DATE: 11-Aug-21
TO: William KC Reed
    Rodgers Consulting, Inc.
FROM: Marie LaBaw
RE: Creekside at Cabin Branch (see 120200050)
     820200160

PLAN APPROVED

1. Review based only upon information contained on the plan submitted 04-Aug-21. 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.

*** Fire lanes orders to be submitted for final processing when alleys are named ***
Marie LaBaw PhD, PE  
Fire Department Access and Water Supply  
Department of Permitting Services, Montgomery County  
2425 Reedie Drive, 7th Floor  
Wheaton, MD 20902  

Project Name: Creekside at Cabin Branch  
Preliminary Plan: #120200050  
Rodgers File #: 0377AB10  

Traffic Order  

Introduction:  

The intent of this document is to outline the areas designated “No Parking Any Time” per Montgomery County Executive Regulation 29-08 for the Creekside at Cabin Branch Development. In addition to the regulation, proximity to proposed fire hydrants was accounted for when delineating these parking restricted areas.

All roads to be constructed will be described and for reference purposes, the terminology of North, East, South, and West will be used. Private streets will not be covered in this document as signage in for these areas is proposed by the fire lane order.

Creekside Boulevard:

Creekside Boulevard is a primary road that begins with a connection to existing Clarksburg Road (MD 121) and continues to the northwest for 2,500 linear feet (LF) with one travel lane in each direction. The roadway begins as two 12’ travel lanes separated by a median, and tapers to continuous 22.5’ paving width with intermittent 8’ parking bump-outs on the north side. The roadway ends in a teardrop-shaped loop with a 20’ paving width. There are numerous intersecting cross streets that will be referenced for location purposes. Areas designated as “No Parking Any Time” are as follows:

1. The south side of Creekside Boulevard for the entirety of the road.
2. The north side of Creekside Boulevard beginning at the entrance from Clarksburg Road and terminating 76 LF past Wood Frog Drive.
3. The north side of Creekside Boulevard beginning 60 LF before Reed Drive and terminating 52 LF past Reed Drive.
4. The north side of Creekside Boulevard beginning 57 LF before Lindsay Drive and terminating 55 LF past Lindsay Drive.
5. The north side of Creekside Boulevard beginning 44 LF before Connor Road and terminating 46 LF past Connor Road.
6. The north side of Creekside Boulevard beginning 69 LF before Sculpin Lane and terminating 35 LF past Sculpin Lane.
7. Both sides of Creekside Boulevard beginning past the driveways for lots 70 and 83 at station 23+05 and continuing through the teardrop-shaped loop at the end of the road.
Wood Frog Drive:

Wood Frog Drive is a secondary road that begins with a connection to Creekside Boulevard and continues to the northeast for 507 LF to Lindsay Drive. The road has a 21.5’ paving width with one travel lane in each direction and intermittent 8’ parking bump-outs on the north side. Areas designated as “No Parking Any Time” are as follows:

1. The south side of Wood Frog Drive for the entirety of the road.
2. The north side of Wood Frog Drive beginning at Creekside Boulevard and terminating 48 LF past the intersection.
3. The north side of Wood Frog Drive beginning 35 LF before Alley B6 and terminating 45 LF past Alley B6.
4. The north side of Wood Frog Drive beginning 45 LF before Alley B5 and continuing the end of the road at Lindsay Drive.

Reed Drive:

Reed Drive is a secondary road that begins with a connection to Creekside Boulevard and continues to the northeast for 535 LF to Lindsay Drive. The road has a 21.5’ paving width with one travel lane in each direction and intermittent 8’ parking bump-outs on the north side. Areas designated as “No Parking Any Time” are as follows:

1. The south side of Reed Drive for the entirety of the road.
2. The north side of Reed Drive beginning at Creekside Boulevard and terminating 69 LF past the intersection.
3. The north side of Reed Drive beginning 39 LF before Alley C4 and terminating 39 LF past Alley C4.
4. The north side of Reed Drive beginning 39 LF before Alley C5 and continuing 37 LF past Alley C5.
5. The north side of Reed Drive beginning 39 LF before Lindsay Drive and continuing to the end of the road at Lindsay Drive.

Pika Court:

Pika Court is a tertiary road that begins with a connection to Creekside Boulevard and continues to the southwest for 455 LF, ending in a circle. The road has a 21.5’ paving width with one travel lane in each direction and an 8’ parking bump-out on the south side. The paving width tapers down to 20’ around the circle. Areas designated as “No Parking Any Time” are as follows:

1. The north side of Pika Court for the entirety of the road.
2. The south side of Pika Court beginning at Creekside Boulevard and terminating 45 LF past the intersection.
3. Both sides of Pika Court beginning 15 LF before the fire hydrant adjacent to lot 1 and continuing through the circle at the end of the road.

Connor Road:

Connor Road is a secondary road that begins with a connection to Creekside Boulevard and continues to the west for 1,566 LF, ending in a teardrop-shaped loop. The road has a total paving width of 29.5’. This is comprised of 21.5’ for one travel lane in each direction and 8’ of parking on the south side. The paving width tapers down to 20’ around the teardrop-shaped loop. Areas designated as “No Parking Any Time” are as follows:
1. The north side of Connor Road for the entirety of the road.
2. The south side of Connor Road beginning at Creekside Boulevard and terminating 35 LF past the intersection.
3. Both sides of Connor Road beginning at the driveways for lots 38 and 49 at station 13+90 and continuing through the teardrop-shaped loop at the end of the road.

Sculpin Lane:

Sculpin Lane is a secondary road that begins with a connection to Connor Road and continues to the east through Creekside Boulevard to Lindsay Drive for 1,467 LF. Between Connor Road and Creekside Boulevard the road has a 29.5’ paving width with one travel lane in each direction and 8’ of parking on the south side. Between Creekside Boulevard and Lindsay Road, Sculpin Lane has a 21.5’ paving width with one travel lane in each direction and intermittent 8’ parking bump-outs on the south side. Areas designated as “No Parking Any Time” are as follows:

1. The north side of Sculpin Lane for the entirety of the road.
2. The south side of Sculpin Lane beginning at Connor Road and terminating 35 LF past the intersection.
3. The south side of Sculpin Lane beginning 35 LF before Creekside Boulevard and terminating 69 LF past Creekside Boulevard.
4. The south side of Sculpin Lane beginning 42 LF before Alley D1 and terminating 42 LF past Alley D1.
5. The south side of Sculpin Lane beginning 42 LF before Alley D3 and continuing to the end of the road at Lindsay Drive.

Lindsay Drive:

Lindsay Drive is a secondary road that begins with a connection to Creekside Boulevard and continues to the east for 1,495 LF to Wood Frog Drive. The road has a 21.5’ paving width with one travel lane in each direction and intermittent 8’ parking bump-outs on the south side. Areas designated as “No Parking Any Time” are as follows:

1. The north side of Lindsay Drive for the entirety of the road.
2. The south side of Lindsay Drive beginning at Creekside Boulevard and terminating 60 LF past the intersection.
3. The south side of Lindsay Drive beginning 35 LF before Alley C2 and terminating 39 LF past Alley C2.
4. The south side of Lindsay Drive beginning 39 LF before Alley C1 and terminating 201 LF past Alley C1 at station 6+15.
5. The south side of Lindsay Drive beginning 67 LF before Reed Drive and terminating 96 LF past Reed Drive.
6. The south side of Lindsay Drive beginning 63 LF before Wood Frog Drive and continuing to the end of the road at Wood Frog Drive.
Pursuant to Section 22-33, Montgomery County Code, 1971, as amended, you are hereby notified that a Fire Lane has been established as described in this order. You are hereby ordered to post fire lane signs and paint curbs/pavement as identified below. When signs or paint work has been completed, this order will authorize the enforcement of this Fire Lane by appropriate police or fire officials. Compliance with this order must be achieved within 30 days of receipt when any of the following conditions are met:

- One or more structures addressed from the subject road are occupied;
- The road or accessway is available for use and at least one building permit for an address on the subject road has been issued; or
- The road or accessway is necessary fire department access.

LOCATION: Creekside at Cabin Branch Development - Southwest quadrant, intersection of MD Route 121 and Interstate 270

Delineate all areas where indicated by signs and/or paint.

- **SIGNS** -- (See attached diagram for location of sign placement)
  
  ![Signs](image)

  Signs must be posted so that it is not possible to park a vehicle without being in sight of a sign. Signs may be no further apart than 100 feet.

- **PAINT** -- (See attached diagram when painting is required)
  
  Paint must be traffic yellow with lines of Sufficient width to be readily identifiable/ readable by motor vehicle operators.

Cc: Fire Code Enforcement Section

Attachment: Fire Lane Diagram

Signature of Order Writer/I.D. #
FIRE LANE ESTABLISHMENT FORM

BUILDING OR SUBDIVISION NAME: Creekside at Cabin Branch

FIRE LANE LOCATION/ADDRESS: Southwest quadrant, intersection of MD Route 121 and Interstate 270

See attached drawing for designated fire lanes:

I have received the drawing and instructions for installing the designated fire lanes on property not owned by state or local government.

NAME AND TITLE OF PROPERTY REPRESENTATIVE

NAME: JEFFREY M. EDelman TITLE: DIR. LAND PLANNING AND ENTITLEMENT

SIGNATURE:


ADDRESS (where processed order will be mailed):

9302 LOE HILL, STE 1000 FAIRFAX, VA 22031

The designated fire lanes are the minimum necessary for fire/rescue access and are in accordance with Section 22-33 of the Fire Safety Code.

NAME: __________________________ SIGNATURE: __________________________

STA.#: __________ I.D.#: __________ DATE: __________________________

Comments: ___________________________________________________________

Fire Lane Installed Per Order

NAME: __________________________ DATE: __________________________

0092N/23
SIGNAGE

GENERAL NOTES:

Characteristics
Signs shall be all-season durable with red reflective lettering on a white background.

Where Required
Fire lane signs may be required in areas that meet the following criteria:

- Fire department access roadways with clear and unobstructed pavement width less than 28 feet wide - signs shall be posted on both sides and/or per direction from the fire marshal.

- Fire department access roadways with clear and unobstructed pavement width between 28 feet and 36 feet wide - signs shall be posted on one side only and/or per direction from the fire marshal.

- Fire department access roadways with clear and unobstructed pavement width exceeding 36 feet wide - fire lane restrictions per direction from the fire marshal.

- Fire department access roadways with limiting factors such as traffic calming devices, heavy volume, access to high risk occupancies, etc - fire lane restrictions per direction from the fire marshal.

Installation
Installation of the NO PARKING signs shall meet all of the following requirements:

- One at the beginning of the restriction (one arrow pointing towards the restriction zone).

- One at the end of the restriction (one arrow pointing back into the restricted zone).

- One at least every 200 feet within the restricted area (double arrow pointing in each direction, to indicate the continuing restriction).

- Spaced evenly within the restriction (for straight curbs/zones). For example, if the parking restriction zone is 400 feet long, only one double arrow sign is required at a distance of 200 feet from the beginning of the restriction. If the restriction zone is 450 feet long, two double arrow signs are required; spaced evenly from each other and from the beginning/ending signs.

- Spaced so that at least one readable sign is visible in front of a parked vehicle from any point along the restriction (for curved curbs/zones and areas that may present visual obstacles).

- Set at an angle of no fewer that 30 degrees and no more than 45 degrees with the lane of traffic flow visible to approaching traffic.

Some areas may need additional fire lane signs. Review by the Fire Marshal's office will identify additional requirements.

Other Fire Lane Designations
MCFRS Office of the Fire Marshal may require other designations such as curb painting in addition to signs. Per NFPA 1 Section 18.2.3.5 where required by the Montgomery County Fire and Rescue Service, approved signs or other approved notices shall be maintained to identify fire department access roads.
Per Montgomery County Executive Regulation 29-08AM, Fire Department apparatus access serving one and two family dwellings of three (3) stories or less, and having no window sill greater than twenty-seven (27) feet from grade on the same side of the structure as the access route, may be twenty-six (26) feet wide and allow parking on one side, if there are fifty (50) foot long operating bays at a maximum interval of three hundred (300) feet.

Per Montgomery County Code
31-17 No parking within 35 feet of an intersection.
31-19 No parking within 5 feet of a driveway.
31-20(b) No parking within 15 feet of fire hydrant
No Parking within 20 feet of painted crosswalk
No parking within 30 feet of traffic control signal/device

SAMPLE SIGN

FIRE LANE SIGNS SHALL BE 12 INCHES WIDE AND 18 INCHES HIGH
TYPICAL SIGNS & PLACEMENT

EITHER TYPE OF SIGN MAY BE USED PROVIDED THE SAME TYPE IS USED CONSISTENTLY
SIGN PLACEMENT
DETAIL

CURB

DRIVE

12"

7"