



# MONTGOMERY COUNTY EXECUTIVE ORDER

Offices of the County Executive • 101 Monroe Street • Rockville, Maryland 20850

Subject Fire Lane Establishment Order Creekside at Cabin Branch	Executive Order No. 004-24	Subject Suffix
Originating Department Montgomery County Department of Permitting Services	Department Number MCDPS 2-24	Effective Date 1/9/2024

### Fire Lane Establishment Order

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 (painting optional) as identified below. When signs and paint work (painting optional) have been completed, this order will authorize the enforcement of this Fire Lane by appropriate police and fire officials. Compliance with this order must be achieved within 30 days of receipt.

LOCATION: Wild Rye Alley, Pika Alley, Hopper Alley, Pinnar Alley, Bellrock Alley  
Great Heron Alley

All areas where indicated by signs and paint.

- SIGNS** - - (See attached diagram for location of sign placement)



\$250 FINE

FIRE LANE

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

(Red letters on white background)

- PAINT** - - (See attached diagram if painting).

Paint must be traffic yellow with lines of sufficient width to be readily identifiable/readable by motor vehicle operators.

*Richard E. Merck*

Fire Marshal, Montgomery County Department of Permitting Services



MONTGOMERY COUNTY FIRE AND RESCUE SERVICE

Date: 01/05/2024

Fire Lane Establishment Order

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 Project

Wild Rye Alley, Pika Alley, Hopper Alley, Pinnar Alley, Bellrock Alley, Great Heron Alley

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

[X] SIGNS -- (See attached diagram for location of sign placement)



(Red letters on white background)

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.

LS1189

Signature of Order Writer/I.D. #

January 6, 2024

Cc: Fire Code Enforcement Section
Attachment: Fire Lane Diagram

FIRE LANE ESTABLISHMENT FORM

BUILDING OR SUBDIVISION NAME: Creekside at Cabin Branch

FIRE LANE LOCATION/ADDRESS: North side of MD 121 at the intersection of Dowitcher Way

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: Christopher Spahr TITLE: Division VP of Land Planning and Development


SIGNATURE: 

PHONE: 703-383-7795 DATE: 12/18/2023

ADDRESS (where processed order will be mailed):

9302 Route 29, Ste 1000 / Fairfax, VA 22031

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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: Marie LaBaw SIGNATURE: 

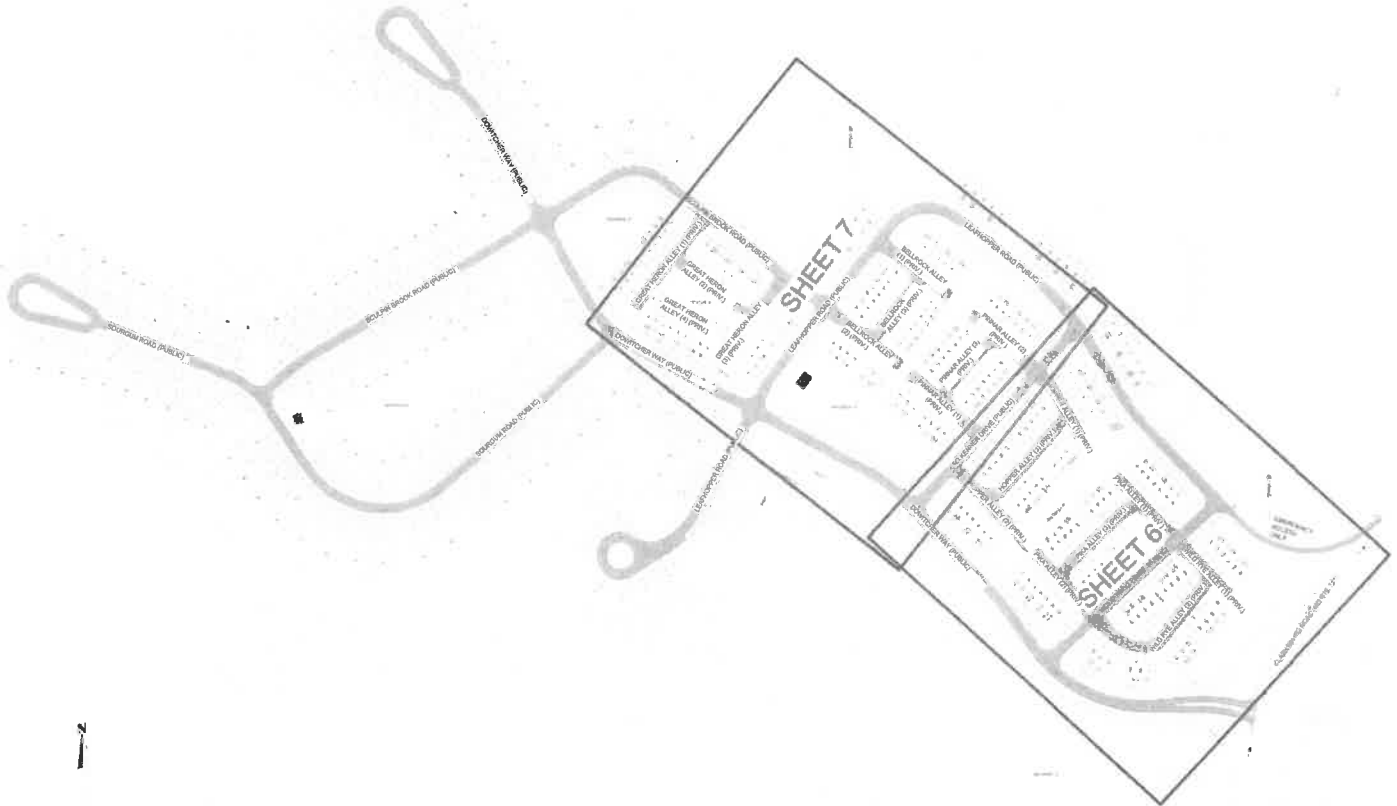
STA.#: DPS I.D.#: LS1189 DATE: January 6, 2024

Comments: \_\_\_\_\_

-----  
Fire Lane Installed Per Order

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

# CREEKSID AT CABIN BRANCH FIRE LANE SIGN PACKAGE





**SHEET INDEX:**

SHEET No.	PLAN TYPE	DESCRIPTION
MCFR-1	FIRE LANE SIGNAGE PLAN	COVER SHEET-KEY MAP
MCFR-2	FIRE LANE SIGNAGE PLAN	NOTES
MCFR-3	FIRE LANE SIGNAGE PLAN	SAMPLE SIGN
MCFR-4	FIRE LANE SIGNAGE PLAN	TYPICAL SIGNS & PLACEMENT
MCFR-5	FIRE LANE SIGNAGE PLAN	SIGN PLACEMENT & CURB PAINT DIAGRAM
MCFR-6 - 7	FIRE LANE SIGNAGE PLAN	PLAN VIEW LAYOUT

**NOTE:**  
HOA alley parcels that are not designated as fire lane access routes and do not meet design criteria for designation as access routes should be noted as such in project's HOA Covenant documents.

**PLAN SHEET LEGEND**

-  FIRE HYDRANT
-  ACCESS ROUTE
-  FIRE LANE SIGN

**NOTE:**  
The Planimetric information shown on this plan is based in part on copyrighted GIS Data from M-NCPPC, and may not be copied or reproduced without express written permission from M-NCPPC.

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DEC. 2023

MCFR-1

# 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 than 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.

CREEKSIDE AT CABIN BRANCH  
**FIRE LANE  
SIGNAGE PLAN**  
ELECTION DISTRICT No. 2  
MONTGOMERY COUNTY

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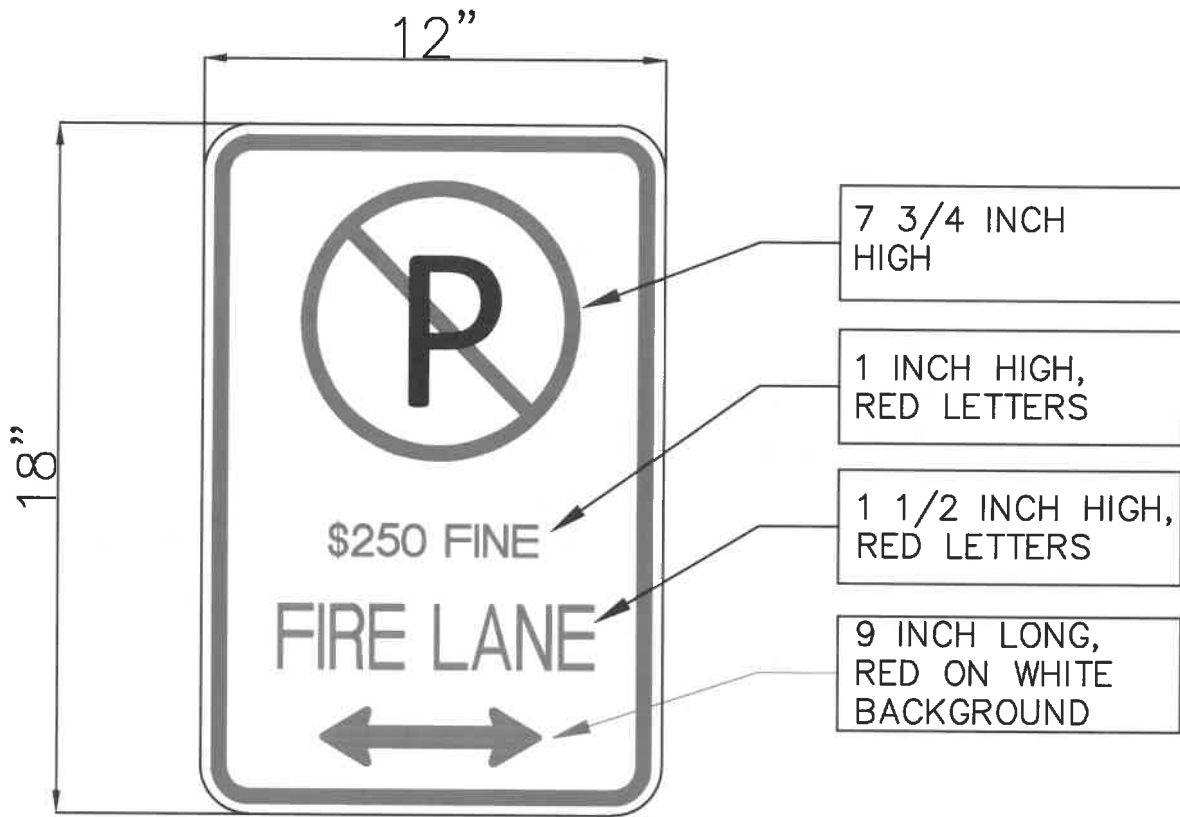
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BASE DATA			JOB No. <b>0377AB10</b>
DESIGNED			DATE: <b>JULY 2021</b>
DRAWN			<b>MCFR-2</b>
REVIEWED			SHEET No. <b>2 OF 7</b>
RELEASE FOR		<input type="checkbox"/>	
BY _____		DATE _____	

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

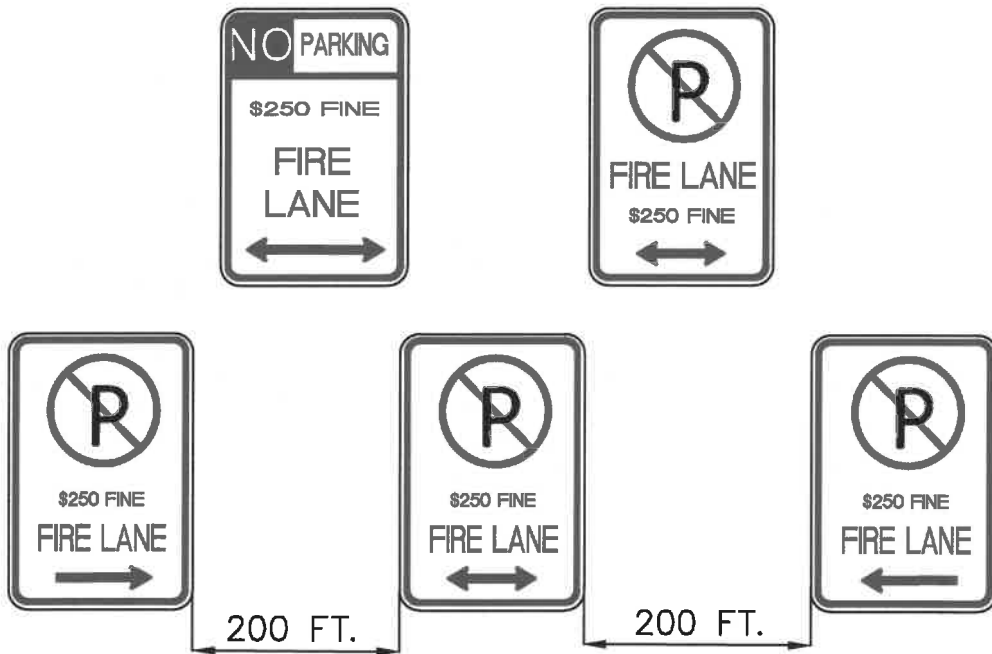
CREEKSIDE AT CABIN BRANCH  
**FIRE LANE  
 SIGNAGE PLAN**  
 ELECTION DISTRICT No. 2  
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	BY	DATE	SCALE: _
BASE DATA			JOB No. 0377AB10
DESIGNED			DATE: JULY 2021
DRAWN			<b>MCFR-3</b>
REVIEWED			SHEET No. 3 OF 7
RELEASE FOR			
BY		DATE	

# TYPICAL SIGNS & PLACEMENT



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

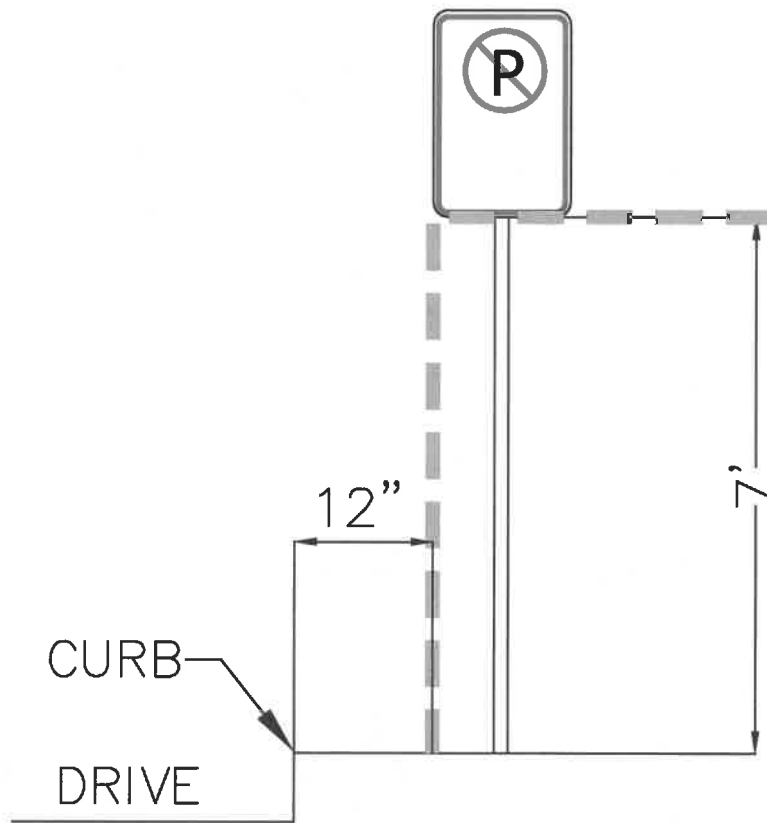
CREEKSIDE AT CABIN BRANCH  
**FIRE LANE  
SIGNAGE PLAN**  
ELECTION DISTRICT No. 2  
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BASE DATA			JOB No. 0377AB10
DESIGNED			DATE: JULY 2021
DRAWN			<b>MCFR-4</b>
REVIEWED			SHEET No. 4 OF 7
RELEASE FOR			
BY		DATE	

# SIGN PLACEMENT DETAIL



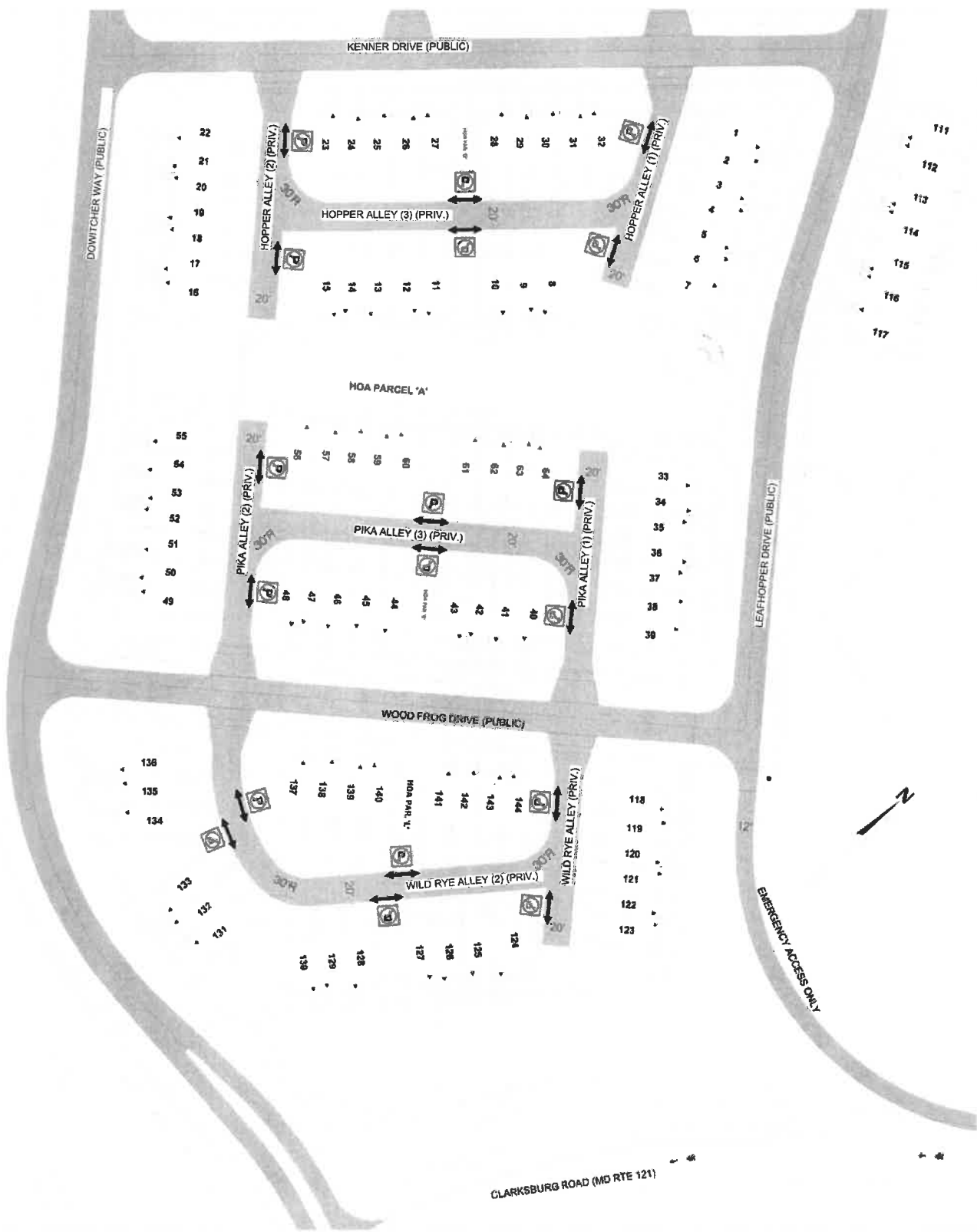
CREEKSIDE AT CABIN BRANCH  
**FIRE LANE  
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	BY	DATE	SCALE: _
BASE DATA			JOB No. 0377AB10
DESIGNED			DATE: JULY 2021
DRAWN			<b>MCFR-5</b>
REVIEWED			SHEET No. 5 OF 7
RELEASE FOR			
BY: _____		DATE: _____	

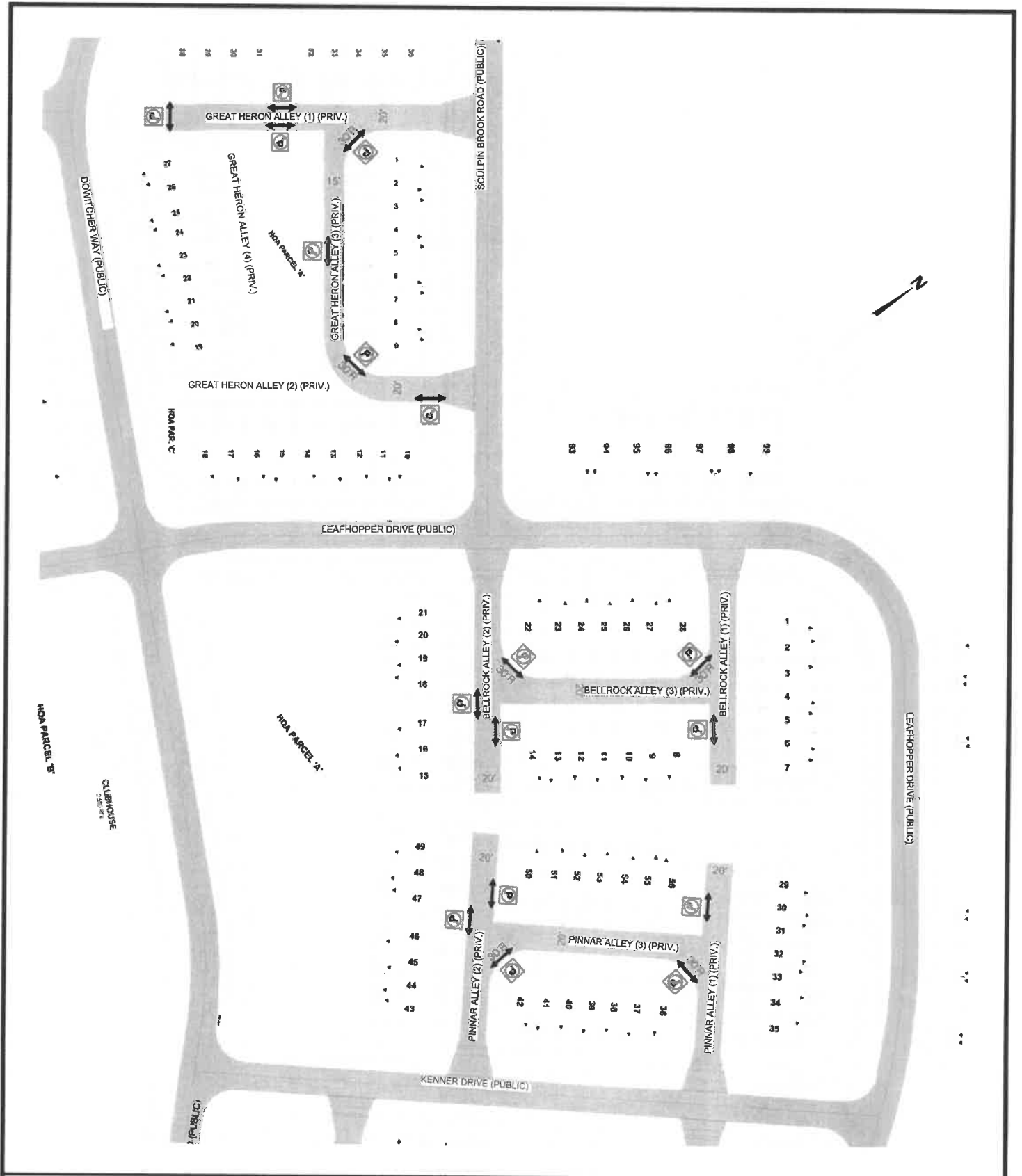




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MCFR-7