



September 28, 2017

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

**Re: Bloom Montgomery Village
 Performance Based Code Design Justification
 Preliminary Plan No. 120170150
 Site Plan No. 820170130
 VIKA #VM1920B**

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

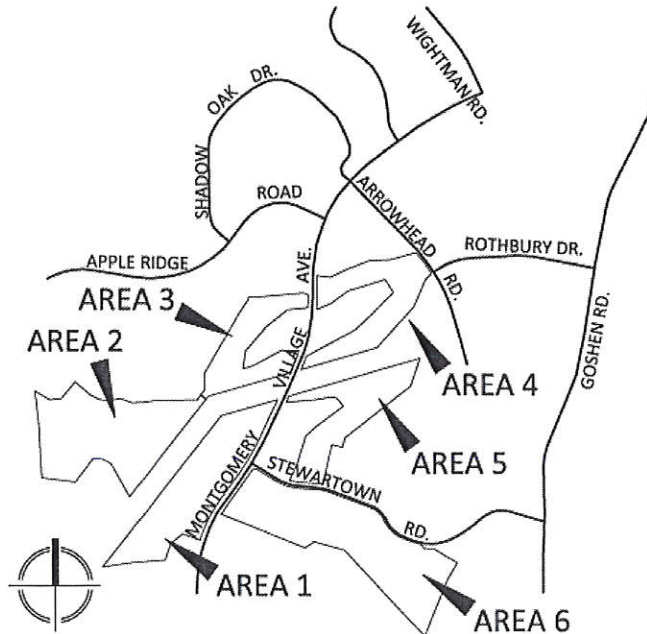
9/29/2017

BY: SAL FM: 43 DATE: _____

Dear Marie:

On behalf of our client, Monument Realty, we are requesting review and approval via performance-based design for the Bloom Montgomery Village in accordance with your review and comment about access from 2 points along and alley and a road not satisfying operational policy.

The project is located between Watkins Mill Road and Montgomery Village Avenue and to the east of Montgomery Village Avenue and bordered by Arrowood Drive to the north, as shown on the Vicinity Map, below. Six areas comprise the full project area, although this performance-based justification applies to only certain portions of the project indicated on the accompanying Fire Access Plan.



VIKA Maryland, LLC

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Montgomery Village Avenue and Watkins Mill Road are public roads with posted speed limits of 35 miles per hour; existing and proposed Stewartown Road have posted speed limits of 25 miles per hour. All other roads will be private streets and alleys with speed limits of 20 miles per hour. The community will include 494 townhouse and detached units, many with integrated rear-loaded garages served by private alleys. As shown on the Fire Access Plan, several "sticks" of townhouses face a landscaped open space with a common walkway and lead walks to the front doors. Illustrations of performance-based signage and locations are on the Fire Department Access Plan, which is incorporated herein.

All units will have the following basic elements, regardless of location or access, which will provide the performance elements necessary to determine the shortest path from the applicable alley or street:

- Each "stick" of units will be addressed from the same alley or road
- One side-hinge entry door in the front or front-facing side
- Sill heights of a maximum of 27 feet wherever the walkable path is over 50 feet
- Address numbers on the front, front-facing side, and alley
- A maximum 150-foot walkable path from street or alley to each side-hinge door
- Restricted parking where fire access to units is required

Over the majority of the site, the units are within 150' of a single access street or alley, but numerous factors constrain particular areas resulting in this request. These constraints include:

- An existing floodplain and stream valley buffer
- Existing communities along the perimeter necessitating buffers and setbacks
- Master plan requirements for significant open space and park dedications
- Steep slopes and cut/fill constraints limiting grading to 3:1 or 4:1 slopes over easements
- Limited buildable area resulting in infill development patterns

In accordance with your review and comment about access from 2 points along an alley and a road not satisfying operational policy, we've proposed a performance based solution involving signage to better direct emergency responders. In each case where these constraints do not allow for the typical access strategy from the same street or alley, as shown on the submitted fire access plan, we will provide signage to the following specifications:

- Three signs for each circumstance
- One sign where the walkable path diverges indicating the walkable path with directional arrows to all units by address number
- Two signs at each end of the townhouse "stick" with the relevant set of addresses and the directional arrow
- Minimum 3-inch tall reflective white lettering on a dark background
- Height to be determined in consultation with agency staff

We hope that this letter and the revised Fire Access Plan are responsive to your review comments. Please contact me with any questions or if you need additional information.

Sincerely,
VIKA Maryland, LLC

Jeff Amateau, PE

