

TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT

16055 Old Forest Point, Suite 103

Monument, CO 80132

Bus: (719) 484-0911 Fax (719) 481-3456



Jamey Bumgarner, Fire Marshal

To: Nina Ruiz, El Paso County

From: Jamey Bumgarner, Fire Marshal

Subject: Grandwood Ranch, SP195, EA18168

Date: December 19, 2019

Please accept the following comments from the Tri-Lakes Monument Fire Protection District (TLMFPD) to reference the proposed Grandwood Ranch Subdivision.

Our comments have not changed from the June 6th letter, except for supporting the realignment to create better connectivity as requested by Tri-View Metro District. We also encourage the developer to consider connecting to Tri-View Metro services which would provide more than adequate water for the homes via fire hydrants and lower all the prospective homes ISO rating, therefore, reducing insurance premiums.

There are a lot of issues changing along Higby Road and the above comments should be considered by the planning commission and all parties involved.

Respectfully Submitted,

Jamey Bumgarner

Fire Marshal

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Jamey Bumgarner, Fire Marshal

To: Nina Ruiz, El Paso County
From: Jamey Bumgarner, Fire Marshal
Subject: Grandwood Ranch
Date: June 3, 2019

Please accept the following comments from the Tri-Lakes Monument Fire Protection District (TLMFPD) reference the proposed Grandwood Ranch Subdivision.

After careful review and consultation from many sources, including current codes, professional research, and other discussions with fire service professionals, TLMFPD would like to provide the following comments.

The Wildfire Mitigation Plan (October 2018) prepared by Forestry Development states very clearly that the area and acreage within the Grandwood Ranch Subdivision are subjected to 4 to 60 chains (one chain = 30 feet) of spread per hour and susceptible to both passive and active canopy crown fires. Wildfires spreading at those rates will quickly tax the initial resources and require a heavy commitment of other local, state, and federal resources to contain the fire and provide structure protection. The entire Grandwood Ranch subdivision lies within the El Paso County hazard map for wildland fires and is considered a Wildland Urban Interface Subdivision per the International Code Council's Wildland Urban Interface code.

TLMFPD requires the following actions be taken and adhered to fully, therefore, creating an environment that will protect the safety of responders and residents.

1. Construction: All structures and property within the subdivision to comply with the Colorado Springs Fire Department Ignition Resistant and Construction Design manual.
2. Mitigation/Access: All lots will be mitigated to the CSFD Ignition Resistant, and Construction Design manual before the construction of the home is completed or a certificate of occupancy issued. This includes creating sufficient fuel breaks to prevent fire impingement to roadways that would inhibit the ability of responders to access the subdivision and the resident's ability to evacuate the subdivision. As stated within the wildfire mitigation report, you can never remove wildfire from the property; however, removing fuel can reduce the risk.

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The entire subdivision of Grandwood Ranch lies within the Wildland Urban Interface and therefore should be treated as such. Once the completion or build out occurs, it will be the responsibility of the HOA's and its residents to ensure that proper mitigation is maintained to prevent catastrophic losses from occurring due to the eventual wildfire.