

Current Project - Department Review Status

120220050

Rev Cycle	Group Name	Reviewer Name	Review Status	Review Comments
1				
	HISTORIC PRESERVATION		OnHold	
	COUNTY TRANSPORTATION	William Whelan william.whelan@montgomerycountymd.gov	PendingResubmit	<p>The following comments are also in the "Supporting Documents" folder:</p> <ol style="list-style-type: none"> 1. NOTE: The detail of this plan is poor. It's difficult to see where the entrances and sidewalks are. The site plan is easier to read, but DOT does not review the site plan. Please revise the preliminary plan sheets to be more clear. 2. Label and dimension existing and proposed paving widths, r/w widths, curb radii, etc. on Olney-Sandy Spring Road (MD 108), Skymeadow Way and Branchwood Lane. 3. Provide cross sections for Olney-Sandy Spring Road (MD 108), Skymeadow Way and Branchwood Lane. 4. Olney-Sandy Spring Road (MD 108): <ol style="list-style-type: none"> a. Arterial b. SHA – we defer to them for improvements and the existing access b. 80' R/W – dedicate necessary r/w per the master plan c. 2 lanes <ul style="list-style-type: none"> • Sidepath (north side) is required per P. 308 of the 2018 Bicycle Master Plan • Label and dimension width and material 4. Skymeadow Way: <ol style="list-style-type: none"> a. Business b. 60' R/W c. 2 lanes <ul style="list-style-type: none"> • The sidewalk should not meander out of the r/w as shown in front of the Lot 1 building. • Dedicate necessary r/w per the master plan • Widen pavement to a minimum 28' to accommodate the parallel parking. 5. The southern driveway accessing the site is too close to MD 108. A 100' tangent section is needed. 6. Sight Distance: <ol style="list-style-type: none"> a. The sight distance for the northern driveway onto Skymeadow Way is inadequate (65' vs. the required 200'). We cannot grant a waiver for sight distance.

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				<p>b. The applicant can do a speed study to show that the actual speeds are 25 mph, which will then require 150' sight distance vs. 200'.</p> <p>c. Submit a plan and profile for the sight distance.</p> <p>7. Upgrade all ramps at the Skymeadow Way/Branchwood Lane intersection to ADA standards</p> <p>8. Use standard driveway aprons.</p> <p>9. Remove the crosswalk hatching at the Skymeadow Way/Branchwood Lane intersection or label as "for information purposes only". This will be finalized and the signing and marking plan stage.</p> <p>10. Label internal streets/alleys as "Private".</p> <p>11. Coordinate with Marie LaBaw of the Department of Permitting Services – Fire and Rescue Service regarding fire access and compliance. Ms. LaBaw can be contacted at 240-773-8917 or marie.labaw@montgomerycountymd.gov.</p> <p>12. The Storm Drain study is INCOMPLETE:</p> <p>a. Analyze the existing system three structures down from where the proposed storm drain ties into existing.</p> <p>b. Follow the checklist in the link below and also located on the MCDOT website: https://www.montgomerycountymd.gov/dot-dir/Resources/Files/StormDrainRevChecklist.pdf</p>
	AREA TRANSPORTATION	Chris Van Alstyne chris.vanalstyne@montgomeryplanning.org	PendingResubmit	<p>Please see comments on plan sheet. Overall, the limited information provided on plan sheets limits review - additional more fine-grained detail is needed, particularly labeling and dimensioning.</p> <p>Project appears to be exempt from LATR review due to it generating less than 50 person trips.</p>
	FIRE & RESCUE	Marie LaBaw marie.labaw@montgomerycountymd.gov	OnHold	
	ZONING & ENFORCEMENT	Laura Bradshaw laura.bradshaw@montgomerycountymd.gov	PendingResubmit	<p>Please explain the lot numbering / units and where are the existing 11 units that are remaining?</p> <p>Revise data table to match intended number of units.</p> <p>Provide a lotting plan.</p>
	WATER & WASTEWATER POLICY	George Dizelos george.dizelos@montgomerycountymd.gov	Authorized	Consistent with existing plans.
	AREA ENVIRONMENTAL	MaryJo Kishter maryjo.kishter@montgomeryplanning.org	PendingResubmit	<p>Please see Site Plan No. 820220090 for any comments on the FCP.</p> <p>Please provide a Noise Analysis according to our Noise Guidelines for transportation related noise impacts.</p>

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	PEPCO		OnHold	
	AREA MASTER PLAN	Roberto Duke Roberto.Duke@montgomeryplanning.org	PendingResubmit	Please see comments on Sheets on Site Plan 820220090.
	AREA SUBDIVISION	Jonathan Casey Jonathan.Casey@montgomeryplanning.org	PendingResubmit	See markups
	HOUSING & COMMUNITY AFFAIRS	Somer Cross Somer.Cross@montgomerycountymd.gov	Authorized	
	WASHINGTON GAS		OnHold	
	PARK PLANNING		OnHold	
	SEDIMENT & STORMWATER		OnHold	
	WSSC	Matthew Snyder Matthew.Snyder@wsscwater.com	PendingResubmit	Critical comment provided. The layout does NOT meet WSSC minimum building setback requirements
	STATE HIGHWAY ADMINISTRATION	Kwesi Woodroffe kwoodroffe@sha.state.md.us	Authorized	Proposed improvements in the State's right of way are conditionally approved, subject to the applicant formally submitting detailed engineering plans to SHA for a comprehensive review.