



JOHN A. OLSZEWSKI, JR.  
County Executive

JOANNE R. RUND, Chief  
Fire Department

August 18, 2020

To: Jerry Chen  
Permits, Approvals and Inspections

From: David Blenman, Inspector  
Baltimore County Fire Marshal's Office  
700 E. Joppa Road, 4th Floor  
Towson, Maryland 21286  
Office: 410-887-4880  
E-Mail: [FireFMO\\_Specialprojects@baltimorecountymd.gov](mailto:FireFMO_Specialprojects@baltimorecountymd.gov)

Type of Plan: **Concept Plan**  
Project Name: **Southern Crossroads**  
Project Location: **4100 Maple Ave**  
PAI Number: **13-0239**  
FD-R Number: **1345875**

Comments:

1. The proposed building shall be designed and constructed so as to meet the applicable provisions of the Baltimore County Fire Prevention Code No: 3-17.
2. A separate building permit is required for the installation of a sprinkler system for each individual building.
3. The sprinkler system must be inspected by the Baltimore County Fire Marshal's Office prior to taking occupancy. (Sprinkler Hydro / Sprinkler Final)
4. The water meter size associated with the residential sprinkler system shall be a minimum of ¾ inches.
5. Where fire protection water supplies are required to be provided shall be installed and made available for use not later than the time when construction of any individual building is under roof, in accordance with the Baltimore County Fire prevention Code, Section 1: 16.4.3.1.3.
6. Need to provide the street names on the proposed development plan to be shown on the next phase of development plan (DPC).

7. Need to provide the address for all proposed dwelling unit to be shown on the next phase of the development plan (DPC).
8. "No Parking" signs shall be installed in all alley ways to assist emergency apparatus with emergency access to the rear of the dwellings in accordance with the Baltimore County Fire Prevention Code, County Bill No.3-17, Section 1:18.2.3.1.1.1, and shown on the next phase of the development plan (DPC).
9. It shall be the property owner's responsibility to assume the financial cost for any designated "No Parking" signs in accordance with the Baltimore County Fire Prevention Code, County Bill No. 3-17, Section 1:18.2.3.5.3.
10. A crusher driveway for access to buildings shall be available for the use by emergency fire apparatus and capable of handling emergency apparatus weighing 70,000 lbs. when construction of any building is under roof, in accordance with Baltimore County Fire Prevention Code, County Bill No.3-17; Section 1:16.4.3.1.3.
11. The private fire hydrants shall be painted " OSHA Red" to distinguish them from the public (Orange) fire hydrants in accordance with Baltimore County Fire Prevention Code, County Bill No. 3-17 Section 1: 18;5.10.5 Private Hydrant Color.
12. A separate building permit is required for the installation of a private underground fire line and shall be reviewed by the Plans Review Section of Baltimore County. A plumbing permit shall not be used to install an underground fire line.
13. Fire mains shall be a minimum of 8 inches diameter and identified on the next phase of the development plan (DPC).
14. The Baltimore County Standard Design Manual requires fire hydrants to be spaced no more than 300 ft. apart in townhouse communities like this one.
15. Need to provide the location of the proposed fire hydrants throughout the development.
16. The Baltimore County Fire Prevention Code, County Bill No. 3-17, Section 1:10.11.1.5, requires that the address numbers for residential properties shall be minimum of 3 inches in size. The development is also required to display addresses on the front and back of each dwelling unit.
17. The fire department access roadway shall not be obstructed for emergency apparatus in any manner, including the parking of vehicles. Also any trees planted shall not be the type that would interfere with emergency apparatus access when they mature in accordance with the 2015 NFPA 1 Fire Code Section 18.2.4.1.