



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**.



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

Mr. Don Nelson
December 7, 2022
Page 2 of 2

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.



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

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.

- 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

820220180 Preston Place & Lake Apts

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan files:

“07-SITE-820220180-003.pdf V4” uploaded on/ dated **“12/23/2022”** and
“07-SITE-820220180-004.pdf V4” uploaded on/ dated **“12/23/2022”** and

The followings need to be addressed prior to the certification of site plan:

1. Access points on public roads:
 - a. Provide truck turning movement for all (especially right turn) movements and ensure of minimum curb radii that will accommodate the site traffic.
 - b. Provide easement for the Chevy Chase Lake Driveway apron that crosses the frontage.
2. Provide public sidewalk:
 - a. to ADA standards and label it accordingly.
 - b. ensure of/ show ADA compliant connection of proposed sidewalks/ ramps at intersections and at the site peripheries to the existing ones.
3. On landscaping plan, provide street trees per approved tree species list at the required spacing and clearances.

And the following needs to be a condition of the certified site plan:

1. Private streets to be built to the corresponding public road classification standards per County Code 50.4.3.E.4.c.



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 Reddie 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



240-773-3556 TTY