



DEVELOPMENT

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Date: 10/15/2026

**Re: Flying Horse Filing 7 Fire Protection – Response to Comments**

Dear Black Forest Fire Protection District,

Below our consultant team has provided written response to comments received from Black Forest Fire Protection District on September 14, 2026. Please direct all coordination through the EDARP system to the appropriate representatives below.

**Ownership Team Contacts**

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**Consultant Team Contacts**

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**BFFD Comment 1**

Black Forest Fire Rescue has reviewed the submittal for Flying Horse North Filing No. 7. This review acknowledges the agreement reached during the previous meeting between Joe and the BFFR chiefs.

**Consultant Response**

As a point of clarification, the application is being made by Flying Horse Development. Classic Homes is one of several potential builders. The appropriate contacts representing Flying Horse Development have been included above and no one else represents the interest of Flying Horse North.

**BFFD Comment 2**

The final fire-protection water-supply method remains under discussion and has not received final approval from BFFR. The proposal to use the pressurized Sundance system, including Hydrants 17 and 21 and the existing pump-house source, requires BFFR review before it may replace the proposed cisterns.

**Consultant Response**

We assume the conditions below are those required to receive BFFR approval to use Hydrants 17 and 21 as approved firefighting water sources. See attached for revised Fire Protection Report addressing Filing 7 only.

**BFFD Comment 3**

Provide documentation confirming the legal authority for BFFR and mutual-aid departments to access and use these water sources during an emergency. Identify who is responsible for testing, maintenance, repairs, snow removal, vegetation control, and continuous hydrant and pull-off access.

**Consultant Response**

Documentation confirming the legal authority can be found in the recorded easement agreement Book 6728 at Page 1331 in the records of El Paso County Clerk and Records office. The HOA will be responsible for future ITM of roads and firefighting water sources approved as part of this development.

**BFFD Comment 4**

Provide flow-test documentation for Hydrants 17 and 21 demonstrating a minimum uninterrupted flow of 250 gpm for two hours. The final fire-protection plan shall show the approved travel routes and confirm that every parcel entrance is within two miles of an approved water source. Hydrant 21 and all designated water-supply locations shall have approved all-weather apparatus access and operating areas. Hydrants shall remain visible,

unobstructed, protected from vehicle damage, marked and accessible year-round. Final connections, color coding, signs, and clearances shall meet BFFR requirements. If the proposed system cannot be legally guaranteed or demonstrated to meet the required flow, duration, distance, and access requirements, additional hydrants, cisterns, or another approved water supply may be required. Plat approval does not constitute final BFFR acceptance of the water-supply arrangement.

**Consultant Response**

Hydrant 21 flow test results have been included within the revised Fire Protection Report that was submitted. Hydrant 17 provides Fire Protection for the proposed Foundation Property that is already approved and under construction and is not needed for this particular filing in Flying Horse North. Final installation and maintenance requirements are noted and will become part of the HOA agreement.

**BFFD Comment 5**

Fire apparatus access roads shall maintain a minimum unobstructed width of 20 feet, vertical clearance of 13 feet 6 inches, an approved all-weather surface, grades not exceeding 10 percent unless specifically approved, and turning radii suitable for BFFR apparatus. A minimum unobstructed width of 26 feet shall be maintained near hydrants. Required access shall be completed before combustible construction begins.

**Consultant Response**

Proposed design meets these requirements. See attached Construction Document Plans that were provided by HR Green with the resubmittal of Flying Horse North Filing 7.

**BFFD Comment 6**

Flying Horse North Filing No. 7 is subject to the Colorado Wildfire Resiliency Code. The existing wildfire report does not replace CWRC review. Ground-truthing shall be completed and submitted to BFFR to establish the applicable hazard class. Each lot and structure shall comply with the assigned hazard-class requirements in effect when its permit is issued.

**Consultant Response**

See attached for revised Wildfire Hazard Risk Assessment and Wildfire Hazard Mitigation Plan for Filing 7 addressing hazard class.

**BFFD Comment 7**

All homes and accessory structures shall have an approved Class A roof covering or Class A roof assembly. Exterior walls, siding, eaves, soffits, fascia, decks, projections, doors, windows, vents, and other exterior components shall use approved noncombustible, ignition-resistant, ember-resistant, or other CWRC-compliant materials. Vinyl siding and other combustible exterior materials are prohibited where disallowed by the assigned hazard class.

**Consultant Response**

Acknowledged. The above are construction related requirements that will be applied to each building permit at time of construction. Each home will follow the CWRC and the approved Wildfire Hazard Mitigation Plan. This requirement is beyond the scope of this Final Plat entitlement application. These construction related elements will be the responsibility of future lot owners and their associated home builder.

**BFFD Comment 8**

Roof edges, eaves, soffits, attic vents, foundation vents, and other openings shall resist ember intrusion. Vent openings shall have approved ember-resistant protection or corrosion-resistant metal mesh with openings not exceeding 1/8 inch. Decks, porches, stairs, balconies, and similar projections shall use approved CWRC-compliant materials. Combustible storage beneath decks is prohibited, and required under-deck protection shall be provided. Combustible fencing shall not connect directly to a structure without an approved noncombustible transition.

**Consultant Response**

**Acknowledged.** The above are construction related requirements that will be applied to each building permit at time of construction. Each home will follow the CWRC and the approved Wildfire Hazard Mitigation Plan. This requirement is beyond the scope of this Final Plat entitlement application. These construction related elements will be the responsibility of future lot owners and their associated home builder.

**BFFD Comment 9**

Maintain a noncombustible zone within five feet of each structure, including beneath decks and projections. Combustible mulch, firewood, stored materials, dead vegetation, and similar ignition sources are prohibited in this zone. Vegetation from 5 to 30 feet shall be spaced and maintained so it does not create a continuous fuel path to structures. Extended defensible space and natural grasses shall be maintained under the CWRC and approved wildfire mitigation plan. Vegetation along evacuation routes, apparatus roads, hydrants, pull-offs, and roadway shoulders shall be managed to reduce fire exposure and preserve access.

**Consultant Response**

**Acknowledged.** The above are construction related requirements that will be applied to each building permit at time of construction. Each home will follow the CWRC and the approved Wildfire Hazard Mitigation Plan. This requirement is beyond the scope of this Final Plat entitlement application. These construction related elements will be the responsibility of future lot owners and their associated home builder.

**BFFD Comment 10**

The HOA or responsible entity shall maintain common-area defensible space, roadside vegetation, emergency routes, hydrant operating areas, and other wildfire mitigation features. CWRC requirements shall be included in subdivision notes, design standards, homeowner information, or recorded documents.

**Consultant Response**

**Acknowledged.** The above are construction related requirements that will be applied to each building permit at time of construction. Each home will follow the CWRC and the approved Wildfire Hazard Mitigation Plan. This requirement is beyond the scope of this Final Plat entitlement application. These construction related elements will be the responsibility of future lot owners and their associated home builder.

**BFFD Comment 11**

Each building requires separate review under the CWRC, the requirements 21 International Fire Code, and its adopted appendices. Required documentation and inspections shall be completed before final approval or occupancy. Changes to the lot layout, water supply, access, roads, wildfire mitigation plan, or proposed construction shall be resubmitted to BFFR.

**Consultant Response**

**Acknowledged.** The above are construction related requirements that will be applied to each building permit at time of construction. Each home will follow the CWRC and the approved Wildfire Hazard Mitigation Plan. This requirement is beyond the scope of this Final Plat entitlement application. These construction related elements will be the responsibility of future lot owners and their associated home builder.

Sincerely,

HR Green Development, LLC



**Blaine Perkins**

National Planning & Landscape Architecture Group Leader – Land Development