



Fire Protection Report
Flying Horse North Filing No. 4
Major Subdivision – Final Plat

October 29, 2024

Owner: PRI #2
6385 Corporate Drive, Ste. 200
Colorado Springs, CO 80919
Contact: Drew Balsick
TEL: 719-592-9333

Applicant/Consultant: HR Green Development, LLC.
1975 Research Parkway, Ste. 230
Colorado Springs, CO 80920
Richard Lyon, PE
TEL: 720-602-4965

Tax Schedule No. 5131000002, 5131000003, 513000006, 513000007

Request:

Major Subdivision/Final Plat containing 48 PUD rural 2.5-acre minimum lot sizes for single-family residential land use. All lots will be a minimum of 2.5 acres to qualify as rural estate lots. All lots are accessed by public right-of-way with typical rural and urban roadway sections. There are no Colorado Department of Transportation roadways involved in the project.

This report defines Fire Protection by describing the Fire Authority’s capabilities including existing and proposed equipment, facilities, services, and response time to provide fire protection for the subdivision.

Site Description:

The entire Flying Horse North community (hereafter called FHN) is approximately 1,459 acres in total with part of the property already constructed including the Filing 1 estate lots and a private golf course. The Flying Horse Development, LLC (owner) is proposing to develop a portion of the subdivision located off of Old Stagecoach Road and to the west of Black Forest Road. The area of proposed development is to be formally platted as Filing No. 4.

Interior Adjacent Properties:

6675 Old Stagecoach Road, Schedule No. 5130002003, Lot 79 Flying Horse North Filing No. 1, Zoned PUD, Plat No. R14238, 5.33 acres

6595 Old Stagecoach Road, Schedule No. 5130002004, Lot 80 Flying Horse North Filing No. 1, Zoned PUD, Plat No. R14238, 2.92 acres

15380 Black Forest Road, Schedule No. 5100000080, Unplatted, Zoned RR-5, 40 acres

Flying Horse Country Club Golf Course property, Tract M Flying Horse North Filing No. 1, Schedule No. 5131005001, Zoned PUD, 20.13 acres

North:

Schedule No. 5100000502, Unplatted, Zoned RR-5, 26.40 acres

Schedule No. 5100000503, Unplatted, Zoned RR-5, 35.15 acres



Schedule No. 5100000507, Unplatted, Zoned RR-5, 35.10 acres

Schedule No. 510000508, Unplatted, Zoned RR-5, 35.10 acres

South:

14820 Black Forest Road, Schedule No. 5100000291, Unplatted, Zoned RR-5

Cathedral Pines Subdivision Filing No. 2, Zoned PUD, Plat No. 12153 – several lots, Single-Family Residential

West:

Schedule No. 6136000002, Unplatted, Zoned PUD, 4.22 acres

The Site is currently zoned PUD.

Proposed Development Description:

The filing is approximately 175.8 acres and is to include 48 residential single-family rural estate lots of 2.5-acre minimum size per lot. The filing also contains five 60' public rights-of-way containing rural local residential roadways. There is a stretch of public roadway that connects Old Stagecoach Road to Black Forest Road and the remaining public roadways are cul-de-sac roads within the single-family residential subdivision. Cul-de-sac roadway terminations do not exceed 1,500 of linear feet of roadway and have the proper firetruck turning template dimensions by matching the County roadway design criteria and details.

Fire Protection:

Fire protection is to be provided for this subdivision by the Black Forest Fire Protection District. The Black Forest Fire Protection District is located at 11445 Teachout Road which is approximately 4.9 miles from the property by roadways.

The Land Development Code requirement to be able to be served by the Black Forest Fire Protection District is accessibility, a sufficient pavement section, a sufficient firetruck turnaround, and meeting design standards for water supply for fire protection. These code requirements are met with the 60' right-of-way extensions with local rural and urban paved roadway sections meeting IFC requirements. The typical sections of the roadways are sufficient for access including the pavement section as designed by the geotechnical engineer. The cul-de-sacs at the end of roadways are per County standards and meets the Fire District's turnaround template by meeting the dimensions for radius diameter and curves.

The internal roadways are fully accessible by an emergency vehicle. The shorter roadways that stem off of the main thoroughfare through the filing are cul-de-sac roadways that are under 1,500 linear feet. The dead ends consist of cul-de-sacs for the emergency vehicle turnaround.

There are no planned emergency access roads separate from the right-of-way extension that is accessible for emergency vehicles by land use. There are no planned gates at this time. Should a gate be proposed at a later date, the County and Fire District will be notified and coordination for accessibility via a knox box and provided keys to the District will be done.

The PUD Minor Amendment and Construction Drawings / Final Plat applications are to be reviewed by the Fire Protection District to determine if fire protection infrastructure such as a local cistern is required for this Filing. A fire protection cistern is to be designed and constructed within the Open Space Park Area in Filing

No. 5 which is adjacent to Filing No. 4, south of Old Stagecoach Road. This cistern is to be designed, signed, and sealed by a Fire Protection Engineer and detailed design plans and specifications are to be provided by the manufacturer. An exhibit is to be provided to the Black Forest Fire Protection District showing the location of the proposed cistern, its access points, and dimensions to the proposed future subdivision filings with sizing information for the cistern. This cistern is proposed as a single central system to provide fire protection to Filing No. 4 as well as future filings within the remainder of the subdivision, anticipated to be future Filings 5, 6, and 7.

A Wildland & Fire Report were prepared for the greater Flying Horse North subdivision and are included in the Final Plat Application for this filing.

The Black Forest Fire Protection District has provided a letter confirming that services can and will be provided to this subdivision. The letter is provided to all developers within their jurisdiction.

In summary, the following County Land Development Code, Engineering Criteria Manual, and International Fire Code items have been addressed and are met with this Filing:

- Accessibility: public rights-of-way containing rural local residential paved roadway sections with access to all proposed lots are provided.
- Fire Protection: a proposed cistern is to be constructed in a centralized area with ease of accessibility for a pumper truck. This cistern is to be sized for the appropriate number of lots, home sizes, and distance from the further residences. The cistern is to be located within the Open Space Park Area within future Filing No. 5, south of Old Stagecoach Road, a public major collector roadway that will provide ease of access for a fire apparatus.
- Emergency Vehicle Maneuverability: Roadway termination points are designed for fire-truck turnaround maneuverability. The proposed cul-de-sacs are designed to County standards.
- There are no proposed variances or waivers that negatively impact any fire safety provisions including access/egress, water supply, hardening of structures, addressing, fire protection systems, etc.
- All structures and street signs need to comply with PPRBD, El Paso County standards, IBC 2021 and IFC 2021 standards.

There have been no additional items as required by the PCD Director deemed necessary to address the applicable review criteria at this time. Any requested deviations that deviate from the standard access and fire protection code are to be reviewed by the County for land use code applicability and the Fire Protection agency for IFC standards. Any granted deviations are to be approved with a written letter of approval by the Black Forest Fire Protection District.

Respectfully,



Richard Lyon, PE – Project Manager

PEREGRINE FIRE

Consulting, Engineering, Advocacy



November 01, 2024

Adam Doyle
Land Development Manager
Classic Homes
2138 Flying Horse Club Dr.
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adoyle@classichomes.com

RE: Flying Horse Development
Review of HR Green Fire Protection Report
Flying Horse North Filing No. 4

Dear Adam,

Peregrine Fire has been retained to provide review and fire protection engineering consulting services for the Flying Horse North development. The following letter addresses our review of the Flying Horse North Filing No. 4 Construction Documents and Fire Protection Report developed by HR Green for compliance with El Paso County Land Development Code regarding fire protection. Fire Service is to be provided by the Black Forest Fire Rescue Protection District (BFFRPD).

LETTER REVIEW

HR Green has submitted a Fire Protection Report dated October 29, 2024 for Filing No. 4. The filing will consist of (48) 2.5 acre lots on either side of Old Stagecoach Rd. The Report states that a Wildland & Fire Report has been prepared for the greater Flying Horse North Subdivision. This letter does not, therefore, address wildland fire and hazard mitigation strategies. This letter addresses access and fire protection water compliance only.

Peregrine Fire agrees with HR Green's report, and adds the following:

1. The entire development should be considered when making fire protection recommendations. As there are future filings being prepared adjacent to this application, these should be reviewed in aggregate to determine an effective strategy.

These filings do not currently have access to a central water system capable of providing minimum fire flow capabilities. Therefore, NFPA 1142, *Standard on Water Supplies for Suburban and Rural Fire Fighting* along with the El Paso County Land Development Code Section 6.3.3 need to be used.

2. We judge that a centralized larger capacity cistern system would be of better benefit than multiple smaller tanks due to accessibility, visibility, maintenance, and reliability. This is discussed briefly within the HR Green report and Peregrine Fire has been retained to design this cistern. With 174 lots remaining within the Flying Horse North

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Subdivision, we preliminarily recommend a 60,000-gallon underground tank, centrally located off of Old Stagecoach Rd. The actual location, sizing and orientation will be coordinated with BFFRPD for their approval. This tank will be designed in accordance with Section 6.3.3(C)(1)(d) - Areas without Central Water Systems and NFPA 22, *Standard for Water Tanks for Private Fire Protection*.

There is a 50-acre open space between Filings 4 and 5 with direct access to Old Stagecoach Rd which would be a prime candidate for this tank. The space can be designed to offer good operational ingress and egress as well as offering a defensible space from other structures.

The final sizing of the tank will be based on the largest potential building volume as calculated by NFPA 1142.

3. The Home Owner's Association shall be responsible for maintaining the cistern and appurtenances as required by NFPA 22 and NFPA 25.
4. Road grades within the filing shall not exceed 10 percent. The steepest short-term grade found within the design documents is 7.5 percent.

In conclusion, we agree that the Fire Protection Report issued by HR Green meets the general requirements of the El Paso County Land Development Code for fire protection access and water. Peregrine Fire will be involved in future cistern designs and approvals.

Peregrine Fire appreciates the opportunity to be of service to Classic Homes. Should you have any questions or concerns, please contact me directly at (719) 355-5290 or via email at sean@peregrinefire.com.

Sincerely,

PEREGRINE FIRE



Sean S Donohue, PE, FSFPE
President | Fire Protection Engineer