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Fire Protection Report

Please include a note indicating that the requirements of Section 6.3.3 of the Land Development Code are being met with this request.

Owner: Meadowlake Developments, LLC, PO Box 1385, Colorado Springs, CO 80901

The Falcon Fire Protection District (FFPD) is composed entirely of unincorporated areas of El Paso County, Colorado's most populous county. The District has no organized town or cities. The District covers 113 square miles of unincorporated El Paso County and includes 6 Stations. The Meadowlake Industrial subdivision includes 27 lots on 51.3 acres. Emergency response for Meadowlake Industrial will likely occur from Station 3, which is approximately 4 miles from the Station, or 6-10 minutes away.

The proposed subdivision meets the minimum requirements for fire apparatus access, water supply, road widths, turnarounds, and radii. The proposed development also complies with all LDC requirements pertaining to Fire Protection requirements. The undeveloped lots within this future filing are sub-humid grassland and semiarid rangeland its vegetation type primarily mixed grass prairie, with minimal fuel.

Meadowlake Industrial is relatively level throughout the entire site, with no steep slopes. Meadowlake Industrial will have no dead-end roads to impede firefighting equipment. Turnarounds provided will meet or exceed the minimum standards. The site is classified as "Low to Moderate Risk" per the Colorado State Forest Service Wildfire Risk Map for El Paso County. Fire hydrants will be planned for, and depicted on, the subsequent final plat.