

The fire chief and I have reviewed the subdivision plan submitted for Century Mill Estates. Our comments and concerns for the meeting on Tuesday are as follows:

1) Due to the number of house lots, the lot density and the street configuration, the proposed 23,000 gallon cistern for firefighting water would not be sufficient to provide adequate protection to the entire development. One or possibly two additional cisterns of equal capacity should be provided in the southern portion of the project where the lot density is the highest. With the current road configuration the existing cistern should be moved north towards the end of the open space parcel close to Lot 56, a second cistern added on either Lot 44 or 52 and a third added in the area of OS-4 on Road C. The specifics of each can be discussed when appropriate at a later time.

2) The road configuration of two single access point roads is a major concern for the safe and efficient access of emergency vehicles. Based on this plan, 29 of the 63 lots are accessible only by one of these two roads. A major fire emergency on one of these roads would result in a large volume of two way truck traffic going up and down the road. A configuration which used a loop road by joining Road B and C would be much better for emergency vehicle travel. This would permit the traffic to flow in one direction to and from an emergency scene.

3) Regardless of the road configuration, the pavement width must be wide enough to permit safe passage of fire vehicles. This would be especially true for the circular turnarounds at the end of Road B and C if they remain in their current configuration. The plan suggests that there will be multiple driveways off of each turnaround. This would result in fire vehicles parking around the outside edge of the circle in a fire emergency located at one of those driveways. Additional vehicles must still be able to drive safely around the circle. The circle's radius and the width of pavement may need to be increased to prevent this. An example of where this type of problem could occur is on Quail Run.

We thank you for the opportunity to add these comments to the meeting today. Please keep us informed with any additional comments or concerns from the meeting which may affect the fire department.

Regards,

John Mentzer
Bolton Fire Department