



Fire Protection Report
Flying Horse North Phase 2 Parcels 1-6
PUD Preliminary Plan

January 18, 2024

Owner: PRI #2
6385 Corporate Drive, Ste. 200
Colorado Springs, CO 80919
Contact: Drew Balsick
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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. 6136004002, 6136004001, 6136004038, 6136000003, 6136000005,
5100000437, 5131000001, 5100000080

Request:

Planned Unit Development Preliminary Plan containing 796 PUD single-family residential units of various lot sizes and Parcels for commercial development including a hotel, golf clubhouse, fitness center, and future commercial development to be determined. The hotel, Casitas, and Flats within Parcel Nos. 1 and 2 include 275 keys. The total unit count for single-family residential units and keys is 1,071 units. All lots and buildings with dwelling units are accessed by public right-of-way with typical rural and urban roadway sections. There is a connection to County Highway 50 (Hodgen Road). 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. Filing No. 3 is an estate lot filing of 50 single-family residential lots located south of Filing No. 1. Flying Horse Development, LLC (owner) is applying to develop the remaining portion of the FHN subdivision that was approved for PUD land use as a part of Sketch Plan SKP-22-003. The application for the PUD Preliminary Plan is for the remaining approximate 747.4 acres located east of Filing Nos. 1 and 2, known as Phase 2 Parcels 1-6. Parcels are described below:

Parcel No. 1: Commercial development with golf course clubhouse, Parcel No. 2: Commercial hotel and residential casitas, Parcel No. 3: SFR, Parcel No. 4: SFR, Parcel No. 5: Commercial fitness center and park space, Parcel No. 6: Commercial.

Interior Adjacent and West: 0 Quartz Creek Drive, Schedule No. 6136004037, Zoned PUD Flying Horse North Filing No. 1, 35.57 acres

West: 0 Allen Ranch Road, Schedule No. 6136000003, Zoned PUD, Unplatted 26.6 acre property



Interior Adjacent: 5770, 5772, 5774, 5780 Old Stagecoach Road, Schedule No. 6136003004, Zoned RR-5, Flying Horse North Filing No. 1, 84.66 acres

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

West: Stagecoach Road, Schedule No. 6100000528, Zoned RR-5, Unplatted 169.53 acre property

North: Providence Point Estates, Sundance Ranch of Black Forest, High Plains Filing No. 1

East: Whispering Hills Estates, Terra Ridge Estates

East & South: Country View Estates, Palmer Divide

The Site is currently zoned PUD.

Proposed Development Description:

The filing is approximately 747.4 acres and is to include 796 residential single-family PUD dwelling units and 275 keys (Hotel Rooms, Flats, and Casitas). The filing also contains roadway networks of public 50' and 60' urban local and collector roadways that connect to existing public rights-of-way including Old Stagecoach Road, Hodgen Road, Allen Ranch Road, and Holmes Road.

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 5.9 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, and a sufficient firetruck turnaround. These code requirements are met with the 50' and 60' right-of-way extensions with 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 Fire District has indicated that there are no required dry hydrants, cisterns, or sprinklers for the residences in order to meet their standards for this filing. The proposed PUD meets Section 6.3.3.C.1.c Fire Suppression and Hydrant Requirements by including a central water system with hydrants at the required spacing through the development with proper hydrant cover to residential lots. The proposed commercial areas will have central water systems extended into their parcels and the required hydrants sited to meet IFC standards for each respective future development Tract/Parcel. These future development Tracts/Parcels will be required to have Site Development Plans for each development with a Fire Protection Report and utility plan showing compliance with the County ECM including Section 6.3.3.C.1.c.

The internal roadways are fully accessible by an emergency vehicle. The external roadways include Holmes Road, Old Stagecoach Road, and Hodgen Road which are accessible by an emergency vehicle. The internal roadways that are 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.

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.

The Black Forest Fire & Rescue Station is located at 16465 Ridge Run Drive in Colorado Springs Colorado, located south of the intersection of Black Forest Road and Hodgen Road which is within a half of a mile to the northeast corner of the PUD and 2.6 miles to the Flying Horse North Golf Clubhouse and 3.7 miles to the southernmost lot of the PUD.

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,

A handwritten signature in cursive script that reads 'Richard Lyon'.

Richard Lyon, PE – Project Manager



Black Forest Fire Rescue Protection District

11445 Teachout Road
Colorado Springs, Colorado 80908
Ph-719.495.4300
Web- www.bffire.org

FIRE PREVENTION AND COMPLIANCE
“Always Ready, Always Forward, Always Learning.”

FIRE COMMITMENT LETTER

Effective Date: March 8, 2023

To Whom It May Concern:

Black Forest Fire Rescue (BFFR) provides firefighting and rescue services to all properties within the Black Forest Fire Rescue Protection District. The property owner, or their designee, shall attach a copy of the property tax record to demonstrate proof of services from Black Forest Fire Rescue. The property tax record can be located at the El Paso County Assessor website: <https://assessor.elpasoco.com> Search under the tab: Parcel Search Page

Once located, refer to the section that states: TAX ENTITY AND LEVY INFORMATION Contained within that section the parcel record **must** indicate that Black Forest Fire Protection is a taxing entity. Once determined that Black Forest Fire Protection is a taxing entity, print out the entire report and attach it to this letter as proof of service by the Black Forest Fire Rescue Protection District.

The county assessor site cannot determine the *level* of service provided to the property in question. The property owner and the exact geographic location determines the true capability of fire rescue service delivery. Service delivery is determined by distance, apparatus accessibility, water supply, construction details, etc. To determine this the property owner must have a Colorado licensed Fire Protection Engineer issue a Fire Protection Report for submittal to the County for construction.

All new developments or commercial projects shall be submitted to the City of Colorado Springs Fire Department (CSFD) Construction Services for review per an existing Memorandum of Understanding (MOU) between CSFD and BFFR. <https://coloradosprings.gov/itmreports?mlid=45366>

The Black Forest Fire Rescue website: <https://www.bffire.org> provides information to assist the fire protection engineer in determining the operational capabilities of the department for the fire protection report.

Thank you for your support and commitment to your fire department.