

**COLORADO SPRINGS FIRE PREVENTION  
PLAN REVIEW REPORT**

May 20, 2019

**Tax Id:** DSN: PUDSP194  
**Project Description:** Midtown Collection at Hannah Ridge Filing 2. Lcoated northeast of Constitution Avenue and Peterson Road. CHFD.  
**SYSTEMS:**  
 CN:Code: IBC - IFC - PPRBC /Class: / Const: /Stories: /Size: /OL:  
 FH:Required Flow: gpm /# Hydrants /On site flow:  
 DV: Proposing 89 single family lots on private and public streets.  
 Additional Comments: CHFD Cimarron Hills Fire Department

**Business Name:** **Address:**  
**Plan Id:** 20190974-DV-1 **Plan Description:** DEVELOPMENT PLN  
**Plan Status:** Disapproved **Contractor:** CLASSIC CONSULTING

<u>Status</u>	<u>Comment</u>
<b>Review Status:</b> DISAPPROVED	<b>Plan Reviewer:</b> Smith, Steven D
	<b>Review Date:</b> 5/20/2019
Attention	Note that these comments only apply to Filing 2 as Filing 1 falls within the Falcon Fire Protection District.
FYI	This project is: Midtown Collection at Hannah Ridge. Lcoated northeast of Constitution Avenue and Peterson Road. Proposing 89 single family lots on private and public streets. Note that Filing 1 is within the Falcon Fire Protection District.
Disapproved	<p>Latest date shown on plans reviewed: 3/22/19. Plans are reviewed to the 2009 International Fire Code as well as applicable codes and standards.</p> <p>Provide an apparatus movement exhibit that illustrates apparatus access coming onto the site, travelling along all roadways and leaving the site. Either use apparatus turning radii of 33-ft inside and 53-ft outside or utilize the information found here:</p> <p><a href="https://coloradosprings.gov/sites/default/files/csfid_apparatus_specifications_2017.pdf">https://coloradosprings.gov/sites/default/files/csfid_apparatus_specifications_2017.pdf</a></p> <p>to enter into and use in AutoTurn.</p>
Attention	Approved fire lane markings are required along both sides of Pony Club Lane (not required in the cul-de-sac bulb). This is required to ensure minimum fire code required width of 20-ft for the fire lane is provided. Note this is shown on Sheet 6 of 7 (Street Improvement Signage Plan) of the Construction Drawings uploaded under Filing 2.
Attention	Primary access to Lots 19-24 inclusive is from Zorro Heights and Ghost Rider Way. This is due to the proposed retaining wall between the east side of these lots and Shawnee Drive. Because of this Zorro Heights and Ghost Rider Way will need to meet fire code requiriements. Note this is shown on Sheet 6 of 7 (Street Improvement Signage Plan) of the Construction Drawings uploaded under Filing 2.
Attention	Approved fire lane markings are required along both sides of Ghost Rider Heights and Zorro Heights from the point they intersect with each other back to Pony Club Lane. This is required to ensure minimum fire code required width of 20-ft for the fire lane is provided.