
ROLLING HILLS RANCH NORTH FILINGS 1 & 2 AT MERIDIAN RANCH

PUD DEVELOPMENT /PRELIMINARY PLAN

FIRE PROTECTION REPOR

NOVEMBER 2023, REVISED FEBRUARY 2024

PROPERTY OWNER:

Meridian Ranch Investments Inc.
PO BOX 80036,
San Diego, CA 92138

DEVELOPER:

GTL Development, Inc.
3575 Kenyon Street, Suite 200
San Diego, CA 92110

CONSULTANT:

N.E.S. Inc.
619 North Cascade Avenue,
Colorado Springs, CO 80903

LOCATION

Rolling Hills Ranch North Filings 1 & 2 at Meridian Ranch is located north of Rex Road and west of the Falcon Regional Park. The site comprises approximately 149 acres and is zoned PUD.

The Rolling Hills Ranch North subdivision is within the Falcon Fire Protection District service area. The 113-square-mile fire district serves more than 66,300 citizens and protects almost 16,000 structures. Eighty two percent of the structures within the District are residential and two percent are commercial buildings.

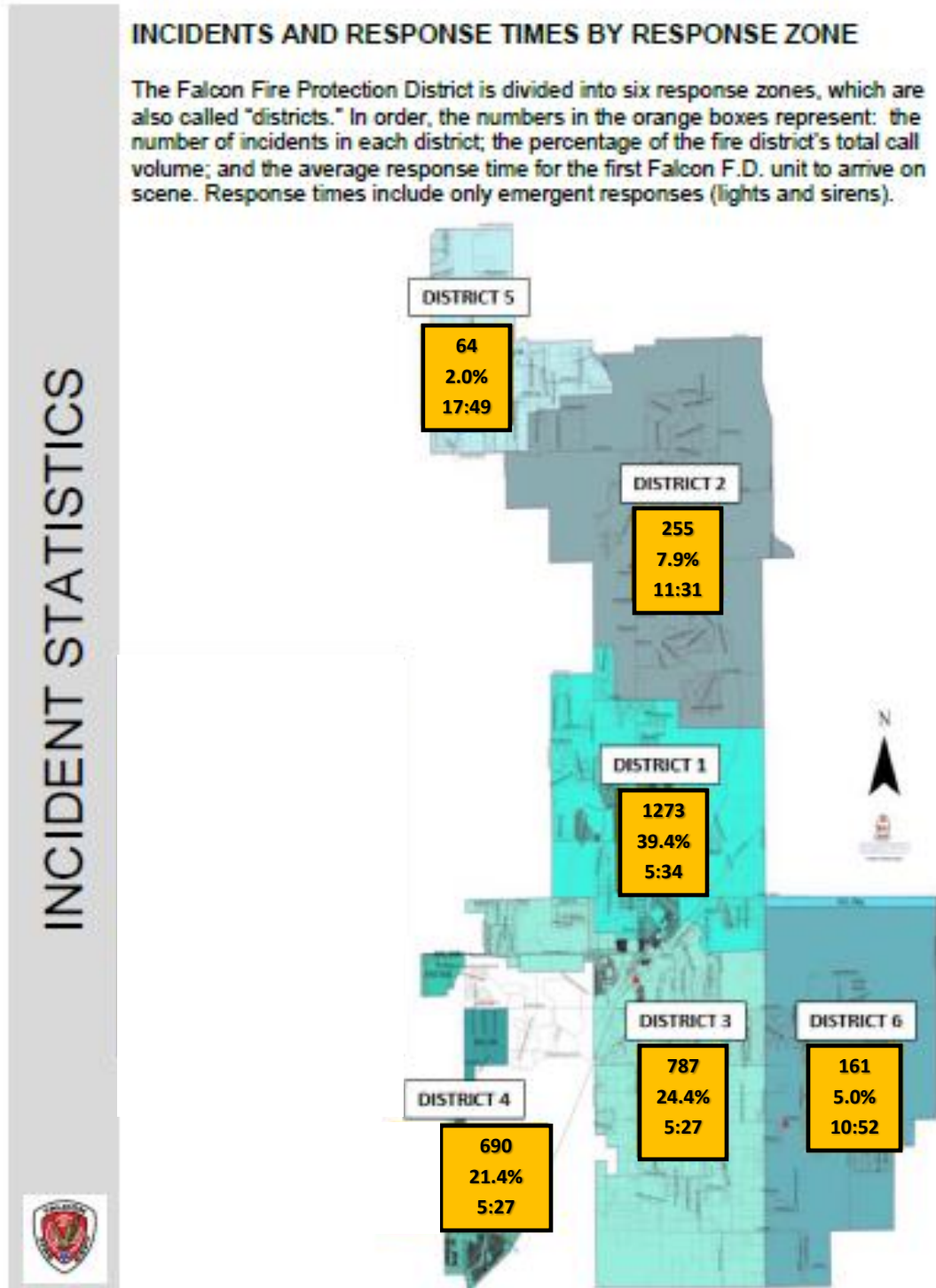
Falcon Fire Protection District is divided into six Districts with five fire stations. Meridian Ranch is within District 1 and the closet station to Rolling Hills Ranch North is Station 1. This is the largest station in the District. The station provides reduced response times to the most populated areas that also generate the highest call volumes. Apparatus at Station 1 include:

- An engine
- A water tender (water truck)
- A brush truck
- An ambulance
- A utility truck
- Battalion Chief Command vehicle



RESPONSE TIMES

Meridian Ranch is within District 1 where the average response time is 5 minutes 34 seconds.



CODE COMPLIANCE

Rolling Hills Ranch North is consistent El Paso County Land Development Code (LDC), Engineering Criteria Manual (ECM), International Building Code (IBC 2021), Pikes Peak Regional Building and International Fire Code 2021(IFC).

2021 IFC COMPLIANCE:

Section 503: IRE Apparatus Access Roads

- The future extension of Rex Road abuts the southern boundary of Rolling Hills Ranch North. The construction of Rex Road as a half-section Urban 2-Lane Minor Arterial from Rolling Ranch Drive to Shelter Creek Drive was included as part of the Sanctuary at Meridian Ranch approved PUD/Preliminary Plan and Final Plat immediately to the south of Rex Road.
- All subdivision streets will be classified as local residential roads and will be constructed to County standards.
- Two points of access onto Rex Road are provided at Shelter Creek Drive to the east and via a connection to Estate Ridge Drive in Estates at Rolling Hills Ranch Filing 2.
- The only requested PUD Modification/Deviation is for the requirements for mid-block crossings, which does not impact emergency vehicle access.

Section 507:

The proposed subdivision lies within the Meridian Service Metropolitan District (MSMD) service area and will be served by central water services owned and maintained by the District. The Water Resources Report indicates that MSMD has sufficient supply to meet the expected need at full build out by 2040 and 2060.

Section 504;601-607;701-708;801-808;901-917;1001-1032;1101-1106:

The development is comprised of single-family detached homes and all structures will be constructed to INC 2021, IFC 2021 and PPRBD standards. All structures are required to demonstrate full compliance with all applicable standards before a certificate of occupancy can be issued.

Section 1200-4000:

Not applicable. The development is comprised of single-family detached homes and served by public water, sewer and roadways.

LAND DEVELOPMENT CODE CHAPTER 6.3.3 DESIGN STANDARDS COMPLIANCE:

Water Supply:

The proposed subdivision lies within the Meridian Service Metropolitan District (MSMD) service area and will be served by central water services owned and maintained by the District. Fire protection will be provided by forty fire hydrants evenly distributed between each filing. The Water Resources Report indicates that MSMD has sufficient supply to meet the expected need at full build out by 2040 and 2060.

Roads/Access:

- The future extension of Rex Road abuts the southern boundary of Rolling Hills Ranch North. The construction of Rex Road as a half-section Urban 2-Lane Minor Arterial from Rolling Ranch Drive to Shelter Creek Drive was included as part of the Sanctuary at Meridian Ranch approved PUD/Preliminary Plan and Final Plat immediately to the south of Rex Road.
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Construction in Wildland Fire Areas:

The site is not located within a Wildland Fire Area.

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