

**Huhn, Ken**

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**From:** inspections@securityfiredept.org  
**Sent:** Thursday, May 20, 2021 2:00 PM  
**To:** Huhn, Ken  
**Subject:** RE: Pre-Plan Submittal Consultation (Cottages at Mesa Ridge)

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Ken,

I met with some other fire inspectors, They weren't thrilled with the configuration either but due to it being a dead end property they and I feel you have made the best good faith effort to make this property work. We will give you a variance.

Thanks,

**Brandon Sullivan**  
**Fire Marshal**  
**400 Security Blvd.**  
**Colorado Springs, CO, 80911**  
**Station-1: 719-392-3271**  
**Cell: 719-351-1255**  
**Fax: 719-390-6825**

----- Original Message -----

Subject: Pre-Plan Submittal Consultation (Cottages at Mesa Ridge)  
From: "Huhn, Ken" <[khuhn@hrgreen.com](mailto:khuhn@hrgreen.com)>  
Date: Tue, May 18, 2021 12:38 pm  
To: "[inspections@securityfiredept.org](mailto:inspections@securityfiredept.org)"  
<[inspections@securityfiredept.org](mailto:inspections@securityfiredept.org)>  
Cc: Dave Morrison <[DMorrison@GoodwinKnight.com](mailto:DMorrison@GoodwinKnight.com)>, "Stuepfert, Phil"  
<[pstuepfert@hrgreen.com](mailto:pstuepfert@hrgreen.com)>

On behalf of the Developer (Goodwin Knight) we are requesting a Pre-Plan Submittal Consultation for this project. We need to determine if the Fire Department will allow the secondary fire access as delineated on the attached Concept. Based on our review of IFC code the in regard to Remoteness: *Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.*

In applying this to the proposed development the diagonal dimension is 1,051' Half this distance would be 525.5' so we would be allowed to construct the second access point as shown or at a minimum distance of 525.5' from the primary access point as shown on the attached concept. Please let us know if this is correct.

Please also note that we have already consulted with CDOT and they will not allow any access points to connect to Powers Road. Please let us know if you need anything else to complete your review or feel free to call me directly to discuss.

Attached are the following items:

- Application
- Location Map
- Concept Plan (MESA RIDGE CONCEPT K)

**Ken Huhn, P.E.**

Senior Project Manager – Land Development  
HR Green® | Building Communities. Improving Lives.



7222 Commerce Center Dr. | Suite 220 | Colorado Springs, CO 80919

**Direct** 720.602.4965 **Cell** 630.301.1719

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# Security Fire Protection District Plan Review Application – Construction Permits



400 Security Blvd, Security, CO 80911  
Phone: (719)392-7121 Fax (719)390-6825

## Project Information – Fill in all known information

Project/Site Name \_\_\_\_\_  
Tenant name or building designation \_\_\_\_\_ Previous Name \_\_\_\_\_  
Type of Business \_\_\_\_\_  
Number & Street \_\_\_\_\_ Suite or Area \_\_\_\_\_  
County \_\_\_\_\_ City of \_\_\_\_\_ Special District \_\_\_\_\_

## Contractor/Designer / Developer Information

First Name \_\_\_\_\_ Last Name \_\_\_\_\_  
Company Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

## Owner or Project Manager (not lessee)

First Name \_\_\_\_\_ Last Name \_\_\_\_\_  
Company Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Job Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

## 1. Type of Submittal or Service Requested (check all that apply)

- ☐ Development **PRE-PLAN SUBMITTAL CONSULTATION**  
☐ New Building  
☐ Alteration/Tenant Improvement  
☐ Addition/Alteration  
☐ Approval Extension  
☐ Revision  
☐ Temporary Access Approval # of Days \_\_\_\_\_  
☐ Water Distribution System or Hydrant Locations  
☐ Underground Fire Line  
☐ Hood and Duct System  
☐ Automatic Sprinkler System 13 ☐ 13R ☐ 13D ☐  
☐ Fire Alarm or Detection System  
☐ Halon or Clean Agent System  
☐ CO2 System  
☐ Smoke Management \_\_\_\_ Smoke Control \_\_\_\_  
☐ Radio amplification System  
☐ Alternative Methods or Materials  
☐ Vehicle Access Gate  
☐ High Pile or Rack Storage  
☐ Hazardous Materials Storage  
☐ Other \_\_\_\_\_

## 2. Occupancy Type

Major Use – Check Use  
with the Greatest Floor  
Area

- ☐ A Assembly  
☐ B Business/Office  
☐ E Educational  
☐ F Factory/Industrial  
☐ H Hazardous  
☐ I Institutional/Daycare  
☐ M Mercantile/Retail  
☐ R Residential  
☐ S Storage  
☐ U Utility/Misc

Addit'nl Non-Accessory  
Occupancies  
Circle All That Apply

- ☐ A1 A2 A3 A4 A5  
☐ B  
☐ E  
☐ F1 F2  
☐ H1 H2 H3 H4 H5  
☐ I1 I2 I3 I4  
☐ M  
☐ R1 R2 R3 R4  
☐ S1 S2  
☐ U

Mixed Use Separated ☐ Mixed Use Non-Separated ☐

Other Building/Fire Code editions adopted by jurisdiction  
that apply  
Code \_\_\_\_\_ Year \_\_\_\_\_

Occupancy Classes \_\_\_\_\_

## 3. Construction Information

Construction Class – Circle all that  
apply

- I A ☐ I B ☐  
II A ☐ II B ☐  
III A ☐ III B ☐  
IV ☐  
VA ☐ VB ☐

Construction Class if other than  
listed above  
\_\_\_\_\_

Area (project area, include all  
levels):  
\_\_\_\_\_ sq ft

Number of Floor Levels \_\_\_\_\_

Number of Control Areas \_\_\_\_\_

## General Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## FIRE DEPARTMENT USE ONLY

Date Received: \_\_\_\_\_ By: \_\_\_\_\_ Review # \_\_\_\_\_ Permit # \_\_\_\_\_

Date Paid \_\_\_\_\_ Fee \_\_\_\_\_ Check # \_\_\_\_\_ Receipt # \_\_\_\_\_

Review/Permit Picked Up By: \_\_\_\_\_ Representing: \_\_\_\_\_

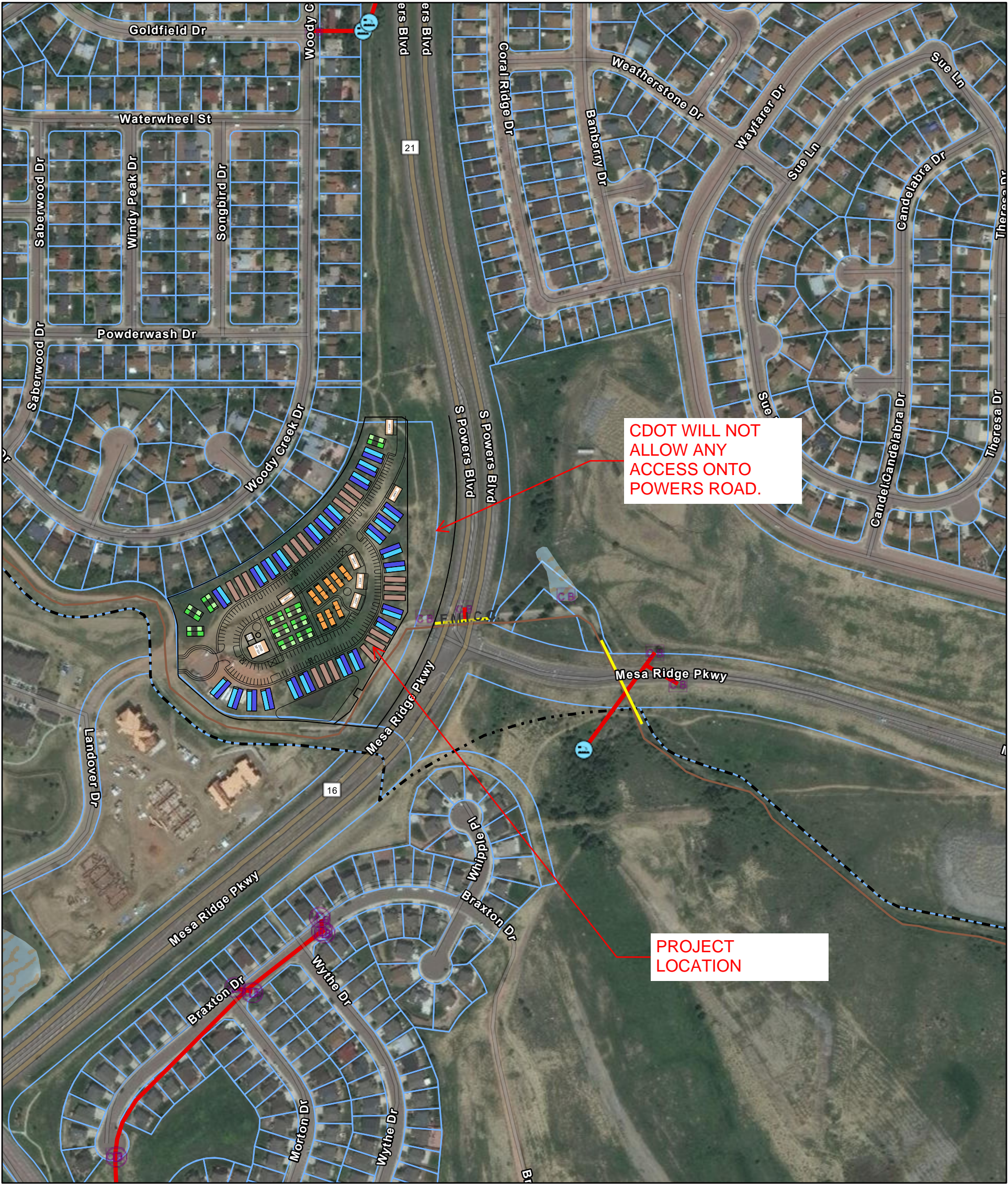
Plan Reviewer: \_\_\_\_\_

Fire Department Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments:

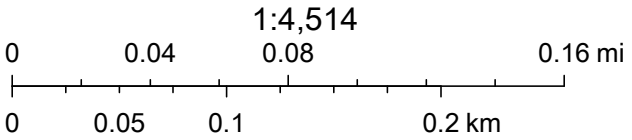


COTTAGES AT MESA RIDGE LOCATION MAP



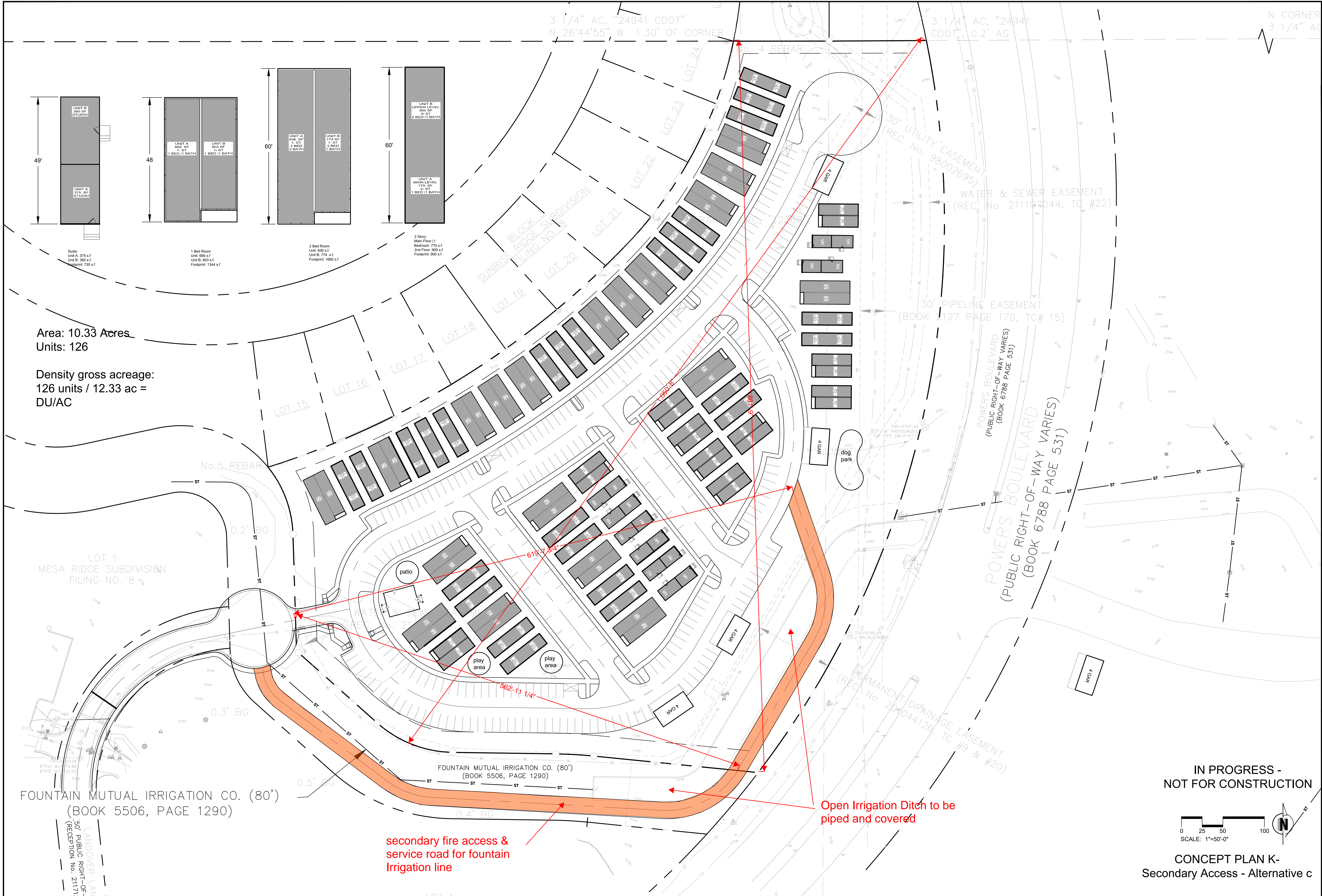
5/4/2020, 4:31:08 PM

- Stormwater - Manhole
- Stormwater - Inlet
- Stormwater - Outfall
- Stormwater - Culvert
- Stormwater - Pipe
- Stormwater - Fountain Mutual Irrigation Company Ditch
- Stormwater - Detention Pond
- Stormwater - Fountain City Limits
- Stormwater - Parcel



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community  
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, ©





Area: 10.33 Acres  
Units: 126

Density gross acreage:  
126 units / 12.33 ac =  
DU/AC

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**GOODWIN KNIGHT**  
1805 EXPLORER DRIVE, SUITE 250  
DENVER, CO 80520  
(719) 591-1171

**SHEET NAME**  
CONCEPT PLAN F

**PROJECT NAME**  
EPCO - MESA RIDGE - COTTAGES

**PROJECT ADDRESS**  
PROJECT ADDRESS  
PROJECT ADDRESS

**STAMPS/ENDORSEMENTS**

**DRAWN BY:**  
XXX

**DATE:**  
XX/XX/XXXX

SUBMITTALS / REVISIONS	
DATE	BY

SUBMITTALS / REVISIONS	
DATE	BY

**SHEET NUMBER**  
**X**  
X OF XSHEETS  
CITY FILE NUMBER: