

April 19, 2021

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: Northpark at Montrose Performance Based Design Review  
Site Plan #820210080

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 residential development on the property described below.

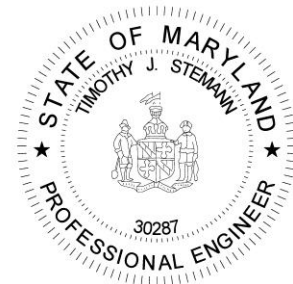
The subject property is approximately 16.64 acres and is bounded by East Jefferson Street to the west, Montrose Parkway to the south, Montrose Road to the north, and Towne Road to the east. The property is currently vacant except for a gas station along Montrose Road. Our client is proposing a mixed residential development, including 141 units of single-family townhomes and multi-family condos.

In accordance with the MCDOT 7/9/2020 preliminary plan approval which included the intersection of Montrose Road and Northpark Drive and Montrose Road and Street C, right-in right-out designs are proposed. Fifteen foot wide one lane wide entrances and exits meet the minimum one-way width of 12' for fire access and outer radii of 60'. They are proposed from Montrose Road onto these streets before the road widens to a twenty-two foot wide road. Because there are no units fronting directly onto the streets in front of the one-way entrances and exits, fire access will be able to be provided in front of all units within a typical 20' wide fire accessible vehicular travel way. 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,

Tim Stemann, PE, Project Manager  
Soltesz, Inc.



**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. 30287, EXPIRATION DATE: 05/18/2022