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**Department of Permitting Services  
Fire Department Access and Water Supply Comments**

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**DATE:** 04-May-20  
**TO:** Brandon Frtiz  
Soltesz  
**FROM:** Marie LaBaw  
**RE:** Wilgus  
120200140

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**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **09-May-20**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

**\*\*\* Conditions to be finalized at site plan:**

**1) Parking restrictions**

**2) Lobby, FDC, and hydrant locations \*\*\***

May 5, 2020

S. Marie LaBaw, PhD, PE  
Fire Department Access and Water Supply  
Department of Permitting Services  
255 Rockville Pike, 2<sup>nd</sup> Floor  
Rockville, MD 20850

Re: Wilgus Performance Based Design Review  
Preliminary Plan #120200140

Dear Marie,

On behalf of our client, Wilgus-Montrose Associates LLC, we are requesting the review and approval of a performance based design in conjunction with a proposed mixed use development on the property described below.

The subject property is approximately 16.64 acres and is bounded by East Jefferson Street to the west, Montrose Road to the north, Towne Road to the east, and Montrose Parkway to the south. Stonehenge Road partially bisects the property. The property is currently undeveloped. The proposal is to redevelop the property with a mixed-use development, including 15,000 s.f. commercial, 604 multifamily units, 34-2 over 2 units, and 107 townhouses.

All of the townhomes will have a partial fourth story. For units where the front main side hinge door is more than 50 feet but less than 150 feet from a fire access lane, the fire access plans show an orange band in the front and a purple band in the rear to indicate they are fire height restricted in the front and require secondary rear access within 50' from a fire access lane. These units will provide a 3' side hinge door as a secondary egress on the rear wall of the first story. The rears of these fire restricted units will be permitted to have window sills/dormers above 27 feet, while the fronts of these units will not be permitted sills/dormers, including false dormers above 27 feet.

Since this architectural design provides front height restricted fire fighter access and rear fire department vehicular access, we believe that the performance based design in this case will provide adequate access for fire apparatus.

Please contact us with questions or if you need additional information.

Sincerely,



Brandon J. Fritz, PE  
Project Manager  
Soltesz, Inc.

**FIRE CODE ENFORCEMENT****Fire Department Access Review**

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation

BY: SML\* FM: 43 DATE: 5/9/2020



5/5/20

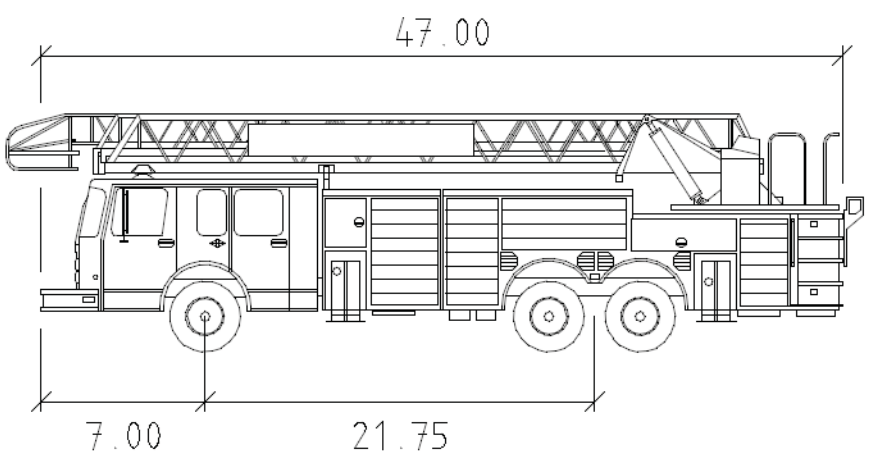
**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NO. 26286, EXPIRATION DATE: 06-21-2021

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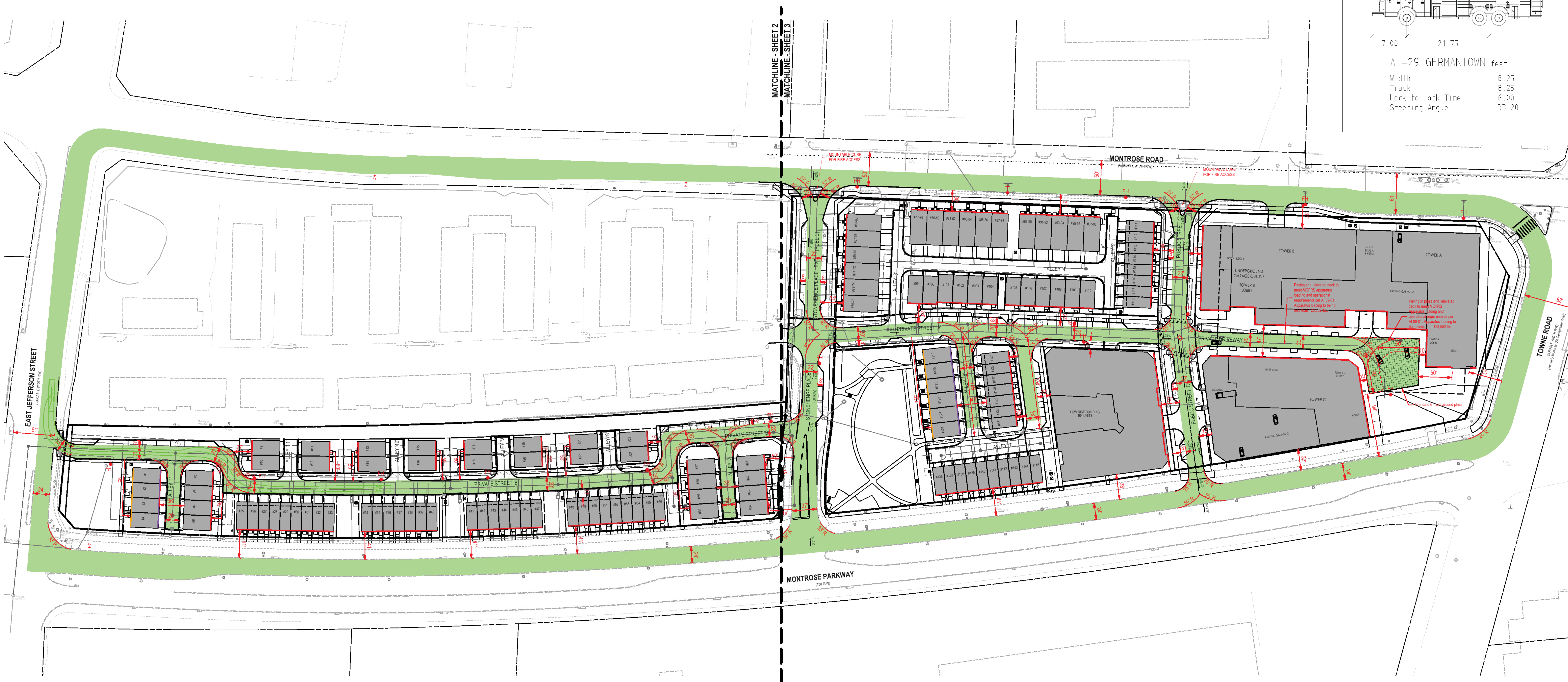
**LEGEND**

- FIRE ACCESS LANE  
Meets apparatus loading to be no less than 85,000 lbs or meet tertiary road subgrade.
- EXISTING / PROPOSED FIRE HYDRANT
- PRIMARY BUILDING ACCESS WITHIN 50'

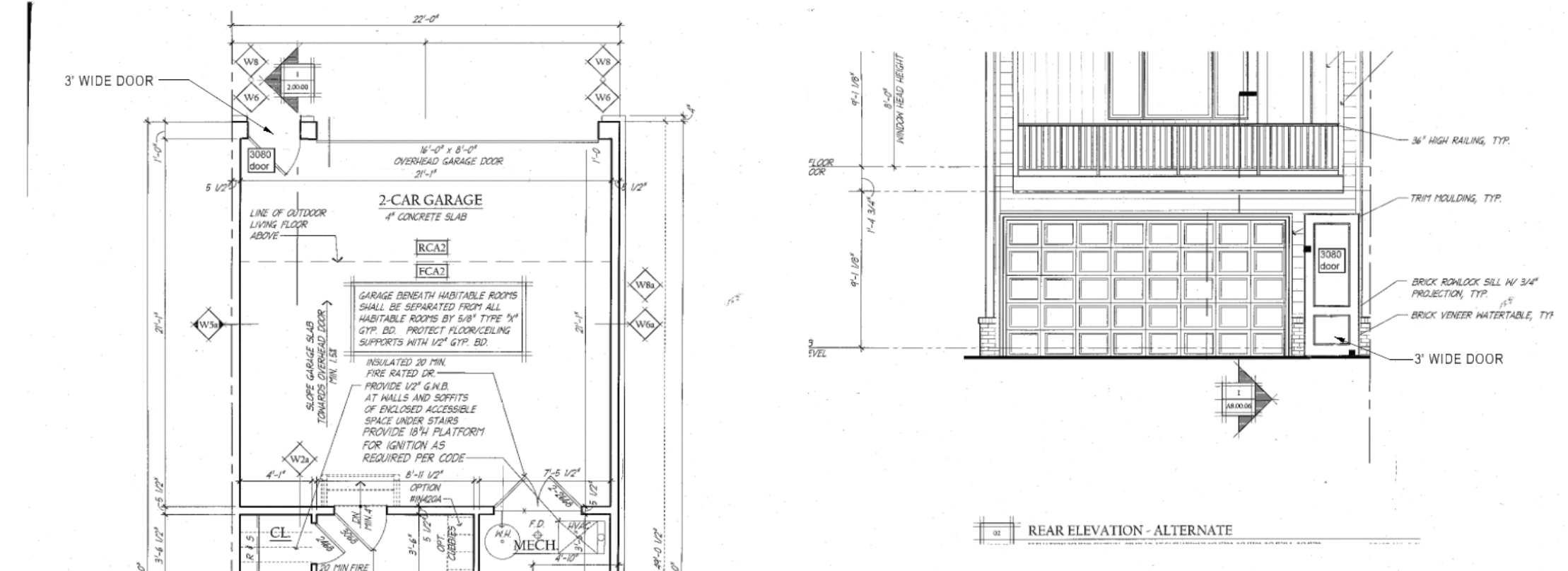


AT-29 GERMANTOWN feet

Width	8.25
Track	8.25
Lock to Lock Time	6.00
Steering Angle	33.20



**REAR-LOAD TOWNHOUSE FIRE ACCESSIBLE 3' WIDE SIDE HINGE DOOR GARAGE ENTRY DETAIL:  
(APPLIES TO UNITS WITH PRIMARY ACCESS BETWEEN 50'-150' AND SECONDARY ACCESS WITHIN 50' -  
SEE BLDGS WITH PURPLE LINE DESIGNATION)**



**FIRE CODE ENFORCEMENT**

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to affect required access will be required if found upon inspection after installation.

BY: SML\* PM: 43 DATE: 5/9/2020

- PRIMARY ACCESS WITHIN 50'
- PRIMARY ACCESS WITHIN 150'
- SECONDARY ACCESS WITHIN 50'

**ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAN SHOWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1961 AND AS AMENDED THEREAFTER.

SIGNATURE: BRANDON J. FRITZ, P.E. TITLE: PROJECT MANAGER  
 NO. REG. NO. 26286



**PROFESSIONAL CERTIFICATION**

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**FIRE DEPARTMENT ACCESS OVERALL PLAN**

**PRELIMINARY PLAN  
WILGUS TRACT**

# 120200140

POTOMAC (1ST) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

**SOLTESZ, INC.**

Rockville Office  
 2 Research Place, Suite 100  
 Rockville, MD 20850  
 P. 301.948.2750 F. 301.948.9067

Rockville  
 Lanham  
 Waldorf  
 Leonardtown  
 Frederick  
 Soltesz DC, LLC

www.soltesz.com

NO.	DATE	CAO STANDARDS VERSION	REVISIONS	BY	DATE
DESIGNED	JANUARY 2020	KDL	NC		
CHECKED				BJF	

**MISS UTILITY NOTE**

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-251-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHOEVER'S LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THE PLAN.

**OWNER/DEVELOPER/APPLICANT**

WILGUS/MONTROSE ASSOCIATES LLC  
 7811 MONTROSE ROAD  
 SUITE 200  
 POTOMAC, MD 20854  
 PHONE: (301) 399-1500  
 RICHEN@WILGUS.COM  
 RICHARD COHEN

MAP	ADC	GRID	5285
TAX MAP	GC62	PLANNING CATEGORY	CE23, CE16, CE19, CE20, CE21, CE22, CE23, CE24, CE25, CE26, CE27, CE28, CE29, CE30, CE31, CE32, CE33, CE34, CE35, CE36, CE37, CE38, CE39, CE40, CE41, CE42, CE43, CE44, CE45, CE46, CE47, CE48, CE49, CE50, CE51, CE52, CE53, CE54, CE55, CE56, CE57, CE58, CE59, CE60, CE61, CE62, CE63, CE64, CE65, CE66, CE67, CE68, CE69, CE70, CE71, CE72, CE73, CE74, CE75, CE76, CE77, CE78, CE79, CE80, CE81, CE82, CE83, CE84, CE85, CE86, CE87, CE88, CE89, CE90, CE91, CE92, CE93, CE94, CE95, CE96, CE97, CE98, CE99, CE100
WESC 200 SHEET			
215 NW 05			
SITE DATUM			
HORIZONTAL	NAD83		
VERTICAL	NAD83		

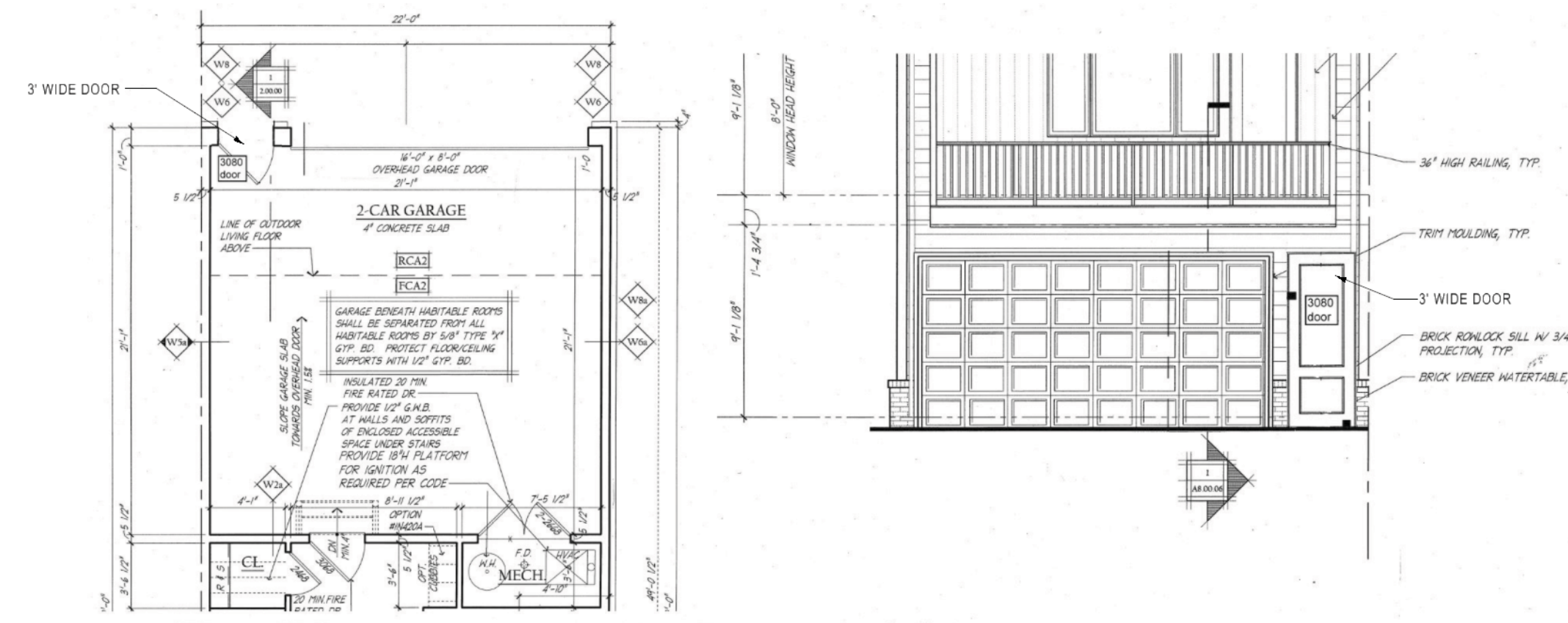


SHEET 1 OF 3

PROJECT NO. 120200140

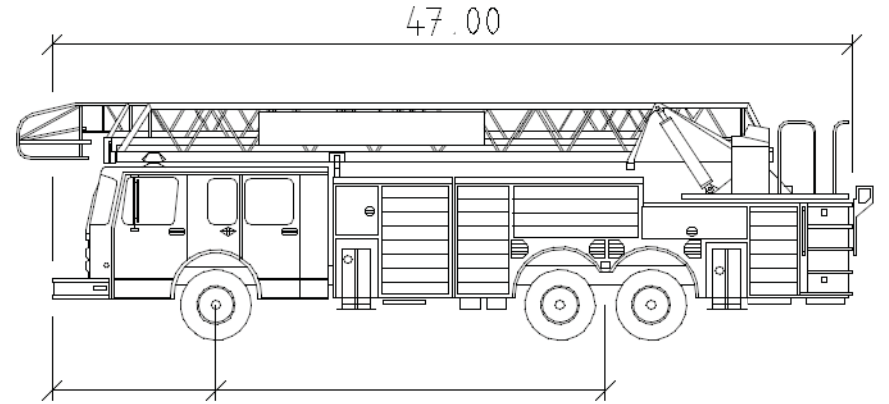
DATE: 5/4/20

**REAR-LOAD TOWNHOUSE FIRE ACCESSIBLE 3' WIDE SIDE HINGE DOOR GARAGE ENTRY DETAIL:**  
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 SEE BLDGS WITH PURPLE LINE DESIGNATION)

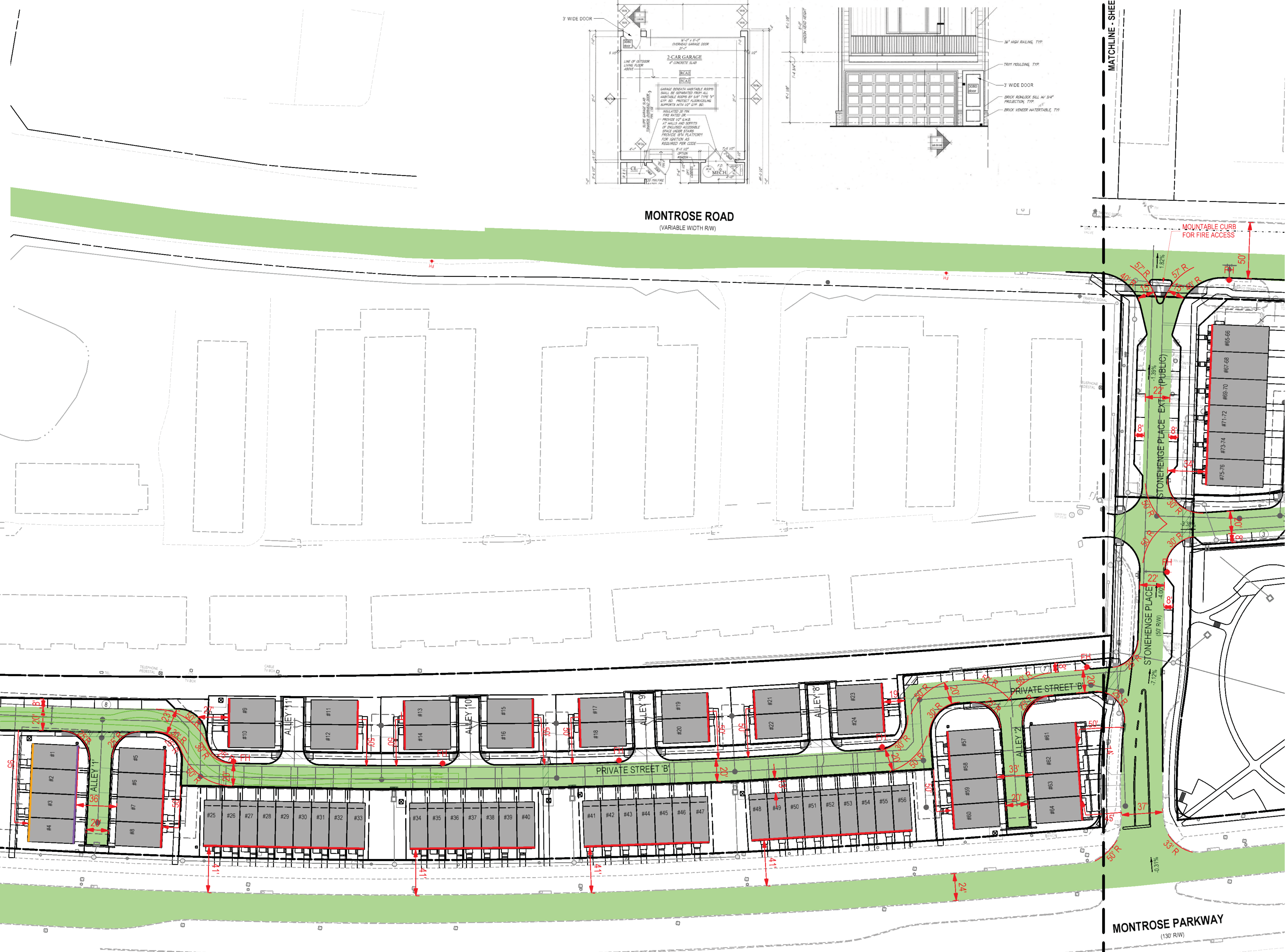


**LEGEND**

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 Lock to Lock Time: 6.00  
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**FIRE CODE ENFORCEMENT**  
 Fire Department Access Review  
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 BY: SML\* PM: 43 DATE: 5/9/2020

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 SIGNATURE: BRANDON J. FRITZ, P.E. DATE: \_\_\_\_\_  
 TITLE: PROJECT MANAGER  
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**SOLTESZ, INC.**  
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NO.	DATE	REVISIONS	BY	DATE
DESIGNED	JANUARY 2020	CAO STANDARDS VERSION 18 - NCS	KDL	
TECHNICIAN		NC		
CHECKED			BJF	

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MAP	ADC	GRID	5285
TAX MAP	GC02		
WSSC 200 SHEET			
SITE DATUM	215 NW 05		
HORIZONTAL	NAD83		
VERTICAL	NAD83		

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 LICENSE NO. 26286 EXPIRATION DATE: 06/21/21  
  
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**FIRE DEPARTMENT ACCESS PLAN**

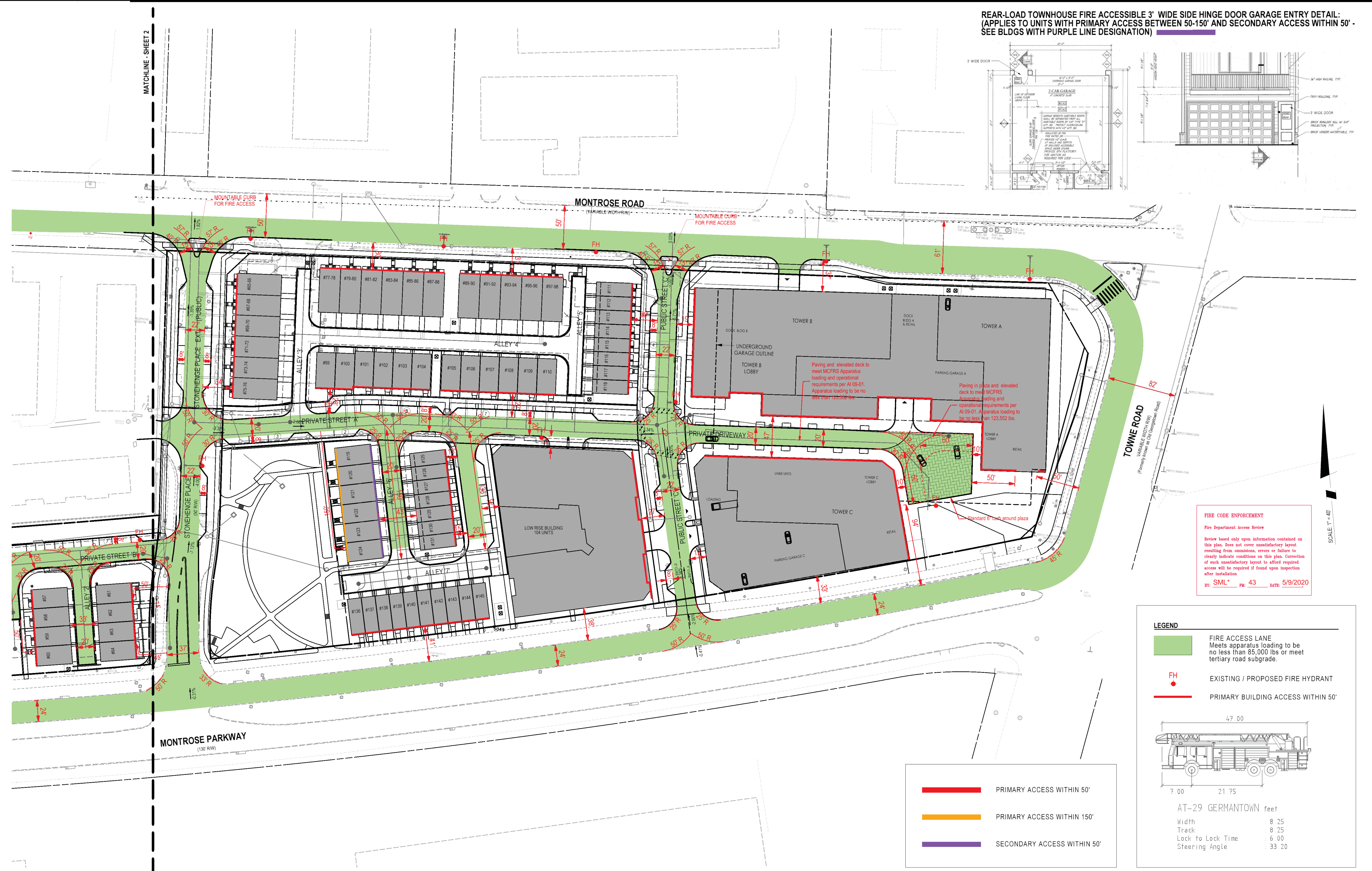
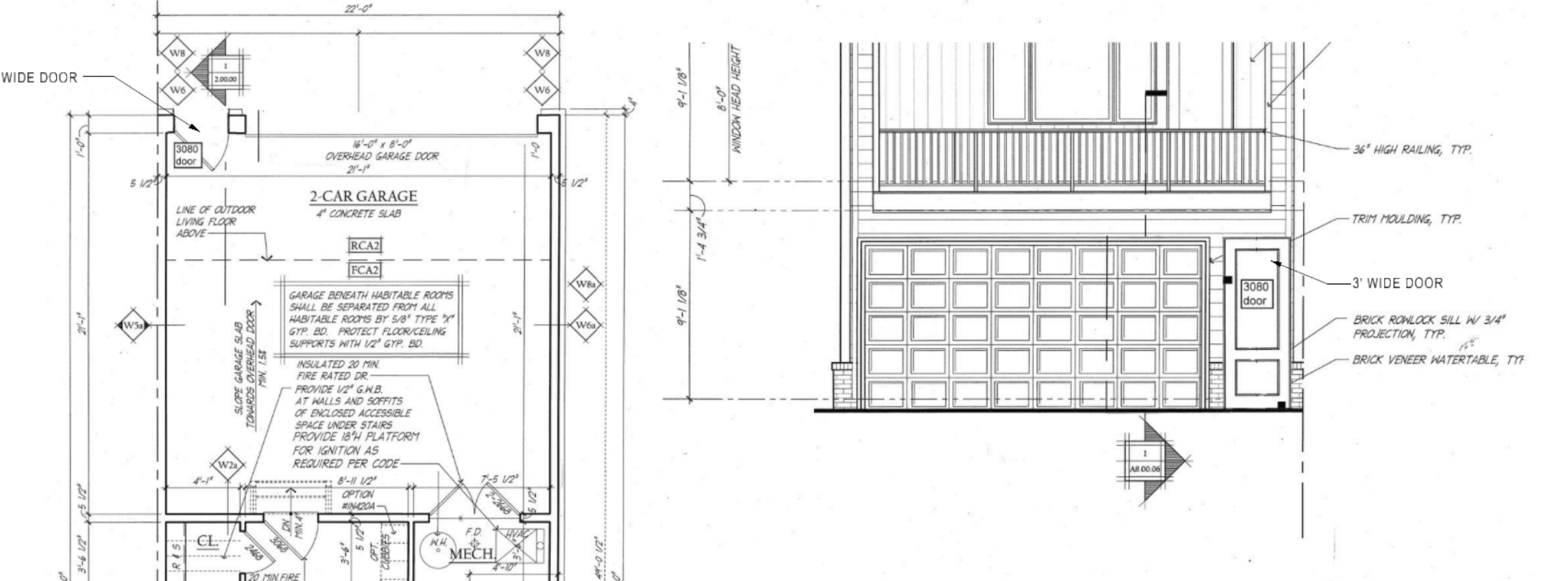
**PRELIMINARY PLAN**  
**WILGUS TRACT**  
 # 120200140

POTOMAC (1ST) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

PROJECT NO. 1206-02-01  
 SHEET 2 OF 3

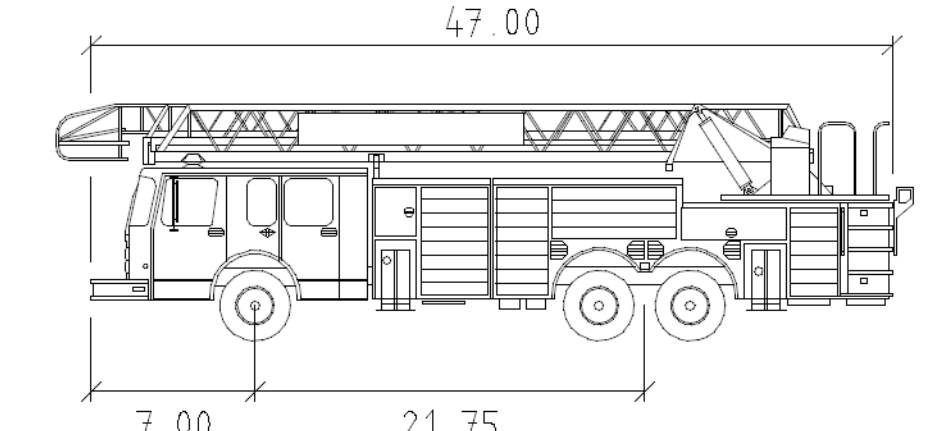
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RICHARD COHEN

MAP	ADC	GRID	5285
TAX MAP	0202	PLANNING CATEGORY	CR-23 (1-D, 16-18, 20-23)
WSSC 200 SHEET		CR-23 (1-D, 16-18, 20-23)	SR-07C, CR-23, R-23, HD
215 NW 05			
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**FIRE DEPARTMENT ACCESS PLAN**

**PRELIMINARY PLAN**  
**WILGUS TRACT**  
# 120200140

POTOMAC (1ST) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

SHEET	3
OF	3
PROJECT NO.	1205-02-01

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