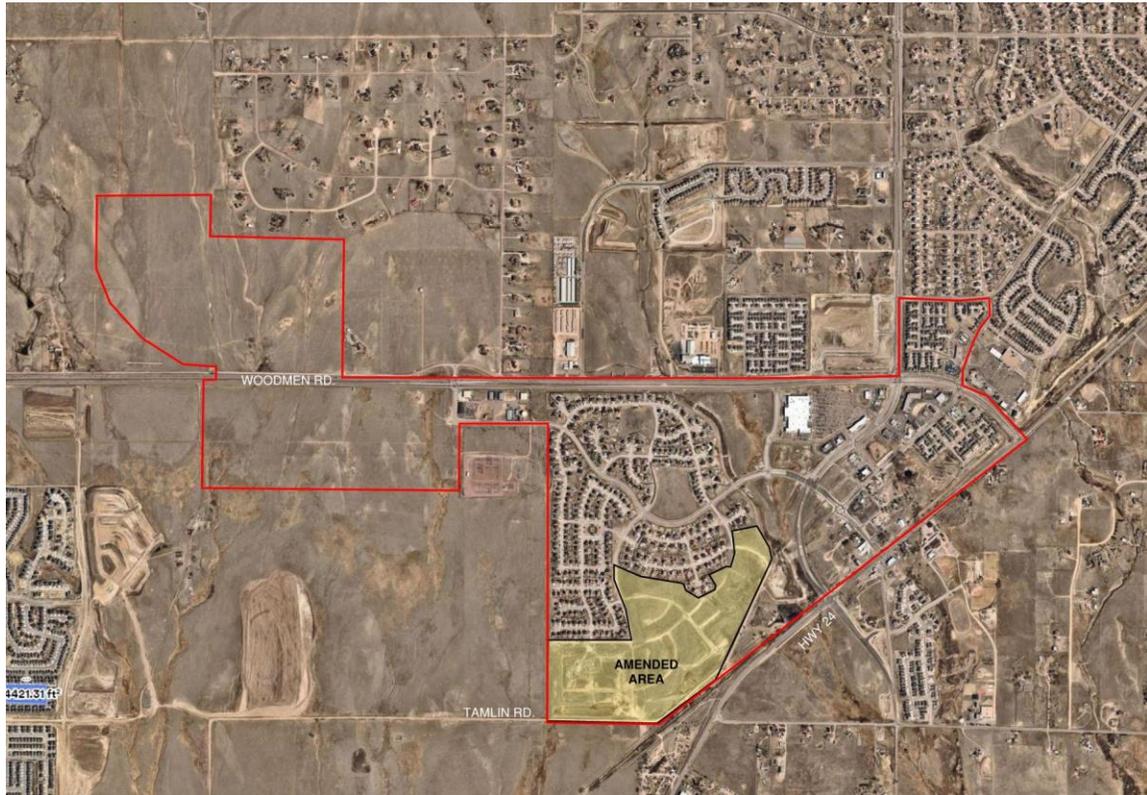


**FALCON HIGHLANDS SOUTH  
FIRE PROTECTION REPORT  
Planned Unit Development/ Preliminary Plan**

**April 25, 2022**



**PREPARED FOR:**

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**PREPARED BY:**

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**Tax Schedule No:** 5300000566, 5300000586, 5300000587, 5300000588, 5312400012

**Site Location, Size, Zoning:**

The project being submitted to El Paso County is a development application for the proposed Falcon Highlands project to include a combined PUD Development Plan/Preliminary Plan, request for early grading and request sufficiency of water findings for the first 55 lots. Falcon Highlands 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 125.56 acres proposing 380 single family detached residential lots for a density of 3.02 DU/ Acre.

The site layout incorporates a mix of lot sizes to include larger lot units north of Antelope Meadow Circle with a minimum lot size of 19,000 SF to be compatible with the existing Falcon Highlands lots to the north and west. The lots south of the Antelope Meadow Circle incorporate a variety of suburban lot sizes to include 50' x 110' (5,500 SF); 60' x 110' (6,600' SF); and 35' x 100' (3,500 SF). The proposed higher density land use area will be buffered by Antelope Meadow Circle, a collector roadway, landscape buffering, open space or a combination of these transition elements. Vehicular access and street layout shall be as illustrated on the PUDSP with all roadways to be public, built to El Paso County standards. The development area includes the continuation of Antelope Meadows Circle to the southeast. The extension will provide the necessary points of ingress/ egress for this development and create numerous circulation routes through internal neighborhoods.

**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 miles 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.