

**FALCON RESERVE
FIRE PROTECTION REPORT
PRELIMINARY PLAN**

May 11, 2026



PREPARED FOR:

Babcock Land Corp
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Colorado Springs, CO 80903

PREPARED BY:

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Site Location, Size, Zoning:

Matrix Design Group, on behalf of Babcock Land Corp, is respectfully submitting rezone and preliminary plan applications for the proposed Falcon Reserve residential project. The proposed submittal seeks to rezone 40 acres from CR to RM-12 and includes a preliminary plan for 149 single family detached residential lots. The Paint Brush Hills Sketch Plan, recorded on May 18, 1984, depicts Commercial. The proposed rezone application submittal proposes Residential Multi-Dwelling District (RM12) zoning which allows for up to 12 dwelling units per acre and is intended to accommodate moderate density single-family attached and detached and low-density multi-dwelling development.

The site is bordered by Stapleton Drive to the south; Liberty Grove Drive to the west; Meridian Road to the east; developed Paint Brush Hills zoned single-family property to the north (RS-20000). The parcel that makes up this submittal is vacant with no existing buildings or structures. The site contains no natural drainage ways or significant natural features. The site does contain existing drainage facilities and improvements which shall remain.

Fire Protection Report:

The Falcon Reserve development lies within the protection of the Falcon Fire Protection District. The Falcon Volunteer Fire Department was organized in 1975 and incorporated on March 3, 1977 by a group of volunteers who saw a need in the community. The Department owned and operated its own assets until the formation of the Falcon Fire Protection District, a special district under the statutes of the state of Colorado, in 1981.

Today, the Falcon Fire Protection District is divided into 6 subdistricts and proudly serves more than 66,300 citizens (per El Paso County Assessor, Oct. 2018). With borders extending from Peyton Highway on the east, to County Line Road on the north, to one-half mile west of Marksheffel Road on the west and one mile north of Colorado Highway 94 on the south, our 113-square-mile fire district protects more than 16,100 structures with a 2018 market value of \$4.2 billion. Nearly 82 percent of the structures within the District are residential, 2.2 percent are commercial buildings, and the remainder are non-commercial or non-residential outbuildings. The Falcon Fire Protection District (FFPD) responds to approximately 4,000 calls for service annually.

The Falcon Fire Protection District currently utilizes the following firefighting apparatuses:

- 3 fire engines
- 1 four-wheel-drive engine
- 1 pumper/tender
- 3 ambulances
- 4 water tenders
- 4 brush trucks
- 2 Quick Response Vehicles (QRVs)
- 2 utility trucks
- 1 command vehicle
- 1 reserve ambulance
- 1 reserve engine

The Falcon Reserve project is considered a low-risk area for wildfire as the site is primarily improved development area. There are also no existing stands of trees on the proposed site.

Fire Hydrants:

Hydrant design standards shall comply with chapter 6.3.3 (Fire Protection and Wildfire Mitigation) of the current El Paso County Land Development Code, as amended. The Fire Authority may recommend greater spacing distance or require additional hydrants and closer spacing based upon the applicable Fire Code or NFPA standards. Proposed fire hydrants will be shown on the utility drawings for review approval by both the water district and the Fire Department. All fire hydrants will meet code unless specifically negotiated with the Falcon Fire Protection District.

The Falcon Fire Protection District currently has five stations and an administration building:

Station 1:

Located at 12072 Royal County Down Road and is approximately 1 mile to the project site. This is the closest station to the proposed site.

Station 2:

Located at 14450 North Meridian Road and is 5 miles from the project site.

Station 3:

Located at 7020 Old Meridian Road and is 3 miles from the project site.

Station 4:

Located at 2710 Capital Drive and is 10 miles from the project site. This station is the furthest from the project.

Station 6:

Located at 15355 Jones Road and is 9 miles from the project site.

Administration:

Located at 7030 Old Meridian Road.