PEREGRINE FIRE
Consulting, Engineering, Advocacy

November 16, 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 – Revised from April 15, 2026

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. This letter has been further revised to incorporate responses to review comments from Black Forest Fire Rescue (BFFR).

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 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 met directly with Chief officers at BFFR in the spring of 2026 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. This clubhouse hydrant was tested on 10/28/2026 by Fire Flow Fire Hydrant Testing & Maintenance Services, LLC. The test demonstrates a flow of 1,131 gpm at 20 psi.

See attached for Flying Hose North Irrigation Reservoir Embankment Design Report[1], prepared by Classic Consutling Engineers & Surveyors, dated August 2018, which is an

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

extensive design report documenting the design and systems associated with the reservoir and pumping systems that the clubhouse hydrant depends on.

Per this report, the Reservoir has a net usable volume of 26 million gallons (MG); at a minimum low point of 7515.67 ft, this still provides a net volume in excess of 4 MG. This reservoir exceeds the minimum required volume and can maintain a 500 gpm flow for at least 133 hours continuously, without taking into account the additional well replenishment rate of 450 gpm. Additionally, an FDC style wall hydrant is provided on the face of the pump house as an additional location of pressurized water. See below pics.



Figure 1: Pump house wall hydrant, piping and pumps

Water Supply & Demand: The irrigation station utilizes three (3) 750 gpm at 110 psi net head VFD pumps (2,250 gpm total capacity) plus a 5 hp pressure-maintenance pump. Total average annual irrigation demand is 200 ac-ft. Peak nighttime golf irrigation typically utilizes two pumps (1,500 gpm). The remaining 750 gpm pump capacity exceeds the 500 gpm fire flow demand at system pressure, preventing fire tender operations from being throttled by golf course watering cycles.

Low Reservoir Level: Automatic low-water controls shut down golf irrigation before pool levels reach minimum intake submergence (7515.67 ft). Active management from Well A-1 maintains the pool at 7531.0 ft year-round.

Power Reliability: Electric service is provided by Mountain View Electric Association (MVEA) via an underground, dual-feed 3-phase looped primary running along Old Stagecoach Road. Power can be routed from either the east or west, eliminating single-line utility vulnerability. The system is not equipped for emergency power. A dry hydrant is provided with direct piping to the reservoir in case of power loss.

Winter Availability: The clubhouse hydrant lateral and 16-inch main are buried below local frost depth (60 inches) with a dry-barrel hydrant and year-round wet supply. The pump house is heated to a minimum temp of 40°F.

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Figure 2: 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 3: 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 meeting LDC section 6.3.3 C. 1) d) iv.

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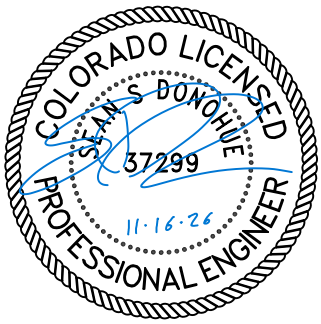
Conclusion

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

FIRE FLOW FIRE HYDRANT TESTING & MAINTENANCE SERVICES, LLC

4905 Alberta Falls Way Colorado Springs, CO 80924
(719) 495-5699
Pikes Peak Building Department
Fire Suppression Hydrant Technician License ID Number 11176

Fire Flow Test Report

ADDRESS	15268 Allen Ranch Road		DATE:	10/28/2026
OCCUPANT	Flying Horse North Golf Course		TIME:	1300
RESPONSIBLE PARTY	Flying Horse Golf Course		PHONE:	719-494-1222
REPRESENTATIVE OF:	**Fire Flow Fire Hydrant Testing & Maintenance Services**	NUMBER OF HYDRANTS:	**ONE**	
PURPOSE OF TEST:	Annual testing, maintenance, and color code painting in compliance with NFPA & Colorado Springs Fire Codes. All flow testing was completed at the 2 1/2 -inch hose nozzle on each hydrant.			

Hydrant	Hydrant Location on Property	Year and Make of Hydrant	Valve Present at Grade	Static psi	Pitot Flow	Actual Flow gpm	Residual psi	Max Flow at 20% psi
1	Northwest Corner of Parking Lot	2013 AVK	YES	110	22	787	75	1311 gpm

REMARKS:

This hydrant worked well and as expected without showing signs of issues that would indicate the need for maintenance beyond the routine annual testing and maintenance services.