

Bent Grass East Commercial Fil. No. 4

Fire Protection Report

June 2023

The proposed Commercial Subdivision lines within the Falcon Fire Protection District service area. The 1.457 AC commercial lot located at 8035 Meridian Park Drive under EPC File No. PPR 2225. The project consists of a Dunkin' drive-thru style restaurant on the south Lot 1 of the proposed replat of Bent Grass East Commercial Fil No. 4, the north Lot 2 development is unknown at this time. The Lot 1 Project shall include a typical parking lot, and utilities including parking lot lighting, landscaping, trash enclosure, etc.

A Conditional Commitment to provide Emergency Services have been received from the Falcon Fire District, dated January 30, 2023. The project site lies within District 1 area. FD Station 1 is approximately 2.5' miles from the project site to the north and adjacent to District 3 to the south and west, and FD station 2 is located about a mile from the project site.

Fire Station 1

Located at 12072 Royal County Down Road, Station 1 was built in 2010 after continued district expansion required a station to serve the northern and central parts of suburban and rural Falcon. Station 1 crews respond primarily to Districts 1, 2, and 5. The station is Falcon's largest, with eight garage bays and extra sleeping quarters. Currently, one engine company, one ambulance crew, and the battalion chief are housed here.

Fire Station 3

Located at 7020 Old Meridian Road, Station 3, the newest of the District's stations, opened in 2021. Continued expansion required a separation of administration and crew quarters. Station 3 houses one engine company and one ambulance crew responding primarily to Districts 3 and 6.

Please include:

An analysis of compliance with the Fire Protection and Wildfire Mitigation Section of the LDC to include at a minimum:
Water Supply and if fire hydrants, cisterns, dry hydrants, or sprinklers will necessary or utilized.
Information regarding the internal and external roadways and if an emergency vehicle can utilize those roadways.
Information regarding any emergency access roads and/or gates.
A description of any wildland fire and hazard mitigation necessary.
An analysis of compliance with the applicable fire code.