



Fire Protection Report
Flying Horse North Filing No. 5
Major Subdivision – Final Plat

October 1, 2024

Owner: PRI #2
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Request:

Major Subdivision/Final Plat containing 21 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. 5.

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 115.1 acres and is to include 21 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 and a park area of approximately 53 acres. Both proposed rural residential roadways terminate at a cul-de-sac. Sandbagger Drive is a roadway that is intended to continue due south and connect to Holmes Road in the future. The Sandbagger Drive roadways exceeds 1,500 feet in length and a deviation is requested for this temporary turnaround condition. A total of 21 lots is proposed along for this single access filing, not exceeding the number of allowable lots to require a secondary access point.

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 5.0 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 with the exception of Sandbagger Drive which is considered a temporary turnaround condition. 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. No infrastructure is proposed at this time. Discussions are to take place with the Fire District to determine a centralized location for a large cistern system to provide fire protection for this Filing and other future filings within the subdivision, as required by code. It is anticipated that a cistern will be sited within the Filing No. 5 open space park area off of Old Stagecoach Road. This will provide a centralized location for the rest of the development filings within Flying Horse North from a main roadway connection within the subdivision that is not located within an individual file along a rural roadway, but instead, a more accessible location for a fire apparatus.

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.

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