CIMARRON HILLS FIRE DEPARTMENT
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Hillpointe Apartments
Site Development Plan

To: Jen Uhler, Project Manager
For: Blaine Perkins, HR Green, Inc.
Project: Hillpointe Apartments Site Development Plan
EA Number: EA2593
File Number: PPR2613
Date: June 1, 2026

Subject: Fire Department Site Development Plan Review Comments – Hillpointe Apartments (PPR2613)

This memorandum serves as the Cimarron Hills Fire Protection District (CHFPD) site development plan review for the above-referenced project. All development shall comply with the adopted 2021 International Fire Code (IFC), as amended, and all applicable District fire protection requirements.

The Cimarron Hills Fire Department (CHFD) has reviewed the submitted site development plan and provides the following comments for consideration.

1. Fire Apparatus Access Road Evaluation

Pursuant to IFC Sections 503 and 503.2.4, fire apparatus access roads shall be designed and maintained to accommodate the turning movements and operational requirements of the fire apparatus serving the development. CHFD requests verification that all internal roadways, intersections, parking lot drive aisles, fire lanes, and turnaround areas can accommodate an aerial ladder apparatus, including consideration of apparatus length, wheelbase, overhang, steering geometry, and operational setup requirements.
The applicant shall evaluate potential restrictions including, but not limited to:

- Narrow roadway widths
- Insufficient turning radii
- Tight corner geometry
- Vertical clearance limitations
- Landscaping encroachments
- Parking conflicts
- Utility or site obstructions

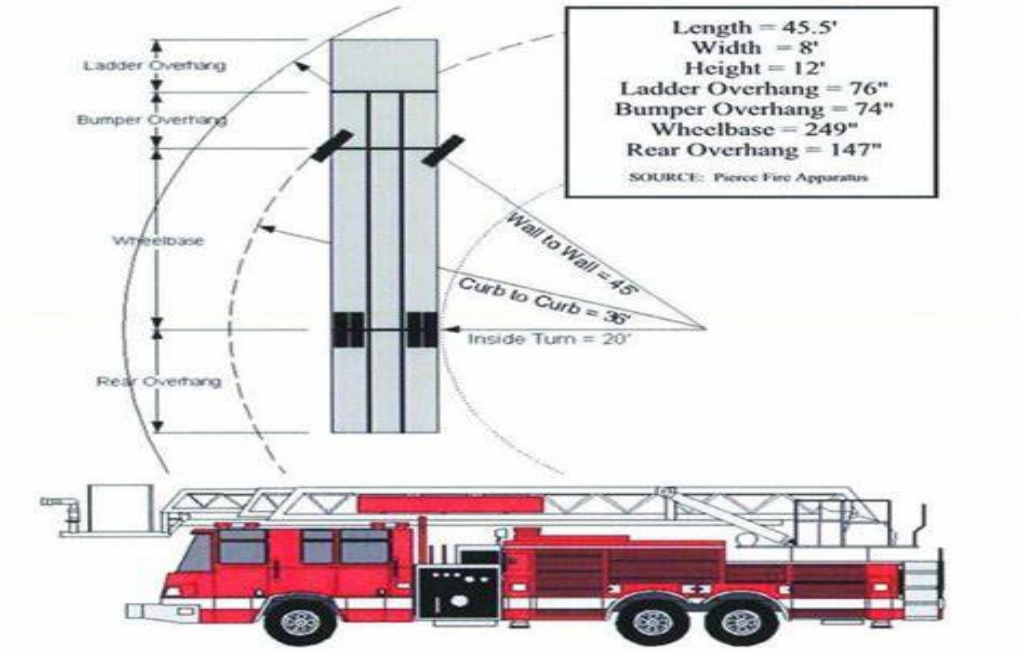
2. Turning Radius Considerations

Fire apparatus access roads shall provide turning geometry sufficient to accommodate responding fire apparatus. As a design reference, CHFD recommends evaluation of the following minimum dimensions:

- Inside Turning Radius: 25 feet minimum
- Outside Turning Radius: 42 feet minimum

Where aerial apparatus access is required, larger turning radii may be necessary based on apparatus specifications and site conditions.

Key Elements: 2021 International Fire Code (IFC) Aerial Fire Apparatus Access Roads



3. Dead-End Fire Apparatus Access Roads

Dead-end fire apparatus access roads exceeding 150 feet in length shall comply with IFC Appendix D, Section D103.

Figure D103.1

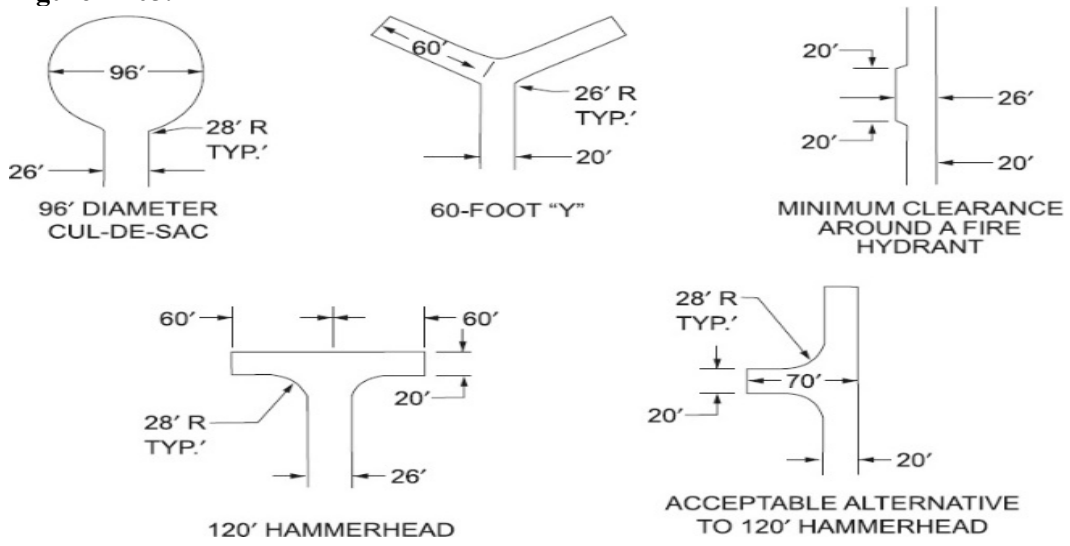


Table D103.4 Requirements for Dead-End Fire Apparatus Access Roads

DEAD-END LENGTH (feet)	MINIMUM WIDTH (feet)	TURNAROUND REQUIREMENT
0 – 150	20	None required
151 – 500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac
501 – 750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac
Over 750	Special approval required	

Electric Vehicle Charging Equipment:

EV charging equipment shall be installed in accordance with the 2021 International Fire Code (IFC), adopted electrical code, and manufacturer installation instructions.

Pursuant to IFC Section 1207.5, EV charging equipment subject to vehicle impact shall be protected from physical damage by approved means, including but not limited to bollards, wheel stops, curbs, landscape islands, or equivalent protection. Alternatively, equipment may be installed outside the normal vehicle path of travel where demonstrated to be protected by location.

EV charging equipment, pedestals, transformers, cabinets, and associated infrastructure shall not obstruct or reduce required fire apparatus access road widths, fire lanes, fire hydrants, fire department connections (FDCs), means of egress, emergency access points, or required electrical working clearances.

Site plans shall clearly identify the location of all EV charging equipment and demonstrate compliance with applicable fire and electrical code requirements, including the proposed method of impact protection where required.

The safety of the community and responding emergency personnel depends upon providing adequate fire apparatus access throughout the development. Proper roadway geometry, turnaround design, and protection of critical infrastructure help ensure emergency response vehicles can safely and effectively operate during fire and life-safety incidents without damage to apparatus, landscaping, utilities, or site improvements.

Additional comments may be provided upon receipt of revised plans or further fire apparatus access analysis.

Respectfully,

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