



Upper Dublin Township Department of Fire Services

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To: Richard D. Barton, Zoning Officer
Virginia Drive Land, LLC c/o Bob Dwyer
George Bongart, P.E., Bohler Engineering

From: Timothy P. Schuck, Fire Marshal

Date: July 25, 2019

Subject: Residential and commercial development
1125 Virginia Drive
Sketch plan
UD #19-06

The Upper Dublin Township Fire Marshal has completed a review of this sketch plan land development for the redevelopment of 1125 Virginia Drive into a combination of residential and commercial use. The following comments are a result of this review:

- 1) Addressing for this development needs to follow the current accepted practices of Upper Dublin Township and Montgomery County 911.
- 2) Fire Apparatus access appears to be an issue both with access into the development from Virginia Drive as well as maneuvering fire apparatus inside of the development.
- 3) An Emergency Action Plan must be developed and provided to Upper Dublin Township for review.
- 4) Emergency access to the development needs to be addressed. Emergency Services need to be able to gain access to the property during severe weather events.