while turning or passing without damaging wheels and tires (see page 3 of 9 in PUD Development Plan). **Revised all areas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

Thank you for the opportunity to comment,

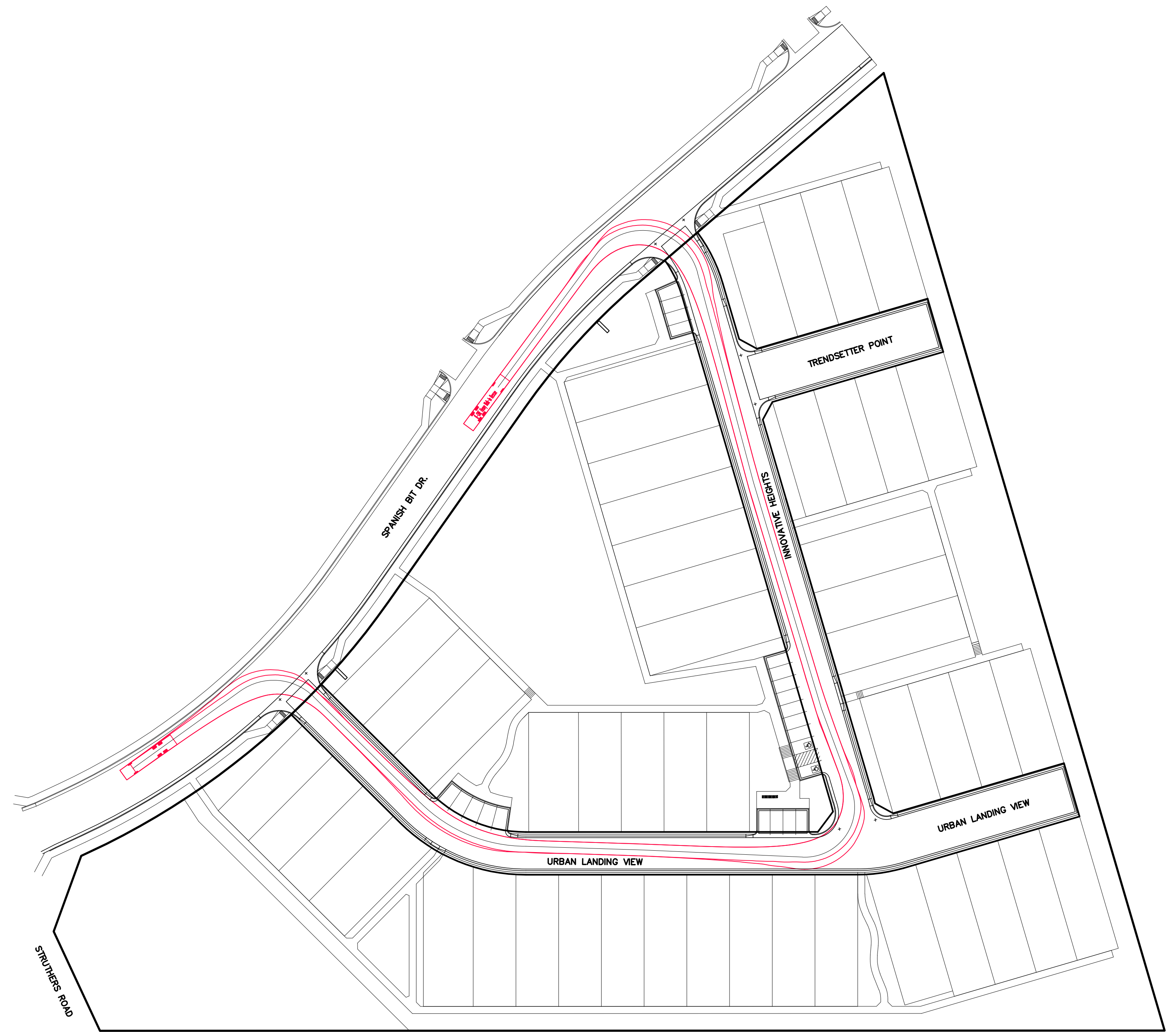
Jonathan Bradley

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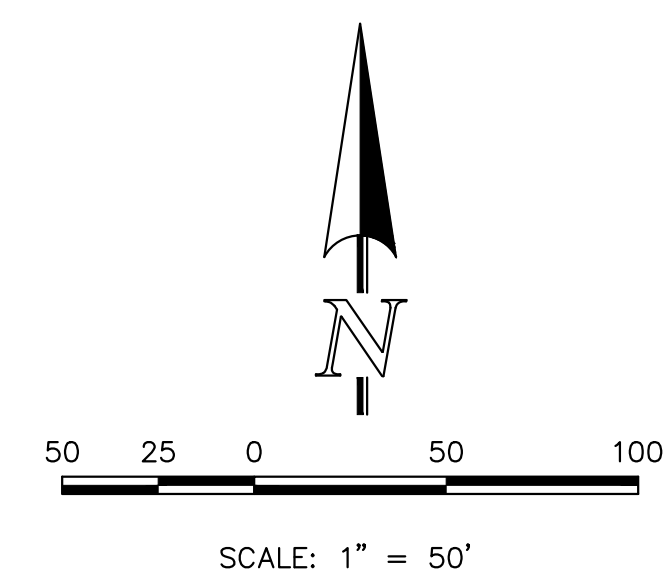
Fire Marshal



FIRE TRUCK SIZE:
8.3' WIDE
43.4' LONG



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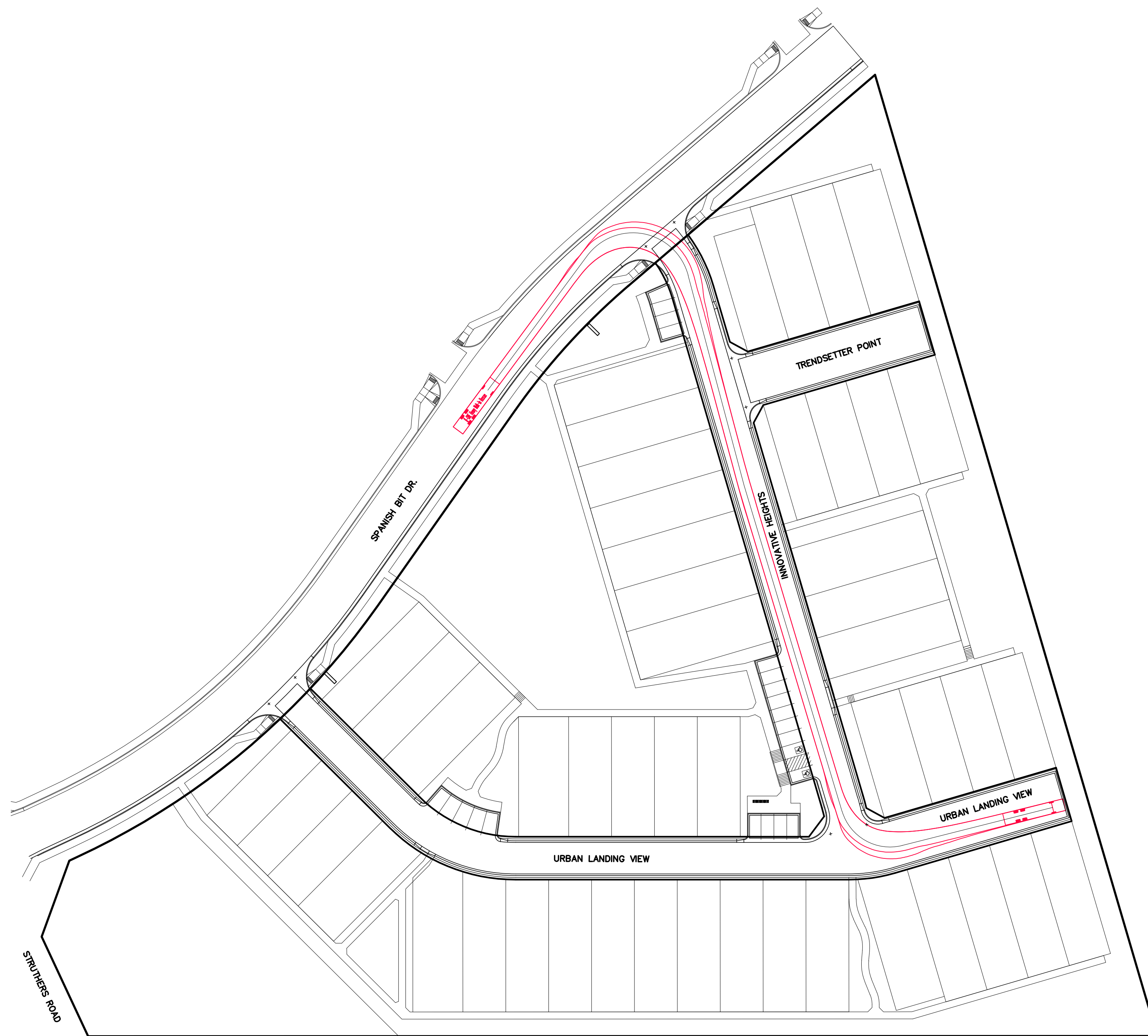
URBAN LANDING
PRELIMINARY PLAN
FIRE TRUCK ACCESS EXHIBIT



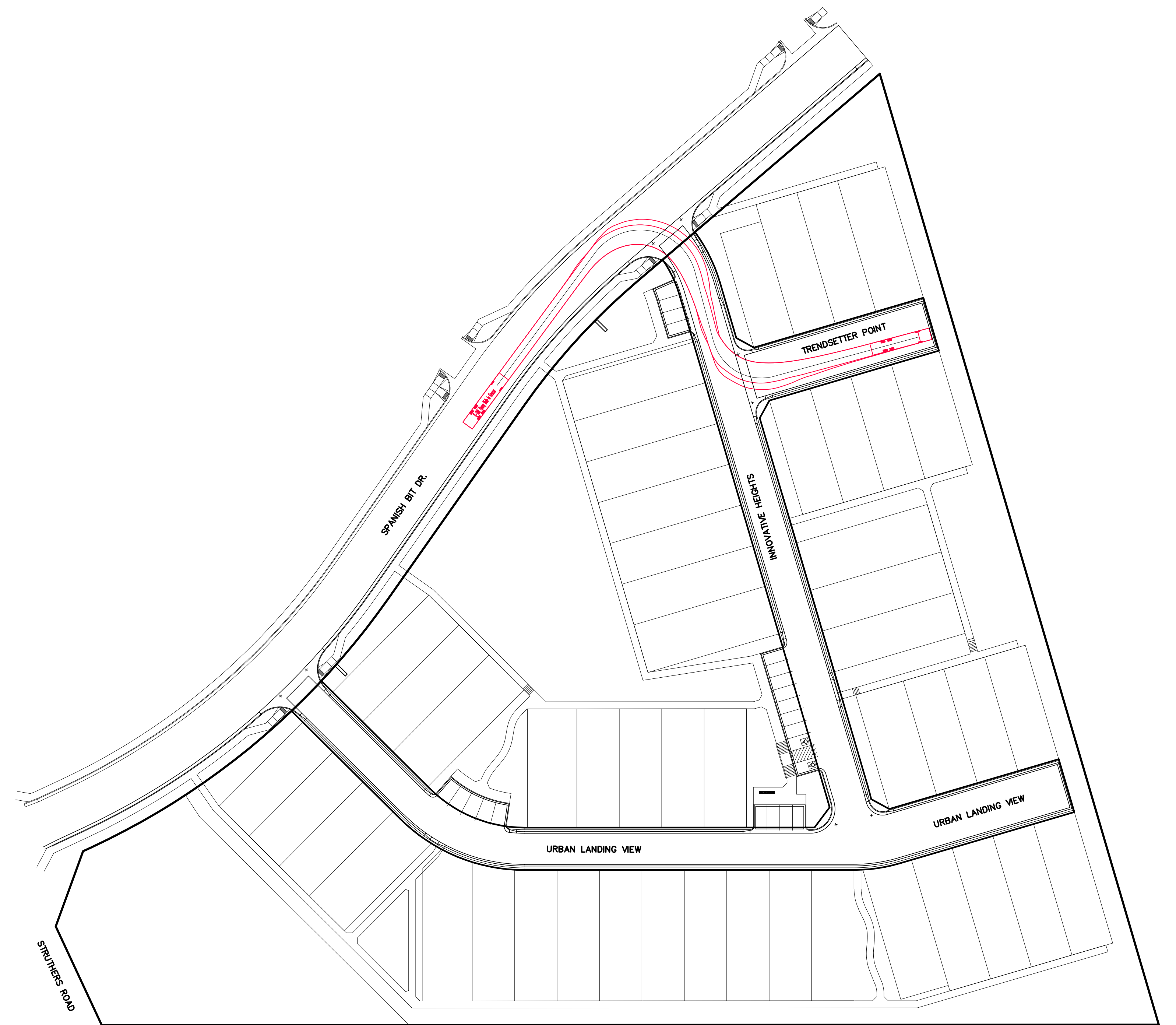
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DRAWN BY	MAW	(H) 1" = 50'	SHEET	1 OF 3
CHECKED BY		(V) 1" = N/A	JOB NO.	1308.01

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

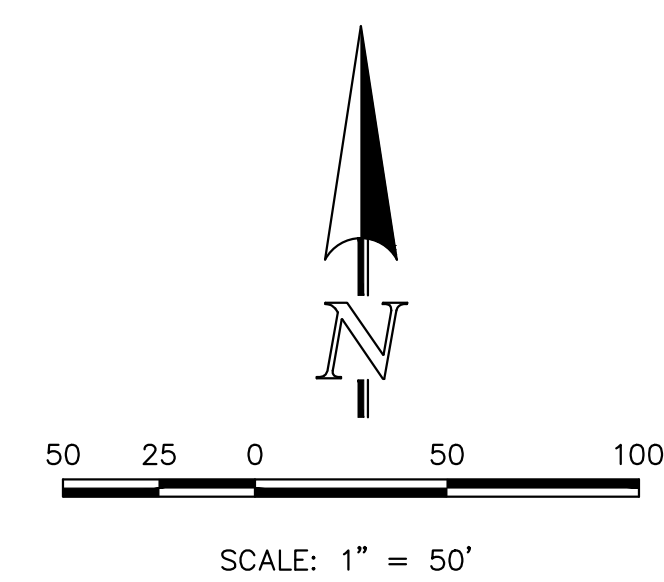
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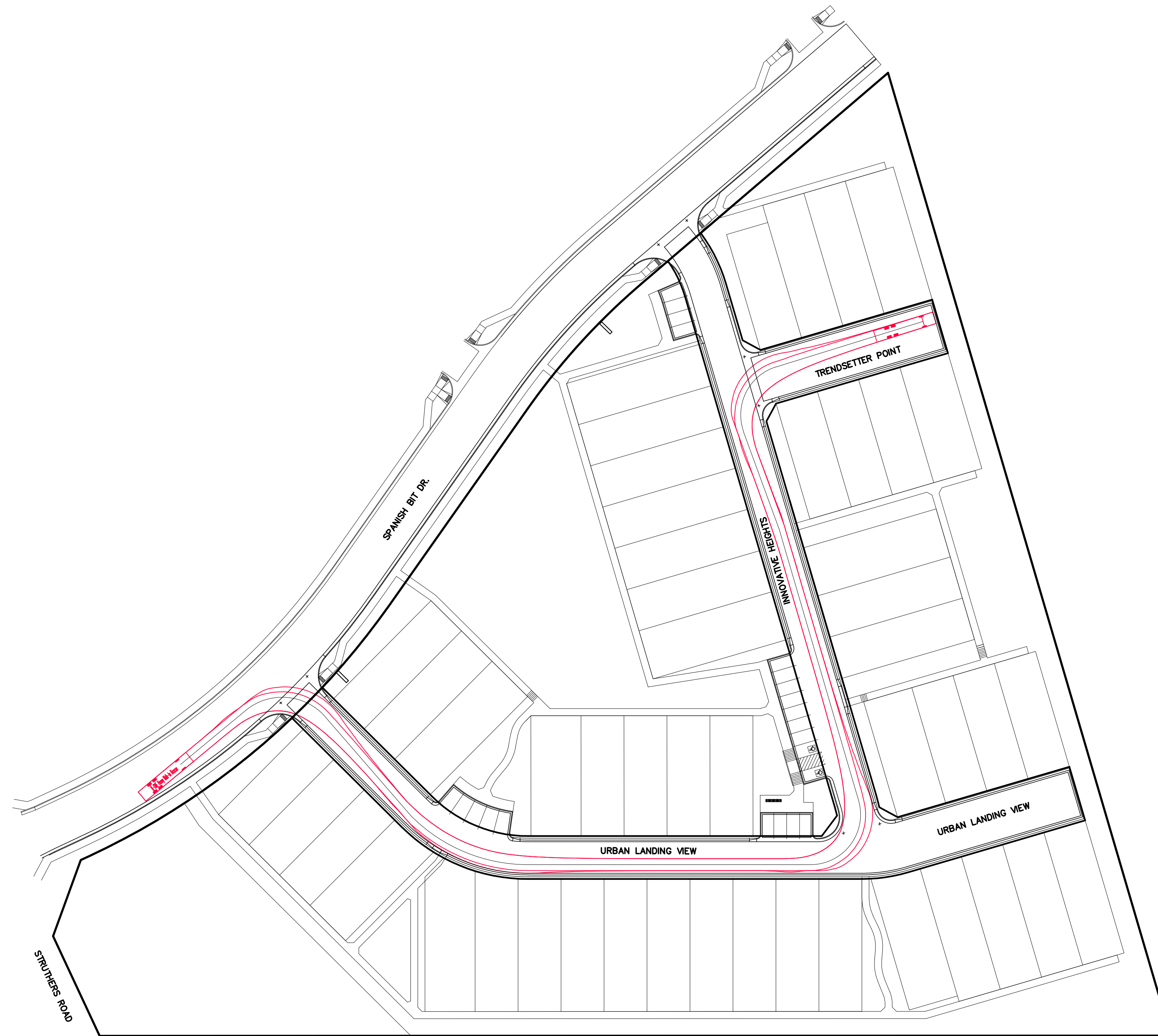
URBAN LANDING
PRELIMINARY PLAN
FIRE TRUCK ACCESS EXHIBIT



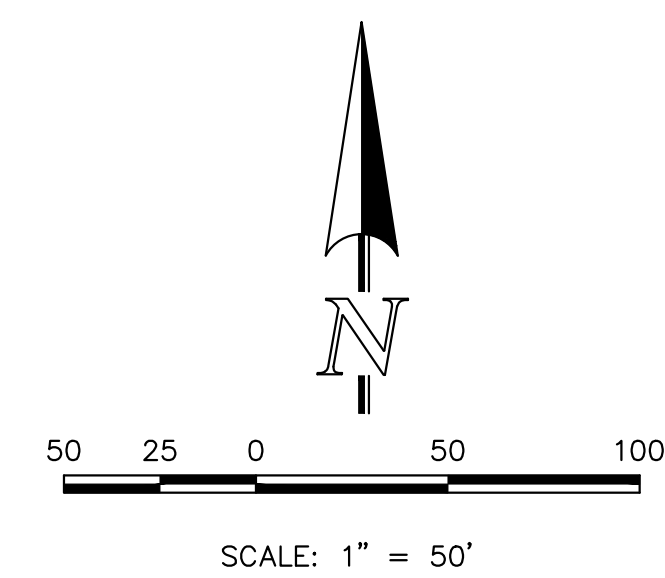
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CHECKED BY		(V) 1" = N/A	JOB NO.	1308.01

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FIRE TRUCK SIZE:
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URBAN LANDING
PRELIMINARY PLAN
FIRE TRUCK ACCESS EXHIBIT



DESIGNED BY	MAW	SCALE	DATE	8/29/24
DRAWN BY	MAW	(H) 1" = 50'	SHEET	3 OF 3
CHECKED BY		(V) 1" = N/A	JOB NO.	1308.01

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