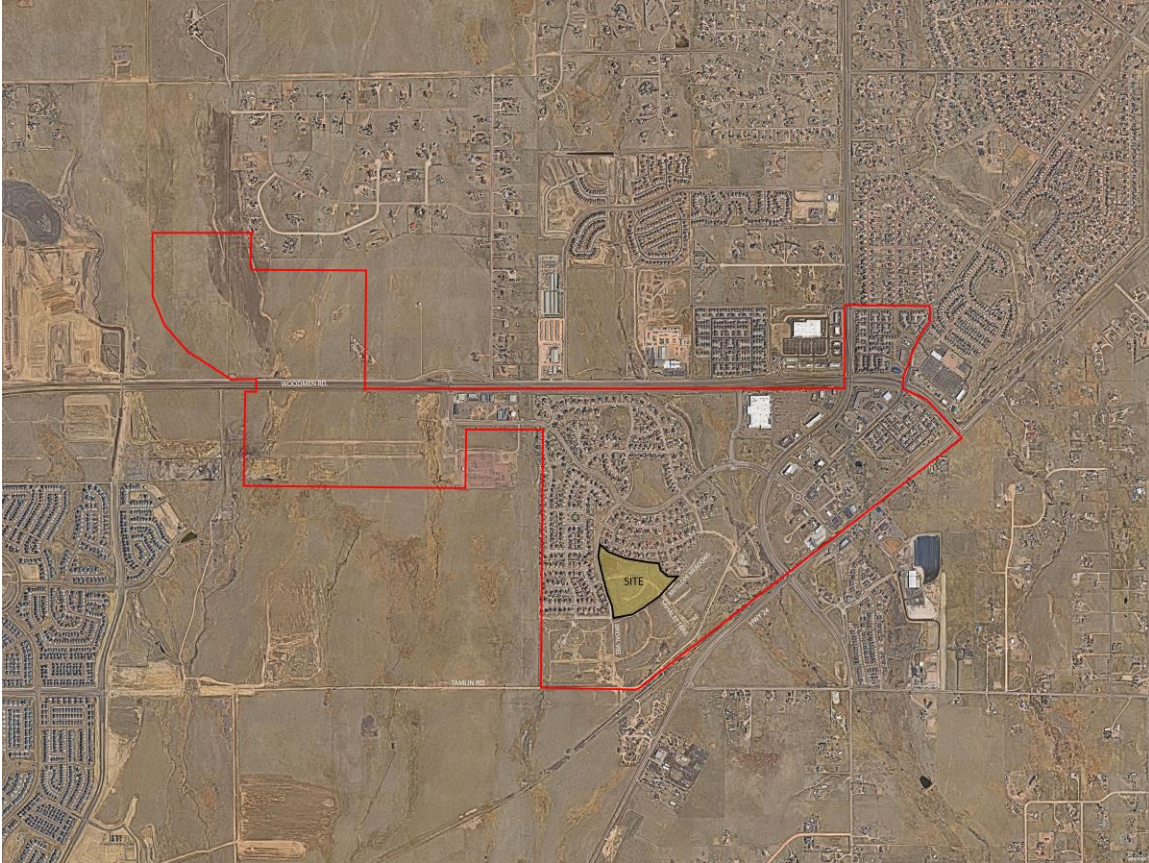


**FALCON HIGHLANDS SOUTH FILING 1
FIRE PROTECTION REPORT
FINAL PLAT**

August 14, 2024



PREPARED FOR:

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PREPARED BY:

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Tax Schedule No: 5300000588; 5300000587, 5300000817 (Part)

Site Location, Size, Zoning:

The project being submitted to El Paso County is a development application for the proposed Falcon Highlands South Filing 1 Final Plat. Falcon Highlands South is located south of Woodmen Rd, west of State Highway 24 and west of New Meridian Rd., in the greater Falcon area of El Paso County. The site is +/-23.592AC acres and proposes 24 single family detached residential lots with a gross density of 1.02 DU/ Acre.

The site layout encompasses 24 larger lots north of Antelope Meadows Circle. Minimum lot size within the development is 19,000 SF to promote compatibility with the existing Falcon Highlands lots to the north and west. The development will be accessed by Bridel Veil Way which will connect to Sahalee Trail, an urban local public road. All roadways will be public and built to El Paso County standards.

Fire Protection Report:

The Falcon Fire Protection District will provide fire protection services for the site. The department currently has five stations, with the closest station being Station 3 approximately 1 mile away located at Meridian Rd and State Highway 24. 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). The district borders extend 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. The 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) runs approximately 3,500 calls for service annually.

As of February 1, 2017, FFPD has an Insurance Services Office (ISO) rating of Class 3 for all residential properties located within five road miles of any FFPD or Automatic Aid partner fire stations, regardless of proximity to a fire hydrant. ISO Class 10 applies to residential properties located more than five road miles from an FFPD or Automatic Aid fire station. While the response times vary within the fire district based on proximity to existing stations, the Paintbrush Hills development lies within District 1.

The Falcon Fire Protection District operates from five stations which include:

- Station 1, at Meridian Ranch Boulevard and Stapleton Road, is staffed 24/7.
- Station 2, on North Meridian Road in the north end of the District, is not staffed.
- Station 3/Administration, on Old Meridian Road and Highway 24, is staffed 24/7.
- Station 4, on Capital Drive north of Constitution Avenue, is staffed 24/7.
- Station 6, on Jones Road in the east end of the District, is not staffed.

The Falcon Fire Protection District owns and operates a variety of firefighting apparatus to include:

- 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

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. The development will meet all applicable fire codes unless specifically negotiated with the fire protection district.

The Falcon Highland development is considered a low risk area for wildfire as the site is primarily native grassland or improved development areas. There are no existing stands of trees on the site.