
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

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.¹ These pumps are continuously powered with normal power.

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

PEREGRINE FIRE

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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.

Sincerely,

PEREGRINE FIRE



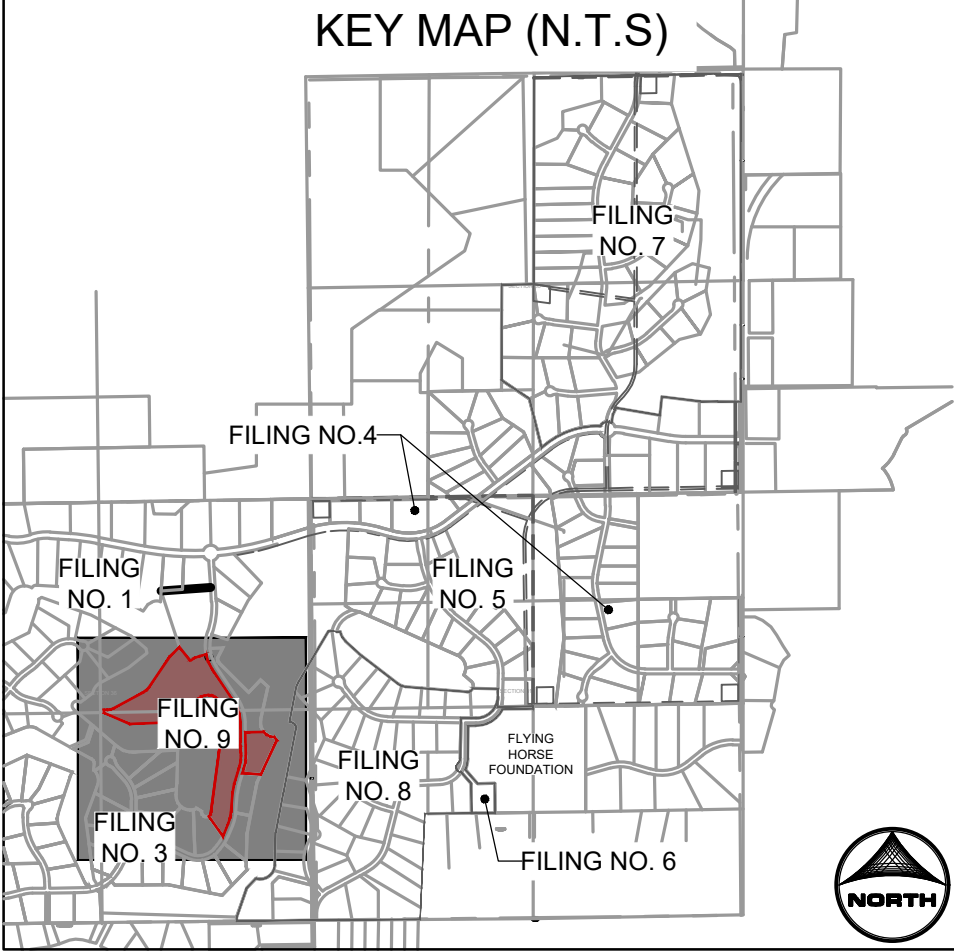
Sean S Donohue, PE, FSFPE
President | Fire Protection Engineer

FLYING HORSE NORTH
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

INTERSECTION SIGHT DISTANCE TABLE				
LOCATION ID	MINOR STREET	MAJOR STREET	SIGHT DISTANCE LEFT (FT)	SIGHT DISTANCE RIGHT (FT)
S1	RURAL LOCAL	RURAL LOCAL	280	280

FILING BOUNDARY LINE AND CURVE TABLE			
LINE OR CURVE NO.	LENGTH (FT.)	BEARING OR DELTA	RADIUS (FT.)
C23	53.49	10°12'51"13"	300.00
C24	133.93	25°34'46.40"	300.00
C25	375.71	10°45'48.33"	2000.00
L58	76.72	S56°14'08.60"W	
L60	120.23	S46°01'09.47"W	
L62	33.05	S71°35'55.87"W	
L64	106.12	S60°50'07.54"W	
L65	30.00	N29°09'52.48"W	

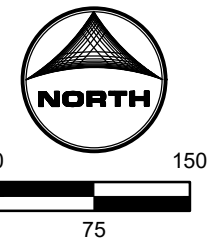
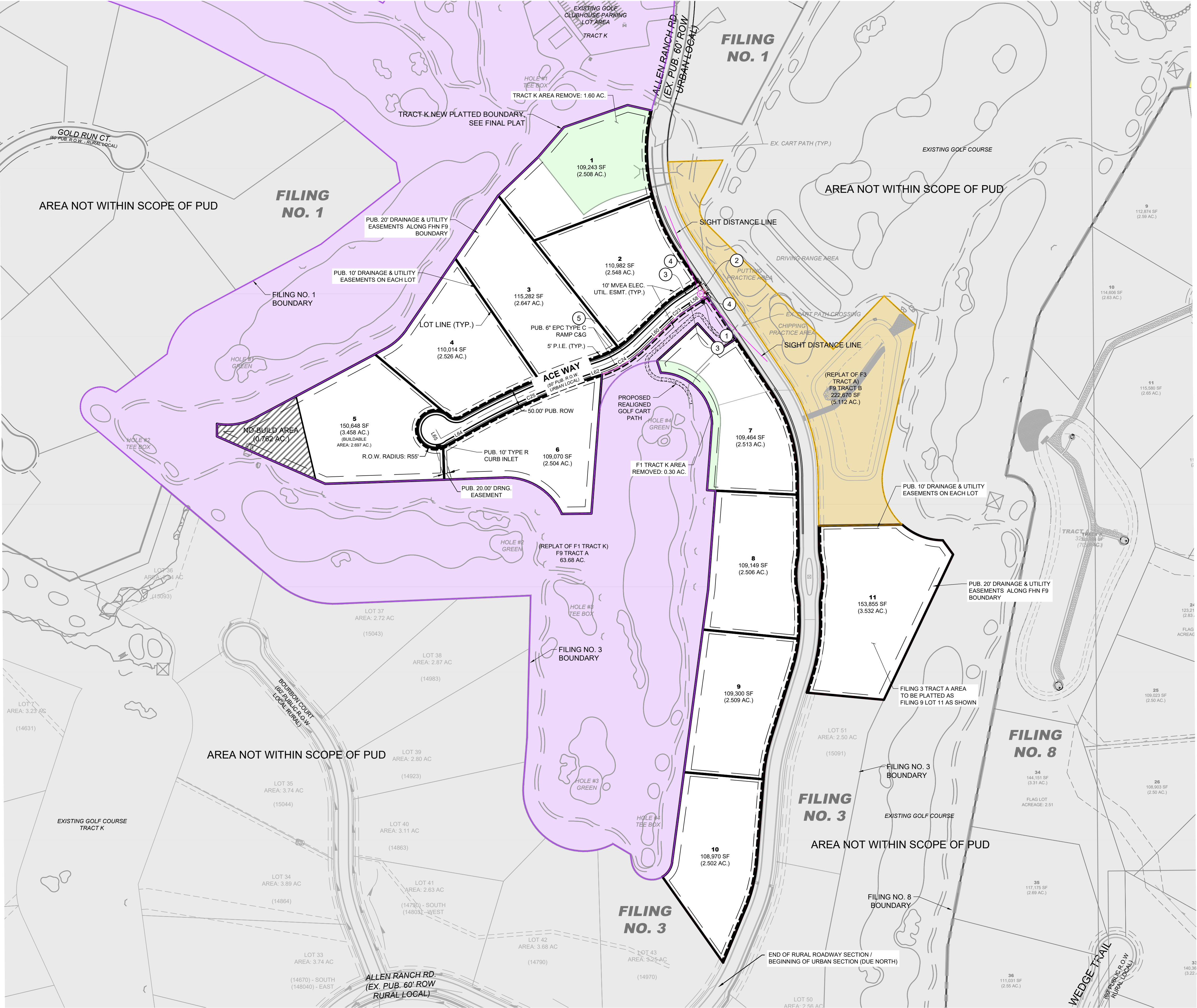


LINEWORK LEGEND

MATCH LINE	
PR FILING LINE	
FILING NO. 9	
DELINEATION	
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 ACCESS TRAIL	
PR REGIONAL TRAIL	
PR CURB & GUTTER	
EX CURB & GUTTER	
PR SIDEWALK	
PR CONCRETE	
PR RIP-RAP	
PR POND RIM	
PR INDEX CONTOUR	
EX INDEX CONTOUR	
PR INTER. CONTOUR	
EX INTER. CONTOUR	
PR OVERFLOW PATH	
PR SIGHT DISTANCE	
POTENTIAL GEOLOGICAL HAZARD	
PR TRACTS	
NOT WITHIN SCOPE OF PUD	

SITE SCHEDULE

- PR 30" R1-1 STOP SIGN W. STREET NAME SIGNS
- PR 4" CONCRETE CROSS PAN
- PR 5" CONCRETE SIDEWALK
- PR CONCRETE CURB RAMP (PER COUNTY STD.)
[PED. CURB RAMPS ARE SITED AS TO NOT EXCEED 600' SPACING ALONG ROADWAYS]
- PR EPC TYPE C MOUNTABLE CURB & GUTTER
- PR MODULAR BLOCK WALL



PCD FILE NO.: PUDSP263

DRAWN BY: RDL JOB DATE: 8/13/2026
APPROVED: RDL JOB NUMBER: 2502599
CAD DATE: 8/13/2026
CAD FILE: J:\2025\2502599\CAD\DWG\CF9 Major PUD Amendment\Site Plans

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

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

MAJOR PUD AMENDMENT
PUD SITE PLAN F9

SHEET
SP1
8