

Current Project - Department Review Status

120220130

Rev Cycle	Group Name	Reviewer Name	Review Status	Review Comments
1				
	SEDIMENT & STORMWATER	Andrew Kohler andrew.kohler@montgomerycountymd.gov	PendingResubmit	SWM 288047. The plans have not been assigned yet as the applicant has not submitted the plan. SWM Concept is required.
	COUNTY TRANSPORTATION	William Whelan william.whelan@montgomerycountymd.gov	PendingResubmit	See markups on Sheet 003 and also uploaded to the "Supporting Documents" folder in a Word document.
	PEPCO		OnHold	
	ROW PERMITTING	Sam Farhadi sam.farhadi@montgomerycountymd.gov	AssignOnly	Please refer to MCDOT comments for this preliminary plan and DPS-RPP comments for site plan 820220180.
	WSSC		OnHold	
	AREA SUBDIVISION	Adam Bossi adam.bossi@montgomeryplanning.org	PendingResubmit	<ol style="list-style-type: none"> 1. Stormwater management approval by DPS is needed prior to PB approval of Preliminary Plan. 2. Provide a more complete/comprehensive analysis of the proposal's conformance with Section 50.4.2.D Required Findings in the SOJ. 3. What is the opinion of the management of the Purple Line / Capital Crescent Trail regarding the two proposed bike/pedestrian connections from the subject sites to the Trail? Are they supportive? Do they have design criteria for these access points that should be reflected on the Preliminary Plan and Site Plan? 4. Provide a lotting exhibit that shows prior land dedications with plat citations and new proposed dedications. 5. Provide a phasing schedule per Ch. 50 Section 4.1.C.9. 6. Can a note be added to the plan that states the existing number of lots/parcels and the proposed number of lots/parcels? 7. Confirm that MPDU's will have 3+ bedrooms as required by Section 25A-5e2 "in subdivisions with single-family dwelling units, each MPDU must have three or more bedrooms..." 8. Provide truck turning exhibit. 9. Explore opportunities to move disturbance/development outside of the stream valley buffer on the Preston Pl. site. Rearranging townhouse layout in the central and eastern sides of the site may help. 10. Explore opportunities to create a north/south mid-site through

Current Project - Department Review Status

				connection/green space on the Lake site. 11. Add information to the application and plans regarding a contemplated bike/pedestrian connection through the Mews property (in between the application's two subject sites).
	ZONING & ENFORCEMENT	Melissa Goutos Melissa.Goutos@montgomerycountymd.gov	Authorized	Please refer to DPS-Zoning comments under site plan 820220180.
	WATER & WASTEWATER POLICY	George Dizelos george.dizelos@montgomerycountymd.gov	Authorized	Consistent with existing plans.
	HISTORIC PRESERVATION		OnHold	
	HOUSING & COMMUNITY AFFAIRS	Baozhu "Julia" Chen Baozhu.Chen@montgomerycountymd.gov	Authorized	
	AREA TRANSPORTATION	Katie Mencarini katherine.mencarini@montgomeryplanning.org	PendingResubmit	1. Provide a cross section of Manor Road showing frontage improvements. 2. Continue the frontage improvements across Chevy Chase Mews and all the way to Jones Bridge Road. 3. Install raised crosswalks on Manor Road across from the residential community to the north and where the school's sidewalk intersects Manor Road. 4. See plans for additional comments.
	STATE HIGHWAY ADMINISTRATION	Kwesi Woodroffe kwoodroffe@sha.state.md.us	Authorized	no impacts to state row
	FIRE & RESCUE	Marie LaBaw marie.labaw@montgomerycountymd.gov	PendingResubmit	120220130 820220180 PRESTON PLACE & LAKE APARTMENTS 1) Walking distance to edge of compliant FD vehicular access from front doors of units 44-54 must extend to travel edge of parking lane. 2) Effective radii at Manor Road intersections must be at least 25ft. Current exhibit shows only physical curb radii and do not account for parking lane. 3) Multiple units are shown with firefighter walking distance from front door to edge of compliant FD vehicular access at greater than 50ft with no indications of height restrictions. Contact Marie LaBaw, DPS for detail. 4) Where 20ft of pavement meets 20ft of pavement along a FD vehicular access path, 15ft radii are insufficient. 5) Minimum allowable interior radius along a bend in the FD vehicular access path where pavement width is 20ft is 30ft, not 25ft.

Current Project - Department Review Status

				<p>6) Parking restriction plan in the form of fire lane order and/or draft traffic order is required at site plan.</p> <p>7) Clearly indicate unit type. Stacked units have additional restrictions/ requirements such as FDC locations.</p> <p>8) Hydrants cannot be located behind parking.</p> <p>9) On-street and inset parking must be at least 8 feet wide.</p>
	PARK PLANNING	Charles Kines Charles.Kines@montgomeryparks.org	OnHold	
	WASHINGTON GAS		OnHold	
	AREA MASTER PLAN	Adam Bossi adam.bossi@montgomeryplanning.org	PendingResubmit	<p>1. The site design appears generally inconsistent with the Sector Plan's strong emphasis on tree canopy preservation and enhancement. The design does not attempt to save any existing large-diameter trees internal to each site, of which there are several dozen. This is inconsistent with the Sector Plan general recommendation that "New development should also retain or improve canopy cover..." and detracts from the wooded character of the area that the Plan seeks to conserve. Please reconcile.</p> <p>2. Architectural elevations - façade designs, especially those for highly visible units, should be enhanced to better respond to the community character goals of the Sector Plan.</p> <p>3. Consider façade treatments on the rear of eastern units on the Preston site that simulate a front façade to respond to the new shared use path in a welcoming manner.</p>
	AREA ENVIRONMENTAL	Marco Fuster marco.fuster@montgomeryplanning.org	PendingResubmit	<p>Please see and universally address related comments under 120220130 & 820220180.</p> <p>The submission has many errors and omissions, and additional comments are anticipated as part of a subsequent review.</p>
	AREA SITE PLAN	Grace Bogdan grace.bogdan@montgomeryplanning.org	PendingResubmit	<p>1. see layout design comments in site plan application</p> <p>2. see data table comments in site plan application</p> <p>3. missing tract area exhibit</p>
	MCPS		OnHold	