

Fire Protection Report  
Church at Bent Grass Meadows  
SDP and Final Plat Applications

December 5, 2025

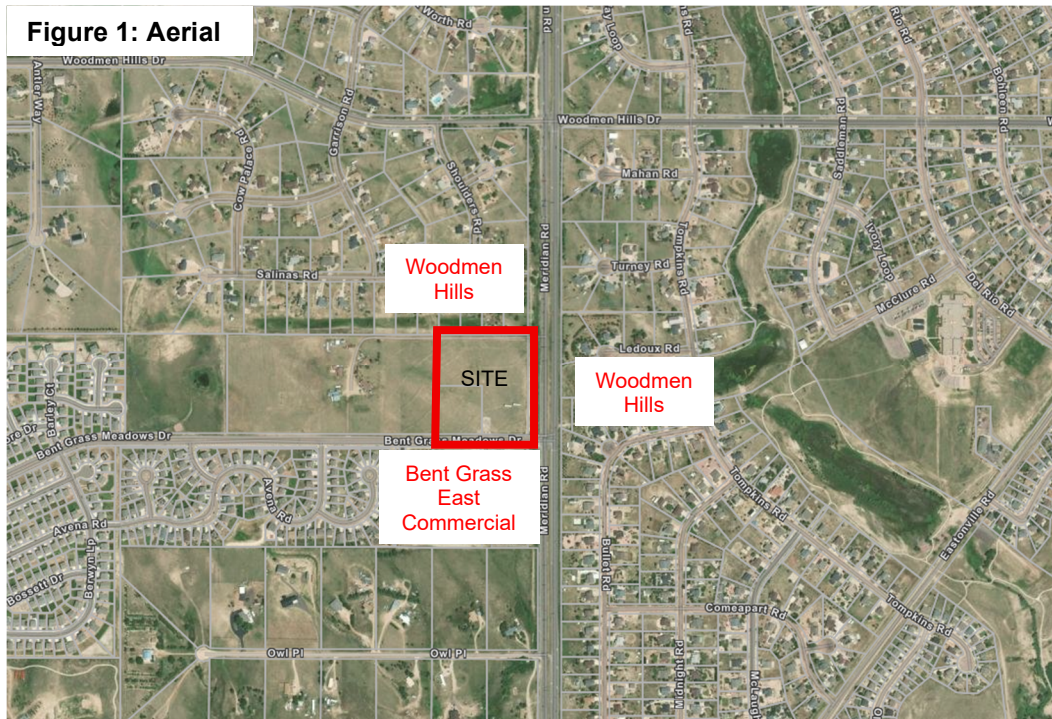
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**Request:**

Site Development Plan and Final Plat for two combined parcels as a single parcel of approximately 8.32 acres for a Religious Worship use of a Church. The site is located west of Meridian Road an Urban Principal Arterial and north of Bent Grass Meadows Drive an Urban Minor Collector. The residential Woodmen Hills neighborhood is north of the site and across Meridian Road. To the west is an 18-acre residential property containing a manufactured home and outbuildings. South across Bent Grass Meadows Drive sits the Bent Grass East commercial center.



**Site Development Description:**

Proposed access to the development is proposed via two access drives onto Bent Grass Meadows Drive: one full-movement access aligning with Meridian Park Drive, and one right-in/right-out access approximately 280 feet west of Meridian Park Drive.

A Traffic Impact Study prepared by SM Rocha is included with the submittal. The Traffic Impact Study analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create minimal negative impact to traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within this analysis. The Traffic Impact Study notes roadway improvements associated with site development are expected to be limited to site access and frontage as required by the governing agency. With all conservative assumptions defined in the Traffic Impact Study analysis, the study intersections are projected to operate at future levels of service comparable to Year 2045 background traffic conditions.

The proposed church will be approximately 39,338 square feet in size supporting a maximum of 750 attendees. Services are anticipated to be held on Sundays with the first service at 8:30 am and final at 5:30 pm. Other activities throughout the week include youth services/outings and special events. The site will not be used for daycare or preschool by the church.

**Fire Protection:**

Fire protection is to be provided for this subdivision by the Falcon Fire Protection District. Falcon Fire Department has a station located at 7030 Old Meridian Road in Peyton that is approximately 1.4 miles from the site by roadway. The Falcon Fire Protection District Station 1 is located at 12072 Royal County Down Road in Falcon which is located 1.8 miles away from the site by roadway.

The Land Development Code requirement to be able to be served by the Black Forest Fire Protection District is accessibility, a sufficient pavement section, a sufficient firetruck turnaround, and meeting design standards for water supply for fire protection. These code requirements are met with the access to the site via private driveway including the full movement access in the central south location of the site along Bent Grass Meadows Drive as well as a right-turn in from Bent Grass Meadows Drive should that be required to be a secondary access. The interior of the private development has sufficient paved driveway widths and turning radii for a fire truck to turn around and exit the site. There are no dead-ends or roadway terminations that require turnarounds at or within the development.

There are no planned emergency access roads separate from the right-of-way extension that is accessible for emergency vehicles by land use. There are no planned gates or obstructions for emergency services.

The Site Development Plan and Final Plat applications are to be reviewed by the Fire Protection District to determine if fire protection infrastructure is required. The site is a part of the Woodmen Hills Metropolitan District for central water service and the design plans include a main line tap to the existing 8" PVC public water main in Bent Grass Meadows Drive to supply the water for a fire service line for the church building and two private fire hydrants in proximity of the building to provide sufficient coverage and proximity to a fire department connection on the building façade. The building is to be sprinklered.

A Wildland & Fire Report was prepared for the development and is a part of the Final Plat Application for this development.

In summary, the following County Land Development Code, Engineering Criteria Manual, and International Fire Code items have been addressed and are met with this development:

- Accessibility: public rights-of-way containing rural local residential paved roadway sections with access to all proposed lots are provided.
- Fire Protection: hydrant cover of sufficient pressure and static flow are to be provided for the site with the requisite number of hydrants and hose lay distances. A fire service line is required for a building of this size and a sprinkler system is to be installed for the building.
- Emergency Vehicle Maneuverability: Internal site drive aisles are designed for fire-truck turnaround maneuverability.
- There are no proposed variances or waivers that negatively impact any fire safety provisions including access/egress, water supply, hardening of structures, addressing, fire protection systems, etc.
- All structures and street signs need to comply with PPRBD, El Paso County standards, IBC 2021 and IFC 2021 standards.

There have been no additional items as required by the PCD Director deemed necessary to address the applicable review criteria at this time. Any requested deviations that deviate from the standard access and fire protection code are to be reviewed by the County for land use code applicability and the Fire Protection agency for IFC standards. Any granted deviations are to be approved with a written letter of approval by the Falcon Fire Protection District.

Respectfully,



Richard Lyon, PE – Project Manager