E-FILE STAMP

MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Preliminary Plan - 120220130
APPROVAL
02/08/24

CSWM APPROVAL LETTER

DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

December 7, 2022

Mr. Don Nelson
Vika, Inc
20251 Century Boulevard, Suite 400,
Germantown, MD 20874

Re: **COMBINED STORMWATER MANAGEMENT CONCEPT/*SITE DEVELOPMENT STORMWATER MANAGEMENT PLAN*** for
Preston Place
Preliminary Plan #: 120220130
SM File #: 288047
Tract Size/Zone: 12.61 ac
Total Concept Area: 12.11 ac
Lots/Block: L 1-4, B 2
Parcel(s): B
Watershed: Lower Rock Creek (I)

Dear Mr. Nelson:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of 6 Microbioretention, 7 Storm Filters with Underground Pipe Storage.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Landscaping in areas located within the stormwater management easement which are shown on the approved Landscape Plan as part of the approved Site Plan are illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Montgomery County Department of Permitting Services, Water Resources Section.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required.**

DPS — 2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

Mr. Don Nelson
December 7, 2022
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This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Bill Musico PE at 240-777-6340.

Sincerely,

Mark Etheridge
Mark Etheridge, Manager
Water Resources Section
Division of Land Development Services

cc: Neil Braunstein
SM File # 288047

ESD: Required/Provided 55,331 cu.ft. / 13,228 cu.ft.
PE: Target/Achieved: 2.0 inches / 0.5 inches
STRUCTURAL: 42,103 cu.ft.
WAIVED: 0.00 cf.

DOT APPROVAL LETTER

DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher Conklin
Director

January 20, 2023

Mr. Adam Bossi, Planner III
Downcounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive
Wheaton, MD 20902

RE: Preliminary Plan No. 120220130
Preston Place & Lake Apartments

Dear Mr. Bossi:

We have completed our review of the revised preliminary plan uploaded to eplans on December 27, 2022. A previous version of this plan was reviewed by the Development Review Committee (DRC) at its meeting on June 7, 2022. We recommend approval of the plans subject to the following comments:

Significant Plan Review Comments

1. The proposal for private streets, as shown on the preliminary plan uploaded to eplans on December 27, 2022 (and documented in the December 22, 2022, Statement of Justification), is acceptable to this Department. The proposed private streets are not in the master plan and are not needed for general circulation. We support Planning Board approval of the private streets subject to execution and recordation of a Declaration of Restrictive Covenants (for private roads). The deed reference for this document is to be identified on the record plat.
2. The applicant will be required to replace the existing sidewalk on the south side of Manor Road, from the northwest corner of the property to Jones Bridge Road, and construct a six-foot (6') wide, concrete sidewalk in its place with a five-and-one-half-foot (5.5') buffer from traffic.
3. Provide dedication thirty-five (35') feet from centerline along the property's Manor Road frontage per the 2013 Chevy Chase Lake Sector Plan.
4. MCDOT does not approve of the proposed Manor Road midblock crossing, shown on Sheet 07-PREL-120220130-04, connecting the sidewalk on the east side of the Road B entrance to the sidewalk on the north side of Manor Road. On the Certified Preliminary Plan, remove the ADA ramps and pavement crossing striping. In addition, on the Certified Preliminary Plan, remove all pavement crossing striping shown in the Manor Road right-of-way on Sheet 07-PREL-120220130-03 and Sheet

Office of the Director
101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX
www.montgomerycountymd.gov
Located one block west of the Rockville Metro Station

Mr. Adam Bossi
Preliminary Plan No. 120220130
January 20, 2023
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07-PREL-120220130-04.

Standard Plan Review Comments

5. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Montgomery County Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. This letter and all other correspondence from this department should be included in the package.
6. The sight distance study has been accepted. A copy of the Sight Distance Evaluation certifications form is included with this letter.
7. The storm drain analysis was reviewed and is acceptable to MCDOT. No improvements are needed to the downstream County storm drain system for this plan.
8. Design all vehicular access points to be at-grade with sidewalk, dropping down to street level between the sidewalk and roadway.
9. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
10. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
11. In all underground utility installations, install identification tape or other "toning" device approximately two feet above the utility.
12. If the proposed development will alter any existing streetlights, replacement of signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
13. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
14. Posting of a ROW permit bond is a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
    a. Paving, curb, gutter, sidewalk, handicap ramps and street trees along Manor Road.
    b. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.

Mr. Adam Bossi
Preliminary Plan No. 120220130
January 20, 2023
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c. Erosion and sediment control measures as required by Montgomery County Code 19-10(02) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by MCDPS.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at william.whelan@montgomerycountymd.gov or (240) 777-2173.

Sincerely,

William Whelan

William Whelan
Development Review Team
Office of Transportation Policy

SharePoint/transportation/directors office/development review/WhelanW/120220130 Preston Place & Lake Apartments-MCDOT letter 012023.docx

Enclosures (1)

Sight Distance Certifications

cc: Correspondence folder FY 2023

cc-e:		
	Joshua Sloan	VIKA
	Katie Mencarini	MNCP&PC
	Stephanie Dickel	MNCP&PC
	Grace Bogdan	MNCP&PC
	Mark Terry	MCDOT DTEO
	Oscar Yen	MCDOT DTEO
	Sam Farhadi	MCDPS RWPR

DPS - FIRE DEPT. ACCESS APPROVAL LETTER

Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 31-Jan-23
TO: Josh Sloan
VIKA, Inc
FROM: Marie LaBaw
RE: Preston Place & Lake Apartments
820220180

PLAN APPROVED

1. Review based only upon information contained on the plan submitted 31-Jan-23 .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

*** Fire lane orders shall be processed prior to certified site plan and implemented for private roads and alleys as necessary to maintain fire department vehicular access prior to any occupancies ***

*** 2/26/2023 Amendment - Height restriction language added ***

DHCA APPROVAL LETTER

DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

Aseem K. Nigam
Director

January 9, 2023

Mr. Adam Bossi
Montgomery County Planning Department
2425 Reedie Drive
Wheaton, Maryland 20902

Re: Preston and Lake Apartments
Site Plan No. 820220180

Dear Mr. Bossi:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plans and recommends Approval.

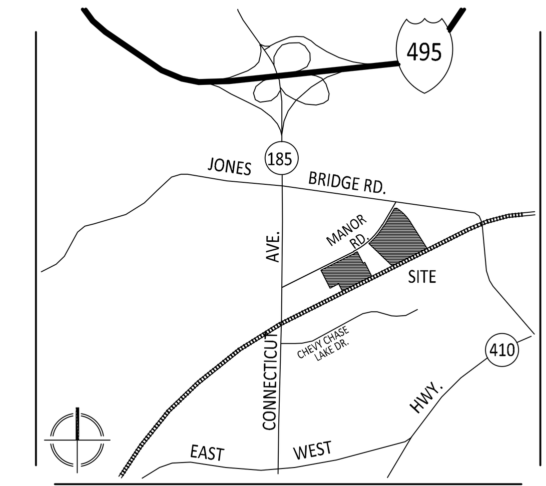
Sincerely,

Julia Chen

Julia Chen, Planning Specialist
Affordable Housing Programs Section

cc:

Division of Housing
Affordable Housing · Common Ownership Communities · Landlord-Tenant Affairs · Multifamily Housing
1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • www.montgomerycountymd.gov/dhca
montgomerycountymd.gov/311 · MC311 · 240-773-3556 TTY



VICINITY MAP
SCALE: 1" = 2000'

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
TOLL BROTHERS
7164 COLUMBIA GATEWAY DR.
SUITE 230
COLUMBIA, MD
410-381-3263
JEFFERY DRISCOLL
JDRISCOLL@TOLLBROTHERS.COM

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
CONTACT: JOSHUA SLOAN, RLA

ATTORNEY
LERCH, EARLY & BREWER, CHTD
7600 WISCONSIN AVENUE
SUITE 700
BETHESDA MD, 20814
301.841.3832
CONTACT: PATRICIA A. HARRIS

REVISIONS	DATE
REVISED PER DRC	09/02/22
CPP SUBMISSION	12/29/23

PRESTON PLACE AND LAKE APARTMENTS
7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 210NW03 & 210NW04
TAX MAP: HN43 & HN53

PLAN APPROVALS

CERTIFIED PRELIMINARY PLAN #120220130

PROFESSIONAL SEAL

Donald J Nelson

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: DONALD NELSON, P.E.
LICENSE No.: 52939
EXPIRATION DATE: JULY 11, 2024

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DRAWN BY: KP
DESIGNED BY: JS/KP
DATE ISSUED: 03/23/2022

VIKA PROJECT: VM50239
DRAWING NO.: PP-002C
SHEET NO.

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.