

Current Project - Department Review Status

820220180

Rev Cycle	Group Name	Reviewer Name	Review Status	Review Comments
1				
	HISTORIC PRESERVATION		OnHold	
	WASHINGTON GAS		OnHold	
	AREA SITE PLAN	Grace Bogdan grace.bogdan@montgomeryplanning.org	PendingResubmit	<ol style="list-style-type: none"> 1. staff appreciates the effort taken to prepare the conceptual plan to connect the east and west side through a pedestrian connection at the rear of the Chevy Chase Mews. we are researching what regulatory approvals will be required within the process and get back to you separately 2. we appreciate the open space provided within the site boundary, however our recommendations in regards to site layout (see changemarks) are intended to locate the open spaces in a way that better connects to the vicinity while providing a meaningful amenity to the future residents of the project. We suggest coordinating a separate meeting for a design discussion prior to resubmittal 3. utilities should be undergrounded per Chevy Chase Lake Sector Plan to create a pedestrian friendly environment along Manor Road 4. If possible, add row of trees on southern side of proposed sidewalk on Manor Road to create a double row and further enhance pedestrian environment and further canopy goals of the Sector Plan 5. within the site, the preference is for street trees rather than trees within the front yard, in these cases the front setback should be reduced (4' minimum) so the tree panel can be enlarged to provide proper soil area for larger street tree 6. see data table changemarks, it is understood that while the applicant could utilize bonus density in this project, it isn't and should be moved to a footnote within the table. the density needs to be revised to be zone specific, not based on entire site area 7. missing recreational guidelines table
	MCPS		OnHold	
	WSSC		OnHold	

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	PEPCO		OnHold	
	STATE HIGHWAY ADMINISTRATION	Kwesi Woodroffe kwoodroffe@sha.state.md.us	Authorized	no impacts to state row
	AREA ENVIRONMENTAL	Marco Fuster marco.fuster@montgomeryplanning.org	PendingResubmit	Please see and universally address related comments under 120220130 & 820220180. The submission has many errors and omissions and additional comments are anticipated as part of a subsequent review.
	HOUSING & COMMUNITY AFFAIRS	Baozhu "Julia" Chen Baozhu.Chen@montgomerycountymd.gov	Authorized	1. MPDU townhouses must have at least three bedrooms, and a full bath within one floor of every bedroom. 2. Please ensure that the MPDUs meet DHCA's Minimum Specifications.
	PLANNING DESIGN	Paul Mortensen paul.mortensen@montgomeryplanning.org	OnHold	
	WATER & WASTEWATER POLICY	George Dizelos george.dizelos@montgomerycountymd.gov	Authorized	Consistent with existing plans.
	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.
	AREA DESIGN	Grace Bogdan grace.bogdan@montgomeryplanning.org	PendingResubmit	see changemarks on plans and design memo from Directors Office to be sent separately. we appreciate the open spaces provided and believe with recommendations provided they can

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				become better connected to the vicinity and more impactful to the future residents of the project
	AREA TRANSPORTATION	Katie Mencarini katherine.mencarini@montgomeryplanning.org	PendingResubmit	<ol style="list-style-type: none"> Staff has identified several locations for improved intra-parcel connectivity. Internal streets should conform with public standards (CSDG). comments provided on cross sections included with the Preliminary plan as well. See notes on plan sheets for additional comments.
	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		OnHold	
	ZONING & ENFORCEMENT	Melissa Goutos Melissa.Goutos@montgomerycountymd.gov	Authorized	<ul style="list-style-type: none"> Add setbacks for Accessory structures to the Data on sheet SP-1. Show each Zone district on the Site Plans. I understand Development is within the R-30 zone and open space is zoned R-60 but please show the line of the zones in red or another color that makes this clearer. You may wish to add area of each lot and lot width of smaller lots.
	AREA MASTER PLAN	Adam Bossi adam.bossi@montgomeryplanning.org	PendingResubmit	See comments provided with the project's preliminary plan under concurrent review.
	PARK PLANNING	Charles Kines Charles.Kines@montgomeryparks.org	OnHold	
	ROW PERMITTING	Sam Farhadi sam.farhadi@montgomerycountymd.gov	PendingResubmit	Please see DPS-RPP Eplan comments.