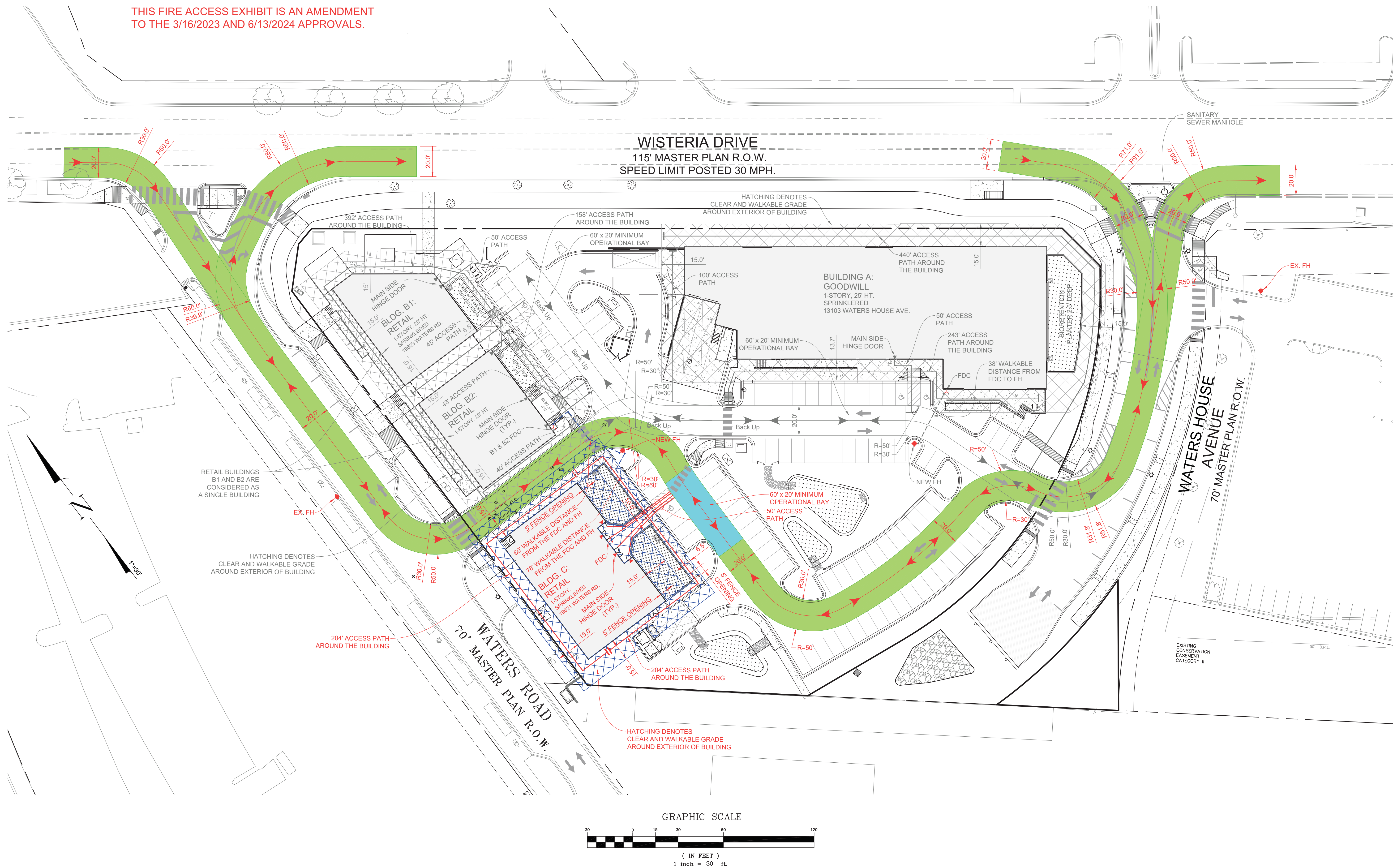


VICINITY MAP
SCALE 1" = 2,000'

LEGEND

- APPARATUS ACCESS MOVEMENT
- OPERATIONAL BAY 50 X 20' MIN
- 15' CLEAR AND WALKABLE GRADE AROUND BUILDING
- MAIN EXTERIOR DOORS
- ACCESS PATH LENGTH
- WALKABLE DISTANCE FROM FDC TO FIRE HYDRANT



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: *SAC* PM: *DPS* DATE: 8/12/2025

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP EU WSSC 227 NW 13

PARCEL 760
L.17937 F.693
CHESTNUT RIDGE
2ND ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

WATERS VILLAGE

19621 WATERS ROAD

PROJ. MGR	KJH
DRAWN BY	JDP
SCALE	1" = 30'
DATE	05/27/2025

FIRE APPARATUS ACCESS PLAN

FM 1.01

PROJECT NO. 2017.117.22
SHEET NO. 1 OF 1



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher Conklin
Director

October 31, 2025

Mr. Jonathan Casey, Senior Planner
Upcounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive
Wheaton, MD 20902

RE: Preliminary Plan No. 12022020A
Waters Village - Goodwill

Dear Mr. Casey:

We have completed our review of the amended preliminary plan uploaded to eplans on October 15, 2025. A previous version of this plan was reviewed by the Development Review Committee (DRC) at its meeting on August 12, 2025. We recommend approval of the plans subject to the following comments:

Significant Plan Review Comments

1. All previous conditions outlined in the MCDOT letter dated March 23, 2023, remain in effect and will be reviewed during future preliminary plan amendments. The applicant must provide supporting documentation if any of these conditions are proposed to be revised or removed.

Thank you for the opportunity to review this amended preliminary plan. If you have any questions or comments regarding this letter, please contact me at william.whelan@montgomerycountymd.gov or (240) 777-2173.

Sincerely,

William Whelan

William Whelan
Development Review Team
Office of Transportation Policy

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX
www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

Mr. Jonathan Casey
Preliminary Plan No. 12022020A
October 31, 2025
Page 2

[SharePoint/transportation/directors office/development review/WhelanW/12022020A Waters Village Goodwill-MCDOT review letter 103125.docx](#)

cc: Sharepoint/Correspondence/Preliminary Plans

cc-e:	Brian Donnelly	MHGPA
	Carlos Pazmino	MNCP&PC
	Sam Farhadi	MCDPS RWPR

DPS-ROW CONDITIONS OF APPROVAL

August 4, 2025

82022026A Waters Village

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-BSITE-82022026A-005.pdf” uploaded on/ dated **“7/10/2025”**.

The following needs to be a condition of the certified site plan:

1. All proposed changes in the County ROW and easements will need to be incorporated as a revision, reviewed and approved under ROW permit 395416.