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

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**DATE:** 01-Mar-22  
**TO:** Stephanie Castor - scastor@solteszco.com  
Soltesz, Inc  
**FROM:** Marie LaBaw  
**RE:** Miles Coppola  
120220010

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**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **24-Feb-22**. 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.

**\*\*\* See statement of performance based design \*\*\***

**\*\*\* 6/8/2022 Revised Rt 355 connection & alley; see plan \*\*\***



**FIRE CODE ENFORCEMENT**

STRATEGIES FOR TODAY. INSIGHT FOR TOMORROW.

**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: SAC FM: 43 DATE: 6/8/2022  
original 3/1/2022

June 1, 2022

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: Miles Coppola Approved (3/1/22) FDA Plans & Performance Based Design Review, Preliminary Plan #120220010

Dear Marie,

On behalf of our client, Brookfield Properties, the developer of the Miles Coppola property, we wish to amend the previously approved plan from March 1, 2022. At the end of March DOT required our development to change our access road and the location of the MD 355 (Frederick Road) connection.

The required change only impacted the alignment of the Public Access Road, Private Street D, and Alley 5. No significant change was made to the units or their proximity to a Fire Access Lane or fire hydrants.

The updated plans still provide the minimum 20' wide Fire Access Lane, minimum inside radius of 25' and outside radius of 50' at all intersections, primary access to all units within 50' of a Fire Access Lane, fire hydrants within 100' of all FDC locations, and maintains the minimum number of access routes to the residential area required per number of households throughout the development.

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

Sincerely,

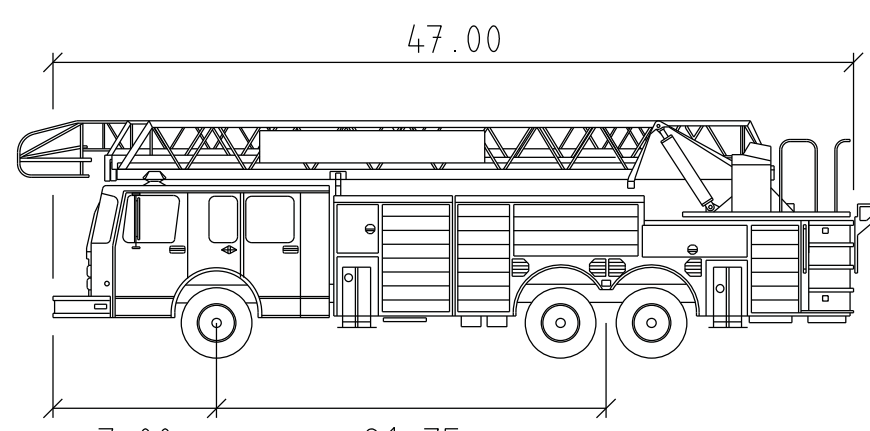
Richard M. McGill II, PE  
Project Manager  
Soltesz, Inc.

Enclosures: Miles Coppola Approved Sheet Markup Sheet 1 and Updated Sheet 1 Markup

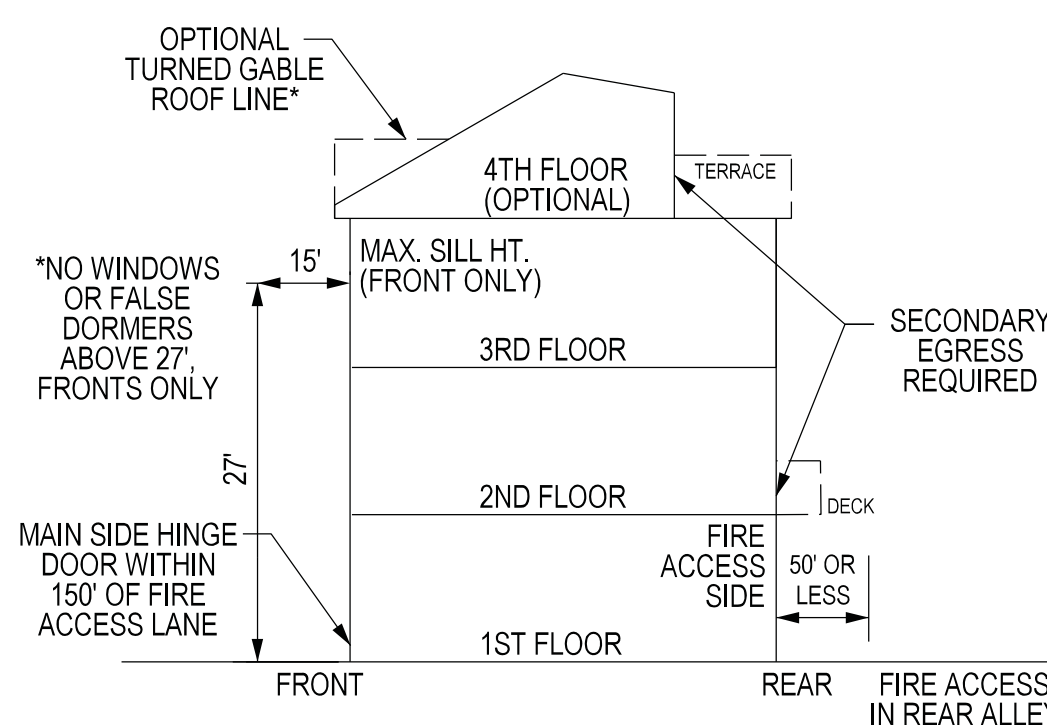


**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NO. 31187, EXPIRATION DATE: 01/12/2023

- LEGEND**
- FIRE ACCESS LANE
  - FH EXISTING / PROPOSED FIRE HYDRANT
  - \* FIRE HEIGHT RESTRICTED UNIT (RESTRICTED IN FRONT ONLY)



AT-29 GERMANTOWN feet  
 Width : 8.25  
 Track : 8.25  
 Lock to Lock Time : 6.00  
 Steering Angle : 33.20



**MILES COPPOLA PERFORMANCE BASE DESIGN BUILDING HEIGHT DETAIL**

- \* FIRE HEIGHT RESTRICTED UNIT (RESTRICTED IN FRONT ONLY)

**GENERAL NOTES:**

1. One and two-family dwellings of three (3) stories (27' to highest sill, including false dormers) or less must provide access to the occupied interior through a main, side-hinged door within 150 feet of a fire department access route. Units of three (3) stories or more where access can be provided within 50' of a fire department access route are compliant with code and not considered to be fire height restricted. Units of three (3) stories or more where the main, side-hinged door is within 150 feet but more than 50 feet of a fire department access route is considered to be a fire height restricted unit. Fire height restricted units are not permitted sills or dormers above 27' on the front walls. Fire height restricted units are required to provide a secondary egress on the rear wall within 50' of the fire access route.
2. Units rear-facing fire department vehicular access shall provide unit numbers clearly visible from apparatus on the street or alley.
3. Fire Accessible Lane must have all weather surface and must meet MCFRS apparatus loading to be no less than 85,000 lbs or meet tertiary road subgrade.

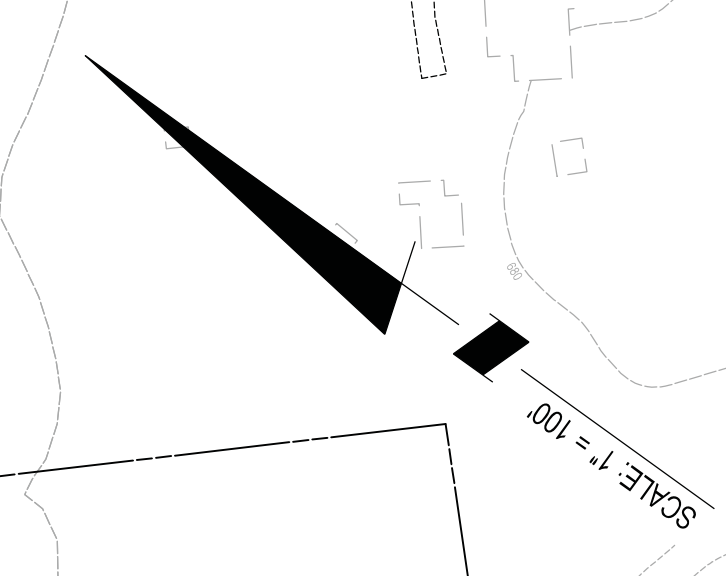
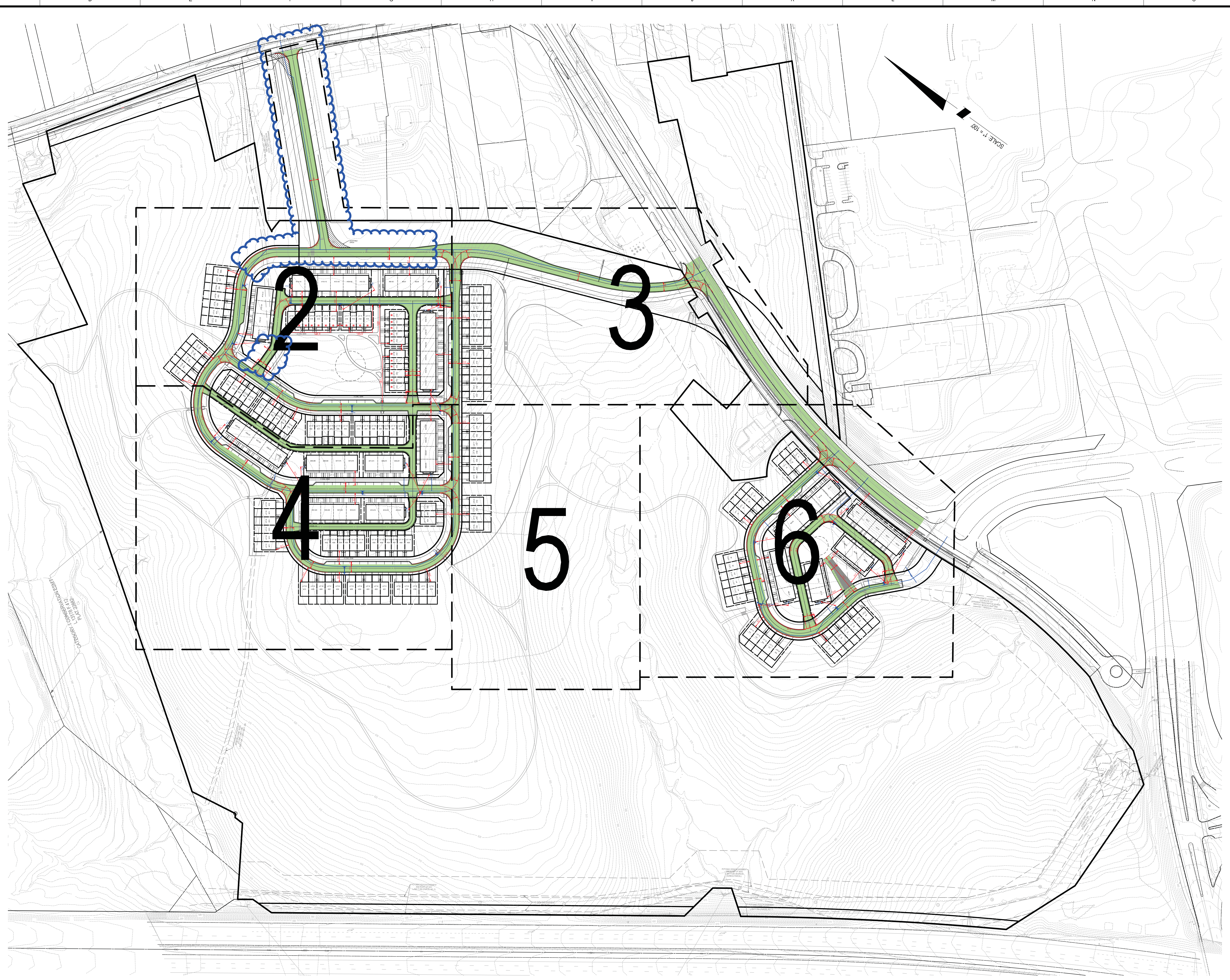
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BY: SAC, No. 43, DATE: 6/8/2022  
 original 3/1/2022

\*\*\* Revised Rt355 connection & alley; see blue clouded areas ONLY \*\*\*



**SOLTESZ, INC.**  
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 2 Research Place, Suite 100  
 Rockville, MD 20850  
 P. 301.948.2750 F. 301.948.9067  
 www.soltesz.com

NO.	DATE	REVISIONS	BY	DATE

**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 ORIGINATOR'S ENGINEERING TEST FITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-261-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

**OWNER/DEVELOPER/APPLICANT**  
 BROOKFIELD PROPERTIES  
 3201 JERMANTOWN ROAD  
 SUITE 150  
 FAIRFAX, VA 22030  
 CRIS MAINA

MAP	9	GRID	C4
TAX MAP	EW 21	ZONING CATEGORY:	R40 / CRT / R-200 / CEE OVERLAY
WBC 200 SHEET	223NW13, 233 NW14, 230NW13, 230NW14	SITE DATUM:	LITTLE SENeca CREEK - TEN MILE CREEK
HORIZONTAL:	NAD 83/99	VERTICAL:	NGVD29

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**FIRE DEPARTMENT ACCESS OVERALL PLAN**

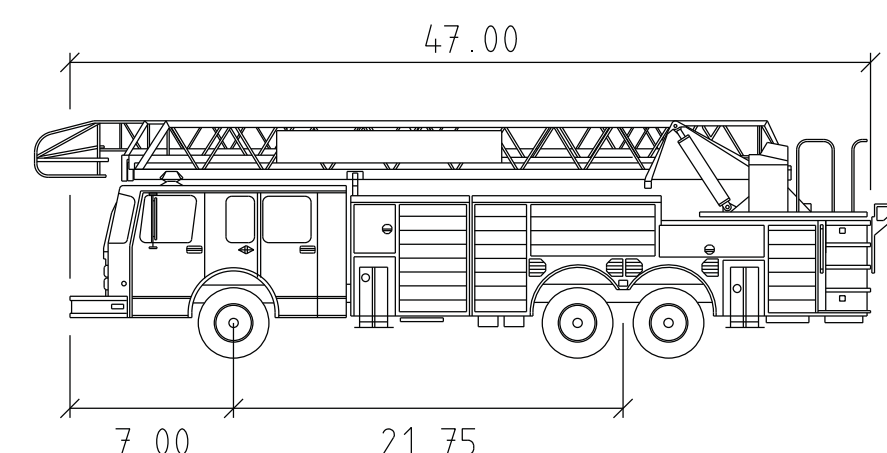
**PRELIMINARY PLAN**  
**MILES COPPOLA**  
**#120220010**

CLARKSBURG (2nd) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

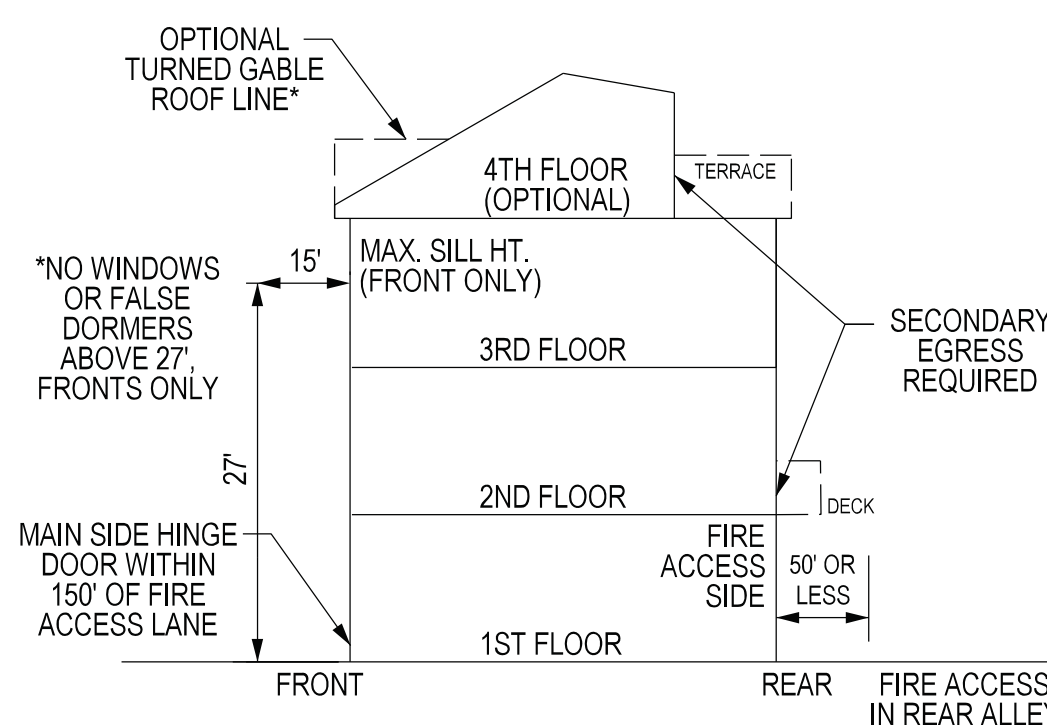
SHEET 1 OF 7  
 PROJECT NO. 1454-05-00

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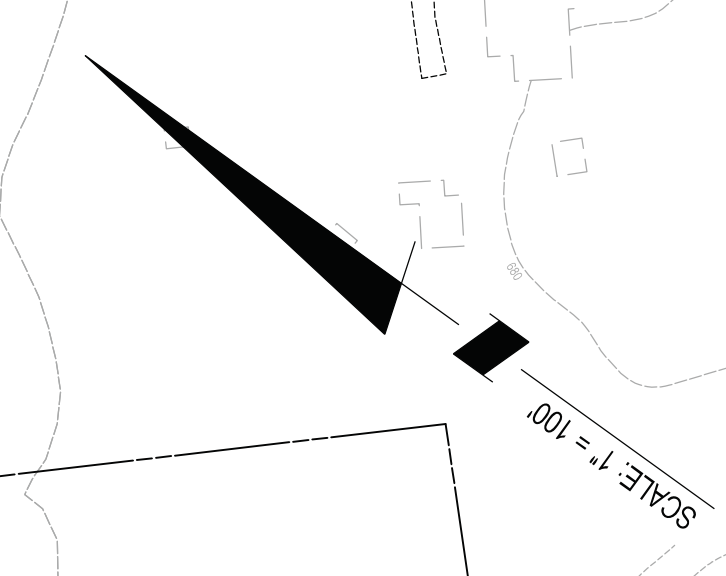
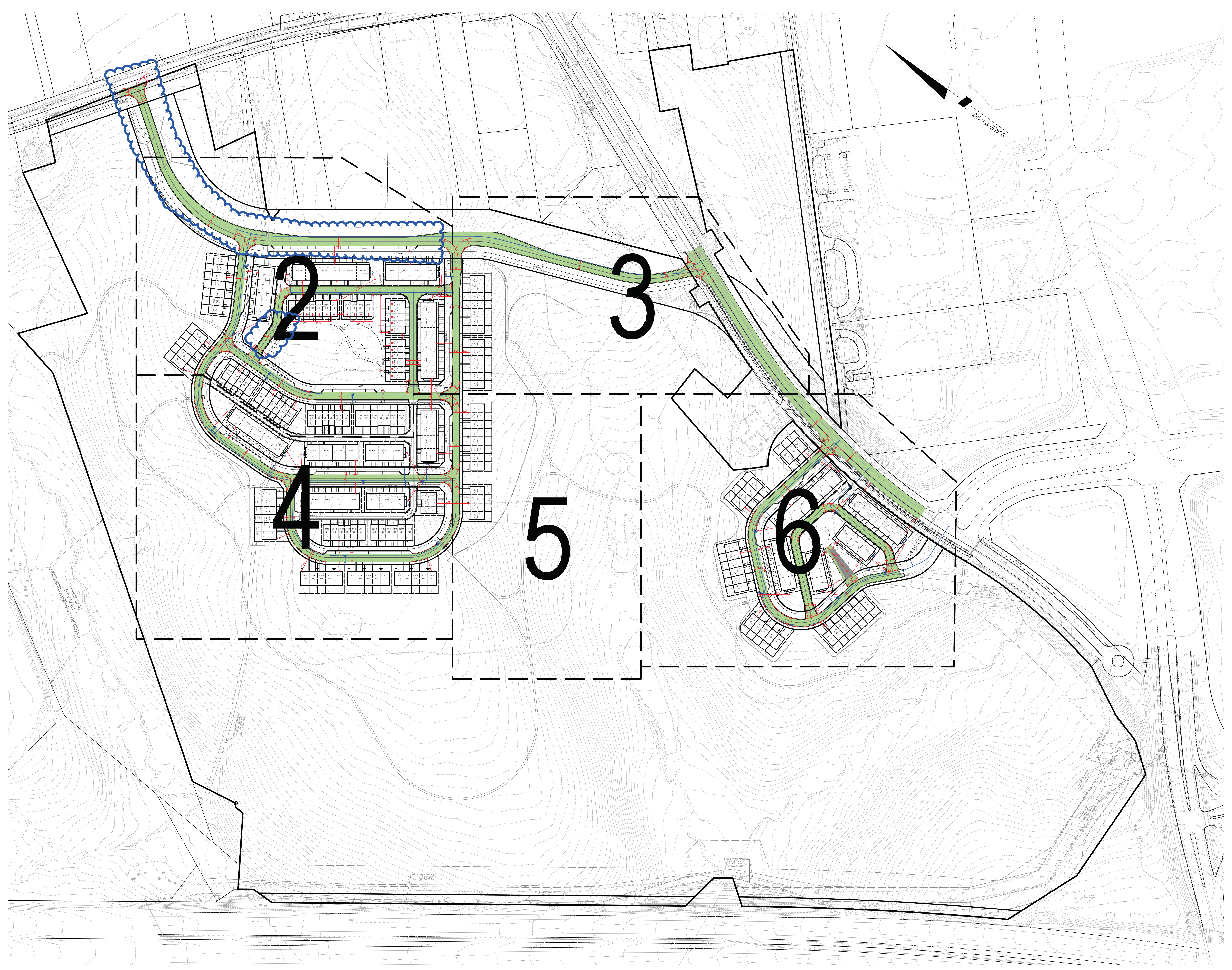
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**SOLTESZ, INC.**  
 Engineering  
 Surveying  
 Planning  
 Environmental Sciences

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 Leonardtown  
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 www.solteszco.com

NO.	DATE	DESIGNED	TECHNICIAN	REVISIONS	BY	DATE
				CAO STANDARDS VERSION: V8 - NCS		

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SHEET 1 OF 7  
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