



Hillpointe Apartments Site Development Plan

To: Richie Lyon, HR Green, Inc.

From: Thomas P. Joyce, Plans Examiner / Fire Inspector III

Project: Hillpointe Apartments Site Development Plan

Code Reference: Land Development Code (LDC); 2021 International Fire Code (IFC) & Colorado Wildfire Resiliency Code (CWRC)

Date: June 4, 2026

Subject: Secondary Emergency Access Requirements – Hillpointe Apartments (PPR2613)

The proposed secondary emergency access shall comply with the requirements of the El Paso County Land Development Code (LDC), the 2021 International Fire Code (IFC), and applicable Colorado Wildfire Resiliency Code (CWRC) provisions governing emergency access, evacuation, and fire apparatus operations.

Code Path

LDC § 6.3.3(C)(3)(a) establishes the intent that access for emergency responders, ingress, egress, and evacuation shall be provided for all buildings.

LDC § 6.3.3(C)(3)(e)(ii) permits a one-way emergency vehicle lane with a minimum unobstructed width of sixteen (16) feet.

LDC § 6.3.3(C)(3)(h) limits emergency vehicle lane grades to a maximum of ten percent (10%), unless otherwise approved by the Fire Authority and Approval Authority.

LDC § 6.3.3(C)(4)(a) establishes gate requirements, including a minimum thirty (30) foot setback from the public right-of-way and a gate opening width at least two (2) feet wider than the traveled way.

IFC Sections 503.2.3 and 503.6 require emergency access roads to support imposed fire apparatus loads, provide all-weather driving capability, and include approved emergency gate operation.

CHFD Design Criteria

The proposed secondary emergency access is identified as an emergency vehicle-only access route and shall meet the following minimum criteria:

- Minimum sixteen (16) foot unobstructed roadway width.
- Minimum sixteen (16) foot clear gate opening width.
- Knox access and approved emergency gate operation.
- Minimum vertical clearance of thirteen (13) feet six (6) inches.
- Maximum roadway grade of ten percent (10%), unless otherwise approved.
- Minimum turning radii of twenty-five (25) feet inside and fifty (50) feet outside.
- All-weather driving surface designed to support the largest responding fire apparatus.
- Roadway structural section designed by the project engineer and capable of meeting HS-20 loading requirements or equivalent fire apparatus loading criteria.

Proposed Access Surface

CHFD acknowledges HR Green's proposed emergency access consisting of a sixteen (16) foot-wide compacted aggregate roadway designed for all-weather use. Final roadway design, aggregate section, compaction requirements, drainage, and structural capacity shall be demonstrated by the project engineer and approved by the applicable reviewing agencies.

Emergency Response Considerations

Pursuant to LDC § 6.3.3(C)(3)(a), CHFD requests that emergency access design provides reliable emergency responder access and support emergency evacuation operations. This includes evaluation of roadway connectivity, access restrictions, gate operation, and other features that may affect emergency response times, firefighter safety, and public safety.

Respectfully,



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