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# PEREGRINE FIRE

Consulting, Engineering, Advocacy



April 15, 2026

Adam Doyle  
Land Development Manager  
Classic Homes  
2138 Flying Horse Club Dr.  
Colorado Springs, CO 80921  
[adoyle@classichomes.com](mailto:adoyle@classichomes.com)

RE: Flying Horse North Filings No. 9  
Fire Protection Report

Dear Adam,

Peregrine Fire has been retained to provide fire protection engineering & consulting services for the Flying Horse North (FHN) development. The following letter report addresses FHN Filing 9. This letter is based on the PUD & PRELIMINARY PLAN MAJOR AMENDMENT by HR Green dated March 20, 2026 .

The intent of this letter is to document compliance with El Paso County Land Development Code requirements regarding sources of water for fire protection. Fire Service is to be provided by Black Forest Fire Rescue (BFFR). The proposed development is as follows:

- ] Filing 9 is a 32 acre development consisting of 11 lots located north of Filing 3, west of Filing 8, and directly south of the Clubhouse off of Allen Ranch Rd. The development will create one new road with a cul-de-sac and a total distance of just under 1,000 ft.

## OVERVIEW

Peregrine Fire has met directly with Chief officers at BFFR and discussed the project and the existing infrastructure. Although the development is not provided with traditional hydrants, discussions have led to the conclusion that pressurized water sources which offer a minimum of 500 gpm at 20 psi and are located within 2 miles of a proposed development are far more desirable to responding fire crews than a static source such as a cistern.

An existing fire hydrant was installed at the clubhouse when it was constructed in 2021. This hydrant is fed from the irrigation pumping system located less than 1,000 ft to the west off of Old Stagecoach Rd. and is capable of providing a minimum 500 gpm at 20 psi.

The pump house currently has three (3) 750 gpm pumps, providing a total current capacity of up to 2,250 gpm at 110 psi rated net head.<sup>1</sup> These pumps are continuously powered with normal power.

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<sup>1</sup> Flying Horse North Irrigation Reservoir Embankment Design Report, Classic Consulting Engineers & Surveyors, August 2018.

**PEREGRINE FIRE**

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Colorado Springs, CO 80918  
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(719) 355-5290



*Figure 1: Existing Fire Hydrant at Clubhouse*

The Clubhouse Fire Hydrant is located approximately ½ mile from the furthest lot within the proposed Filing 9 development. This hydrant, combined with the hose stations located at the pump house, provide ample flow and pressure to serve water tenders responding to a fire event within this development.

The following improvements should be undertaken to enhance access to this hydrant:

1. Install a Knox padlock in combination with the combination locks provided at the gates to the Clubhouse and to the pumphouse, to allow BFFR and responding mutual aid crews to access these resources. The two locks may be interlinked to allow FHN crews to access the sites without disturbing the Knox lock.



*Figure 2: Sample of a Knox Padlock for use by Fire Dept.*

2. The closest parking space to the hydrant should be marked as a fire lane to ensure access to the hydrant via stripping.

Calculations per NFPA 1142 or as detailed in the El Paso County Land Development Code are not necessary due to the close proximity of a pressurized water source.

## CONCLUSION

In conclusion, improving the access to the existing Clubhouse Fire Hydrant will be sufficient to maintain the required fire protection volume and pressure required for fire protection of the proposed FHN Filing 9 development.

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](mailto:sean@peregrinefire.com).

Sincerely,

## PEREGRINE FIRE



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

# FLYING HORSE NORTH FILING NO. 9 PUD & PRELIMINARY PLAN MAJOR AMENDMENT

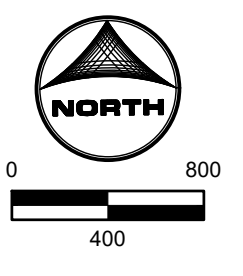
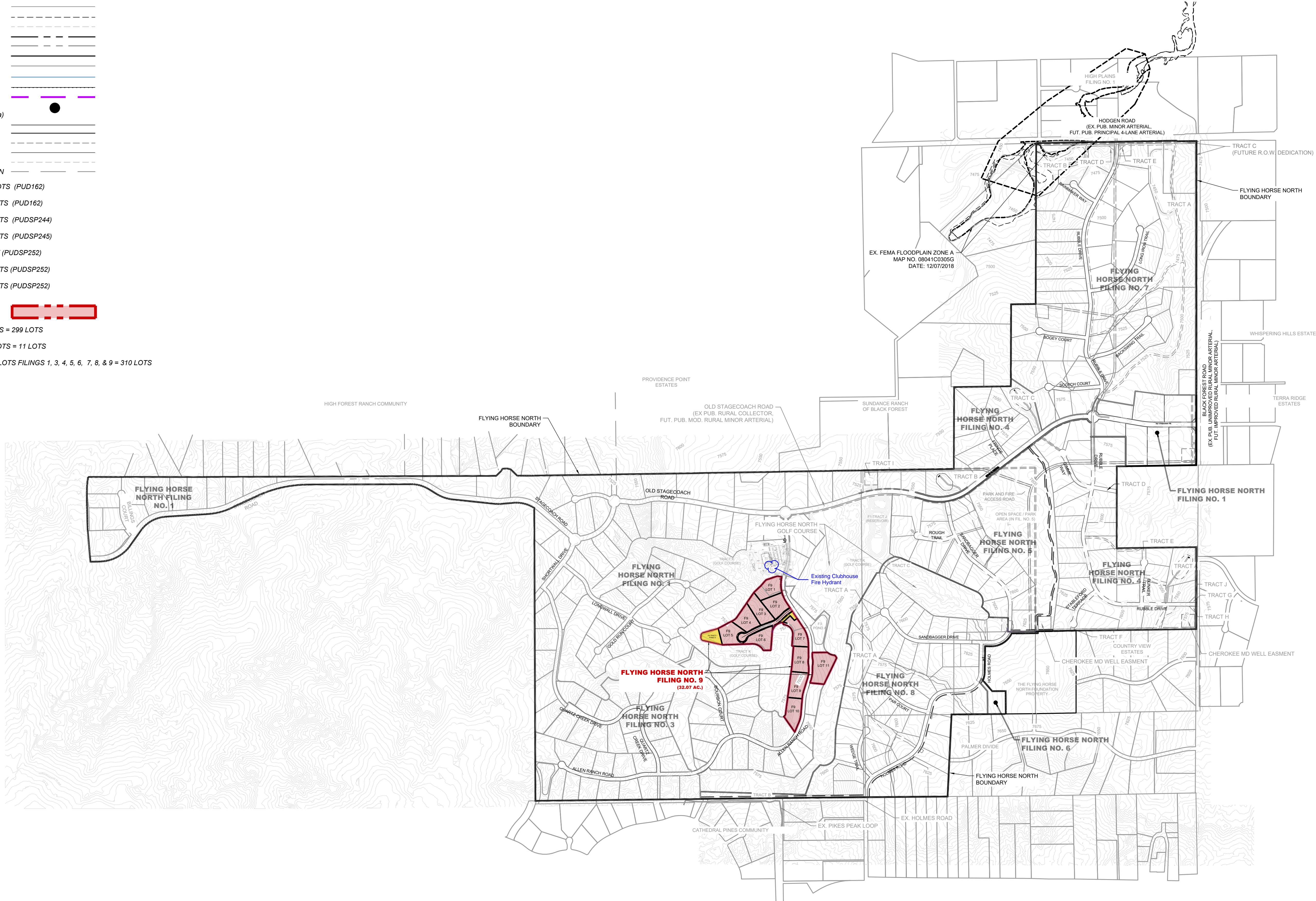
A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST  
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LYON, RICHELIE, 3/31/2026 9:42 AM

### LINework LEGEND

- PR PROPERTY LINE
- EX PROPERTY LINE
- PR EASEMENT LINE
- EX EASEMENT LINE
- PR RIGHT OF WAY
- EX RIGHT OF WAY
- PR LOT LINE
- EX LOT LINE
- EX SWALE
- PR SWALE
- PR TRAIL
- PR MONUMENT SIGN  
(represents 10'x10' area)
- PR POND RIM
- PR INDEX CONTOUR
- EX INDEX CONTOUR
- PR INTER. CONTOUR
- EX INTER. CONTOUR
- EX FEMA FLOODPLAIN

- EX. FIL. NO. 1 = 81 LOTS (PUD162)
  - EX. FIL. NO. 3 = 51 LOTS (PUD162)
  - EX. FIL. NO. 4 = 48 LOTS (PUDSP244)
  - EX. FIL. NO. 5 = 21 LOTS (PUDSP245)
  - EX. FIL. NO. 6 = 1 LOT (PUDSP252)
  - EX. FIL. NO. 7 = 47 LOTS (PUDSP252)
  - EX. FIL. NO. 8 = 50 LOTS (PUDSP252)
- PROP. FILING 9  
(11 LOTS)
- TOTAL EXISTING LOTS = 299 LOTS
- TOTAL PROPOSED LOTS = 11 LOTS
- TOTAL SUBDIVISION LOTS FILINGS 1, 3, 4, 5, 6, 7, 8, & 9 = 310 LOTS



DRAWN BY: CMD      JOB DATE: 3/20/2026      BAR IS ONE INCH ON OFFICIAL DRAWINGS.  
 APPROVED: KMH      JOB NUMBER: 2502599      0" = 11'  
 CAD DATE: 10/14/2024      IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.  
 CAD FILE: J:\2025\2502599\CAD\DWG\CIF9 Major PUD Amendment\Overall\_Site

NO.	DATE	BY	REVISION DESCRIPTION

**HRGreen**  
 HR GREEN - COLORADO SPRINGS  
 1975 RESEARCH PARKWAY SUITE 160  
 COLORADO SPRINGS, CO 80920  
 PHONE: 719.300.4140  
 FAX: 713.965.0044



FLYING HORSE NORTH FILING NO. 9  
 PUD & PRELIMINARY PLAN MAJOR AMENDMENT  
 PRI #2, LLC.  
 EL PASO COUNTY, CO

PUD & PRELIMINARY PLAN MAJOR AMENDMENT  
 OVERALL SITE

PCD FILE NO.: PUDSP\_...  
 SHEET  
 OV  
 5