



Fire Protection Report
Flying Horse North Filing No. 3
Major Subdivision – Final Plat

March 5, 2024

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Tax Schedule No.	5100000511

Request:

Major Subdivision/Final Plat containing 51 PUD rural 2.5-acre minimum lot sizes for single-family residential land use and a replat of the Flying Horse North Golf Course area for a total project area of 293.7 acres. 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 a typical rural local residential roadway section and a modified urban local residential roadway section. There are no Colorado Department of Transportation roadways involved in the project.

This report defines the 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) desires to develop a portion of the subdivision located at the south end of Allen Ranch Road due south and west to Quartz Creek Drive, adjacent to the existing golf course and Filing No. 1 existing lots. The area of proposed development is to be formally platted as Filing No. 3.

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

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

East: 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

The Site is currently zoned PUD.

Proposed Development Description:

The total filing is approximately 293.7 acres and is to include 51 residential single-family rural estate lots of 2.5-acre minimum size per lot. The residential estate lot area, roadways, and tracts are approximately 160 acres of the total 293.7 acres with the remainder of the replat containing existing Flying Horse North Golf Course area. The filing also contains three 60' public rights-of-way of public rural local residential roadway sections and a stretch of modified public urban local roadway. Most of the development consists of local rural roadways in the area of the single-family community. The northeast connection to the existing Allen Ranch Road roadway near the existing Clubhouse stretches due south to the FHN property boundary and is east of a future filing planned a future luxury hotel site, casitas development area, and Flats development area. However, these future plans are not included within Filing No. 3. The connection to Filing No. 1 is to Quartz Creek Drive located to the southwest of the FHN property boundary.

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, 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 roadways of Bourbon Court and Waterhole Way are dead end local residential gravel roadways. 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 Fire District has indicated that there are no required fire hydrants, private lot dry hydrants, or sprinklers for the residences in order to meet their standards for this filing so long as a centralized cistern with sufficient distance to the dwelling units and water supply volume is provided. As a part of this development, a 30,000-gallon cistern is proposed in a central location to the project, located south of the intersection of Quartz Creek Drive and Allen Ranch Road within Tract C. This location is at a T-intersection that allows for a turnaround and the required spacing/access to the cistern hook-up location. This sited location is within 1/2-mile from the proposed lots with the exception of Lot 51 which is within an additional 380' beyond the 1/2-mile radius. The existing temporary Flying Horse North clubhouse lot has a pressurized private hydrant that is connected to the existing irrigation/reservoir system developed as a part of Filing No. 1 that is available for fire department use during fire suppression instances. This existing water line is expected to be extended south toward Filing No. 3 for future development to provide additional hydrant coverage to the eastern portion of Filing No. 3. This future condition was not considered at this stage. Between the centralized cistern and the private hydrant at the clubhouse location, there is sufficient water supply with



adequate coverage from the proposed dwelling units for fire protection operations including redundant water supply sources to allow multiple pump engines to be used during an event. The 2024 IFC directs the Engineer of Record to NFPA 22 standards for private fire protection water tank design which in turn assign the Fire Protection District standards for the infrastructure as well as minimum operational standards such as spacing and access. Cistern volume and siting was discussed with the Fire Protection District for this development. This plan satisfies the County LDC Section 6.3.3 Environmental Standards for Fire Protection and Wildfire Mitigation. An exhibit is attached to this report for reference.

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 D. Lyon'.

Richard Lyon, PE – Project Manager

