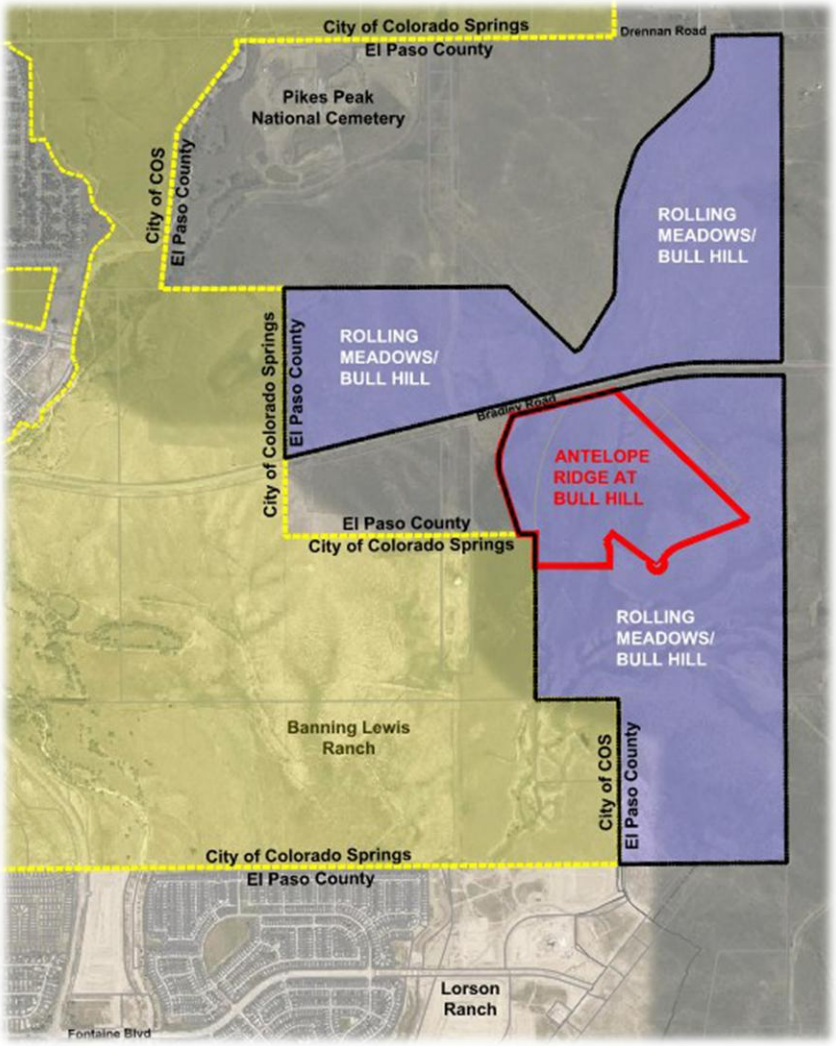
ANTELOPE RIDGE AT BULL HILL PHASE 1
FIRE PROTECTION REPORT
FINAL PLAT

September 25, 2026



PREPARED FOR:
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Site Location, Size, Zoning:
Matrix Design Group, on behalf of Murray Fountain LLC, Eagle Development Company, Heidi LLC, and Aeroplaza Fountain LLC, is submitting a development application for a Final Plat on approximately 165-acres. The application is for the first phase of the larger Rolling Meadows/ Bull Hill sketch plan and shall be known as Antelope Ridge at Bull Hill. The subject site is located east of Marksheffel Road, north of the existing Lorson Ranch development, and south of Bradley Road. The subject site is currently zoned PUD. Antelope Ridge at Bull Hill proposes Single-Family Residential, future Multi-Family Residential, Elementary School Site, an Electrical Substation, Parks & Open Space, Channel/Floodplain improvements, and potential future Commercial.

The parcel that makes up this submittal is vacant with no existing residential buildings or structures. There are existing utility service provider facilities (electrical transmission lines and gas mains) on-site that shall remain. The site contains a portion of a long drainage way, East Fork Jimmy Camp Creek, that runs through the entire project running North-South. There are no other significant natural features such as rock outcroppings or bluffs located on site.

Fire Protection Report:
The Antelope Ridge at Bull Hill development lies within the protection of the Security Fire Department. Founded in 1956, the early Security Fire Department years were a volunteer department only. With the growth of the Fountain/ Security/ Widefield area, the department has also grown to currently staff 36 paid full-time employees along with an additional 20 Volunteers. The Security Fire Department is currently averaging 6,500 calls a year. The fire department is assisted by the El Paso County Sheriff's office who aids in dispatching. Security Fire Department operations and apparatuses include Fire Engines, Ladder Truck, ALS Ambulances, Utility Truck, and Brush Trucks.

The Antelope at Bull Hill project is in a low/moderate hazard fire intensity area per the Colorado state forest service wildfire risk assessment program requiring hardened structure and defensible space. Low hazard hardened structure to consist of a minimum class a roofing and a defensible space of 30 ft clearance. No portion of trees or other vegetation within 10 ft of chimney outlets. Trees within defensible space shall be pruned to minimize ladder fuels. Defensible space and mitigation shall be in accordance with the approved wildland fire and hazard mitigation plan.

Fire Hydrants:
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. All fire hydrants will meet code unless specifically negotiated with the Security Fire Department.

The Security Fire Department currently has four stations:

Station 1:
Located at 400 Security Blvd. and is approximately 8 miles from the project site and houses the Chief and all offices. This station is the furthest from the proposed development.

Station 2:
Located at 7420 Metropolitan St. and is 7 miles from the project site.

Station 3:
Located at 5110 Bradley Rd. and is 7 miles from the project site.

Station 4:
Located at 7600 Wayfarer Drive and is 7 miles from the project site. This is the closest station to the proposed development.

Future Fire Station Site:
A 2-3 acre Fire Station site is proposed offsite as part of the overall Rolling Meadows/ Bull Hill development and located between the project boundary and the SDS parcel, adjacent to Bradley Road as shown below. This site will be dedicated to the Fire Department at some time in the future under a separate project/ agreement.

