

Fire Department Review Comments

The Cumru Township Fire Department has reviewed the proposed Sketch Plan for the Route 10 TND 537-unit Development and recommends that the following fire and emergency access considerations be addressed during the land development process:

1. Emergency Vehicle Access

- All access roads shall support the weight and dimensions of fire apparatus.
- Access roads shall remain unobstructed and maintain required clear widths at all times.
- Gates, traffic-calming devices, and other access controls shall be reviewed by the Fire Department.

2. Roadway Design

- Provide a minimum of two points of ingress/egress
- Roadways shall be designed to accommodate the largest responding fire apparatus.
- Cul-de-sacs shall meet minimum turnaround requirements.
- Roadway widths shall be designed per all applicable codes
- Dead-end roadways exceeding applicable code limits shall provide approved turnarounds.
- Bridge structures, retaining walls, and other infrastructure shall be designed for fire apparatus loading.

3. Turning Radius

- Exhibit turning templates demonstrating that emergency vehicles can navigate all intersections, roundabouts, parking areas, and internal roadways.
- Minimum inside and outside turning radii shall be sufficient for the largest fire apparatus.

4. Parking Controls

- Parking shall not reduce required fire lane widths.
- Designated fire lanes shall be clearly marked with signage and pavement markings.
- On-street parking restrictions may be necessary along narrow roadways, intersections, hydrant locations, and apparatus access routes.

5. Fire Hydrant System

- Hydrant locations shall be coordinated with the Fire Department.
- Hydrant spacing shall comply with the adopted fire code and applicable water authority standards.
- Hydrants shall be located to provide adequate fire flow coverage to all structures.
- Hydrants shall be positioned to avoid obstruction by parked vehicles, landscaping, or site features.

- Hydrant locations shall be identified on all construction and final land development plans.

6. Water Supply and Fire Flow

- Demonstrate available fire flow and duration for the entire development.
- Provide a professional engineer's certification that required fire flows can be met under peak demand conditions.
- Any fire pumps, storage tanks, or supplemental water supply systems shall be reviewed by the Fire Department.

7. Building Access

- Fire Department access roads shall be provided within required distances of all buildings.
- Buildings exceeding fire code thresholds may require additional access roads, aerial apparatus access, fire lanes, or fire protection systems.

8. Addressing and Wayfinding

- Street names, building numbering, and site wayfinding signage shall be coordinated with emergency services prior to occupancy.
- Addressing shall be visible from responding apparatus and compliant with local standards.

9. Elevation-Related Concerns

- The proposed site elevation and topography should be reviewed to determine any impacts on emergency access, particularly during adverse weather events.
- Areas with steep slopes, significant elevation changes, or limited access routes may require additional mitigation measures to ensure reliable response by emergency services.

The Fire Department will provide additional comments during the land development and building permit review process as more detailed plans become available.

Respectfully,

Jim Beane

Fire Chief

Cumru Township Fire Department

9/10/26