



This letter will need to be updated pursuant to meetings between staff, the applicant, and the fire district.

Flying Horse North Fil. No. 3
Fire Protection Report
Project No.: 211030.01

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

August 2, 2023

Owner: PRI #2
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Tax Schedule No. 5100000511

You'll need to include a discussion of the cistern requirement, and also indicate how the project meets the criteria of Section 6.3.3 of the LDC. This does not have to be an intensive analysis; just enough information for us to be able to make a finding that the criteria is met.

Letter has been updated for any site and plat modifications. Cistern requirement and the criteria discussed with the County and Black Forest Fire Protection District has been added. Section 6.3.3 analysis has been added.

Request:

Major Subdivision/Final Plat containing 50 PUD rural 5.0-acre minimum lot sizes for single-family residential land use. All lots will be a minimum of 5.0 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 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 filing is approximately 166.4 acres and is to include 50 residential single-family rural estate lots of 2.5-acre minimum size per lot. The filing also contains three 60' public rights-of-way including a stretch of local urban 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, and a sufficient firetruck turnaround. 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 Fire District has indicated that there are no required fire hydrants, dry hydrants, cisterns, or sprinklers for the residences in order to meet their standards for this filing.

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.

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