



LOUDOUN COUNTY, VIRGINIA
Department of Fire, Rescue and Emergency Management
803 Sycolin Road, Suite 104 Leesburg, VA 20175
Phone 703-777-0333 Fax 703-771-5359



MEMORANDUM

To: Stephen Gardner, Project Manager
From: Maria Figueroa Taylor, Fire-Rescue Planner *Maria*
Date: October 17, 2006
Subject: Stone Ridge -- Commercial
ZMAP 2006-0011 & ZCPA 2006-0003



Thank you for the opportunity to review the above captioned application.

The Fire Marshal's Office provided the following comments and recommendations:

- The FMO advocates the use of sprinklers systems in all structures, even when not required by the International Building Code.
- The burning of construction debris is strictly prohibited

The Fire-Rescue GIS and Mapping coordinator offered the following information regarding estimated response times:

PIN	Project name	Arcola VFRC Station 9 Travel Time
205-36-2224	Stone Ridge	1 minute, 7 seconds

Travel Times for each project were calculated using ArcView and the Network Analyst extension to calculate the distance in miles. This distance was then doubled to provide an approximate travel time for a Fire or EMS unit to reach each project site. To get the total response time another two minutes were added to account for dispatching and turnout. This assumes that the station is staffed at the time of the call. If the station is unoccupied, another one to three minutes should be added.

Project name	Approximate Response Time for Arcola VFRC Station 9
Stone Ridge	3 minutes, 7 seconds

*Teamwork * Integrity * Professionalism * Service*

The Arcola Pleasant Valley Volunteer Fire and Rescue Company provided the following comments and recommendations:

- The applicant shall require all builders to provide and install a residential fire sprinkler system for each residential unit constructed; provided that the water supply system to any such residence has sufficient capacity to support the sprinkler system. All model homes utilized by the applicant and/or builder on the property for marketing purposes shall be constructed with a residential sprinkler system. All marketing information packets shall include promotional materials on the benefits of automatic fire sprinkler systems offered by the manufacturer of residential fire sprinkler systems, and United States Fire Administration.
- The applicant shall contribute an initial base sum of money of \$250.00 per unit for each residential unit, and an initial base sum of \$0.20 per gross square foot, per story of non-residential buildings and shall escalate in accordance with the CPI beginning with the base year 1988. The initial contribution shall be payable to the County of Loudoun at the time of issuance of the zoning permit. For the purpose of this section a residential unit includes each single-family detached unit, each single-family attached unit, and each multi-family unit. Said contributions shall be divided equally between the primary serving fire and rescue services. The County shall pay the collected proceeds to the primary serving fire company and the primary serving rescue company. In the event that a volunteer company is not the primary provider of fire and/or rescue service, the aforementioned contributions shall be discontinued on a basis of 50% for the primary fire service provider and 50% for the primary rescue service provider.
- Applicant shall provide all weather gravel compacted access for emergency vehicles to those portions of the project which are under construction, not later than the framing stage of construction, subject to approval of the Fire Marshal's office.

The Fire and Rescue Planning Staff is concerned that the re-alignment of Gum Springs Road could cause confusion and compromise timely response of emergency vehicles in that general vicinity. Staff will provide further comments after review of the second submission and their response to staff comments (especially comments from the Office of Transportation Services and VDOT). If you have any questions or need additional information, please contact me at 703-777-0333.

C: Project file

September 18, 2006

Ms. Maria Figueroa
Fire-Rescue Planner
Loudoun County Department of Fire & Rescue Services
16600 Courage Court
Leesburg, VA 20175

Subject: Contribution/Proffer Comments on:
Stone Ridge Commercial
ZMAP 2006-0011 & ZCPA 2006-0003

Dear Ms. Figueroa:

The subject application requests approval for rezoning to permit the construction of 307 multi-family detached units and 450,000 square feet of non-residential for commercial and retail purposes on approximately 73 acres of land. The project is within the primary fire and rescue service delivery area of the Arcola-Pleasant Valley Volunteer Fire Department (APVVFD).

The scope of this project will present a "moderate" fire risk and life safety exposure and place additional constraints on volunteer resources to protect the community. As the county grows, so does the rate of fire and EMS calls grow, adding additional burden to an already stretched volunteer system with limited financial and human resource support. In order for APVVFD to continue to remain solvent, and provide an acceptable level of service and protection to the communities we serve, the department is requiring the installation of automatic sprinklers in all residential properties within the response district.

The installation cost of residential sprinklers for new homes is approximately \$1.00 - \$1.50 per square foot. On average, this will typically add \$2500 - \$3500 to the cost of the home. This cost compares favorably when a homebuyer looks at the cost of upgrading carpeting, or installing a deck. In fact, such options usually cost more. The installation of residential sprinklers for new developments can omit the construction of additional fire stations, and the hiring of career personnel to augment volunteer staffing there-by lowering cost to the homeowner to absorb.

Based on the Board of Supervisors decision to abolish annual proffers by Commercial and Homeowner's Associations in 2001, the APVVFD must act accordingly and submit the following for inclusion in any agreement between the County of Loudoun and the Applicant regarding fire and rescue/public safety voluntary contributions:

1. The applicant shall require all builders to provide and install a residential fire sprinkler system for each residential unit constructed; provided that the water supply system to any such residence has sufficient capacity to support the sprinkler system. All model homes utilized by the applicant and/or builder on the property for marketing purposes shall be constructed with a residential sprinkler system. All marketing information packets shall include promotional materials on the benefits of automatic fire sprinkler systems offered by the manufacturer of residential fire sprinkler systems, and United States Fire Administration. All sales agents must orientated to the benefits of residential sprinkler systems. All *Features* brochures shall include the residential sprinkler system and shall be printed in a fashion (i.e. double font size, italics, bold, etc.) to attract the buyer/reader's attention, as proof from the builder they are committed to providing a product with the safety and welfare of the purchaser in mind.
2. The applicant shall contribute an initial base sum of money of \$250.00 per unit for each residential unit, and an initial base sum of \$0.20 per gross square foot, per story of non-residential buildings, and shall escalate in accordance with the CPI beginning with the base year 1988. The initial contribution shall be payable to the County of Loudoun at the time of issuance of the zoning permit. For the purpose of this section a residential unit includes each single-family detached unit, each single-family attached unit, and each multi-family unit. Said contributions shall be divided equally between the primary serving fire and rescue services. The County shall pay the collected proceeds to the primary serving fire company and the primary serving rescue company. In the event that a volunteer company is not the primary provider of fire and/or rescue service, the aforementioned contributions shall be discontinued on a basis of 50% for the primary fire service provider and 50% for the primary rescue service provider.
3. Applicant shall provide all weather gravel compacted access for emergency vehicles to those portions of the project which are under construction, not later than the framing stage of construction, subject to approval of the Fire Marshall's office.
4. Access to alternative water sources or dry hydrants shall be provided to Loudoun County Fire and Rescue wherever impounded water is available on the site, in order to provide additional possible water sources for department use in the event of emergencies.

Should the applicant disapprove with our request, the APVVFD will present our position at the next scheduled Planning Commission or Board Of Supervisors meeting for this project. The APVVFD is willing to take a reduction in contribution if the applicant is willing to ensure the installation of residential sprinkler protection for each residential unit proposed on the application.

The APVVFD will be receptive to reduce the amount of a one-time contribution of \$60.00 for each unit based on the CPI in paragraph number 2.

WE HEREBY REQUEST that our Department be afforded the opportunity to review and approve any revised documents related to fire and rescue contributions regarding this application. Should you have any further questions regarding our comments, please contact me at (703) 327-2222 day or (703) 406-3823 evening.

Sincerely,

Original Signed by Michael V. Kalasanckas

Michael V. Kalasanckas, Staff Assistant and Proffer Coordinator

cc: John Merrithew, Project Manager, Dept. of Planning
APVVFD File

MVK/mvk