

Company:	Cimarron Hills Fire Dept.	Date:	11/19/2025
Address:	1835 Tuskegee Place Colorado Springs, CO 80915	Project:	Chick-Fil-A SPD
Attention:	Thomas P. Joyce Division Chief of Fire and Life Safety	From:	Kyle Goodwin, P.E.
Re:	Permit/Approval Explanation	File No.:	PPR2251

Comment and Response Letter:

1. Comment: Limited fire apparatus turning and staging space, which poses challenges during emergency response.

Response: A survey of the existing parking lot in front of VASA was completed by Merrick & Company. A Vehicle Tracking analysis was performed for a firetruck access route coming in off Palmer Park Blvd, turning into the parking lot, serving the Chick-Fil-A building, maneuvering through the parking lot, and leaving via the same access point. Along this route, the minimum drive aisle width is 28' and the firetruck can make turns around the existing and proposed islands without striking them.

2. Comment: Tight stall dimensions limit vehicle maneuverability for both private vehicles and emergency responders.

Response: The truck turn has been provided to demonstrate the feasibility of access to the proposed development.

3. Comment: Insufficient aisle widths that do meet standard fire lanes or fire department access road width requirements as outlined in the applicable editions of the International Fire Code (IFC) and El Paso County Developments Standards.

Response: Per the 2015 IFC code, the minimum fire lane width is 20' which is met throughout the existing and proposed portions of the parking where the minimum drive aisle width is 24' in the parking lot, but 28' throughout the firetruck access route.

