

# Plan Review - Department Review Status

Project Name: **120230010**

Workflow Started: **07/11/2022 12:51 PM**

Report Generated: **08/26/2022 02:27 PM**

CYCLE	DEPARTMENT	STATUS	REVIEWER
1	AREA ENVIRONMENTAL	Revision Requested	MaryJo Kishter
	AREA MASTER PLAN	Recommend For Approval	Jamey Pratt
	AREA SITE PLAN	Revision Requested	Ryan Sigworth
	AREA SUBDIVISION	Revision Requested	Alexandra Duprey
	AREA TRANSPORTATION	Incomplete	Brett Brown
	COUNTY TRANSPORTATION	Revision Requested	Brenda Pardo
	DPS ZONING	Incomplete	
	FIRE & RESCUE	Revision Requested	Marie LaBaw
	HISTORIC PRESERVATION	Incomplete	
	PEPCO	Recommend For Approval	Francis Azebaze
	SEDIMENT & STORMWATER	Revision Requested	Andrew Kohler
	STATE HIGHWAY ADMINISTRATION	Recommend For Approval	Kwesi Woodroffe
	WASHINGTON GAS	Incomplete	
	WATER & WASTEWATER POLICY	Incomplete	
	WSSC	Incomplete	Bruce MacLaren
PARK PLANNING	Revision Requested	Henry Coppola	

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## REVIEW COMMENTS

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
14	1	WSSC Dave Margolis 8/15/22 10:40 AM	Changemark -WSSC Standard Comments for All Plans 1. WSSC comments are made exclusively for this plan review based on existing system conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service. 2. Coordination with other buried utilities: a. Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements. b. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC. c. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted. d. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSCs pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3. e. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including, impacts to proposed street, building and utility layouts. f. The applicant must provide a separate Utility Plan to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way. g. Upon completion of the site construction, utilities that are found to be located within WSSCs rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicants expense. 3. Forest Conservation Easements are not permitted to overlap WSSC existing or proposed easements. Potential impacts to existing Forest Conservation Easements (due to proposed water and/or sewer systems) must be reviewed and approved by County staff. 4. Unless otherwise noted: ALL extensions of WSSCs system require a request for Hydraulic Planning Analysis and need to follow the System Extension Permit (SEP) process. Contact WSSC's Permit Services Section at (301-206-8650) or visit our website at <a href="https://www.wsscwater.com/business--construction/developmentconstruction-services.html">https://www.wsscwater.com/business--construction/developmentconstruction-services.html</a> for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSC's	19-UTIL-120230010-001.pdf		Unresolved

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			Permit Services Section at (301) 206-4003.			
15	1	WSSC Dave Margolis 8/15/22 10:40 AM	Changemark -_WSSC Plan Review Comments Project #120230010 Hillcrest Property	19-UTIL-120230010-001.pdf		Unresolved
16	1	STATE HIGHWAY ADMINISTRATION Kwesi Woodroffe 8/16/22 8:00 AM	Comment no comments or objections. Access is to a County or Local roadway. No impacts to state right of way.			Info Only
17	1	AREA SUBDIVISION Alexandra Duprey 8/18/22 4:48 PM	Changemark Changemark #01 This should be a comma after 10, not a period.	07-PREL-120230010-002.pdf		Unresolved
18	1	AREA SITE PLAN Ryan Sigworth 8/19/22 11:53 AM	Changemark Changemark #01 Add parking calculations for required/provide to the data table. It doesn't need to be in General Notes.	07-PREL-120230010-002.pdf		Unresolved
19	1	FIRE & RESCUE Marie LaBaw 8/21/22 11:19 AM	Changemark FDA Label all relevant pavement widths and turning radii.	13-FDA-120230010.pdf		Unresolved
20	1	FIRE & RESCUE Marie LaBaw 8/21/22 11:19 AM	Changemark FDA Detail fire department turnaround. Minimum 60ft legs, 20ft wide, and 25ft radii in between.	13-FDA-120230010.pdf		Unresolved
21	1	FIRE & RESCUE Marie LaBaw 8/21/22 11:19 AM	Changemark FDA Dimension walking distance from lobby door to edge of compliant FD vehicular access.	13-FDA-120230010.pdf		Unresolved
22	1	AREA ENVIRONMENTAL MaryJo Kishter 8/22/22 8:45 AM	Changemark Revise This property IS subject to the forest conservation law and is not exempt. Please revise this statement.	01-SOJ-120230010.pdf		Unresolved
23	1	AREA ENVIRONMENTAL MaryJo Kishter 8/22/22 8:51 AM	Changemark Tract Area? Please correct	10-FCP-120230010-003.pdf		Unresolved
26	1	AREA ENVIRONMENTAL MaryJo Kishter 8/22/22 9:28 AM	Changemark Labels Include entire stream label and add a label for the ex. Category I conservation easement on the other side of the stream.	10-FCP-120230010-001.pdf		Unresolved
27	1	AREA ENVIRONMENTAL MaryJo Kishter 8/22/22 10:13 AM	Changemark This table needs to include the properties that are part of the FCP	10-FCP-120230010-003.pdf		Unresolved

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28	1	WSSC Bruce MacLaren 8/22/22 11:45 AM	Changemark DSD Intake #1 - Status of Comments WSSC comments are made exclusively for this plan review based on existing system conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service.	19-UTIL-120230010-001.pdf		Unresolved
29	1	WSSC Bruce MacLaren 8/22/22 11:45 AM	Changemark DSD Intake #2 - Coordination w/ Other Utilities Coordination with other buried utilities: a. Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements. b. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC. c. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted. d. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSCs pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3. e. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including, impacts to proposed street, building and utility layouts. f. The applicant must provide a separate Utility Plan to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way. g. Upon completion of the site construction, utilities that are found to be located within WSSCs rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicant's expense.	19-UTIL-120230010-001.pdf		Unresolved
30	1	WSSC Bruce MacLaren 8/22/22 11:45 AM	Changemark DSD Intake #3 - Forest Conservation Easements Forest Conservation Easements are not permitted to overlap WSSC existing or proposed easements. Potential impacts to existing Forest Conservation Easements (due to proposed water and/or sewer systems) must be reviewed and approved by County staff.	19-UTIL-120230010-001.pdf		Unresolved
31	1	WSSC Bruce MacLaren 8/22/22 11:45 AM	Changemark DSD Intake #4 - WSSC Application Process Unless otherwise noted: ALL extensions of WSSCs system require a request for Hydraulic Planning Analysis and need to follow the System Extension Permit (SEP) process. Contact WSSC's Permit Services Section at (301-206-8650) or visit our website at <a href="https://www.wsscwater.com/business--">https://www.wsscwater.com/business--</a>	19-UTIL-120230010-001.pdf		Unresolved

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			construction/developmentconstruction-services.html for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSC's Permit Services Section at (301) 206-4003.			
32	1	AREA ENVIRONMENTAL MaryJo Kishter 8/22/22 1:30 PM	Changemark Provide acreage of offsite LOD on plan here Label acreage of offsite LOD on this plan and make sure it is included in the NTA calculations for the forest conservation worksheet.	10-FCP-120230010-001.pdf		Unresolved
33	1	AREA ENVIRONMENTAL MaryJo Kishter 8/22/22 1:30 PM	Changemark Impervious Surfaces While this application is not subject to the 10% impervious surface limit, impervious surfaces must be minimized and demonstrated. Please ensure that there is no excess parking proposed that increases impervious surfaces.	10-FCP-120230010-001.pdf		Unresolved
34	1	AREA ENVIRONMENTAL MaryJo Kishter 8/22/22 1:32 PM	Changemark path connection Will there be a natural surface path connection between the proposed seating area on the Park dedication land and this development as discussed?	10-FCP-120230010-001.pdf		Unresolved
35	1	AREA ENVIRONMENTAL MaryJo Kishter 8/22/22 2:41 PM	Changemark Data Table This table needs to reflect the entirety of the two parcels as they need to be included in the FCP.	10-FCP-120230010-001.pdf		Unresolved
36	1	AREA ENVIRONMENTAL MaryJo Kishter 8/22/22 2:41 PM	Changemark Property The entirety of both parcels must be included in the FCP. Please revise plan and calculations to reflect that.	10-FCP-120230010-001.pdf		Unresolved
37	1	AREA ENVIRONMENTAL MaryJo Kishter 8/22/22 2:41 PM	Changemark Revise all notes as necessary Revise all notes to reflect the entirety of both parcels included in the FCP.	10-FCP-120230010-001.pdf		Unresolved
38	1	AREA ENVIRONMENTAL MaryJo Kishter 8/22/22 2:41 PM	Changemark There is some forest - revise note	10-FCP-120230010-001.pdf		Unresolved
39	1	AREA ENVIRONMENTAL MaryJo Kishter 8/22/22 2:41 PM	Changemark Offsite Tree Permission This tree is not on the subject property and the applicant must obtain approval from the owner of the tree to remove it.	10-FCP-120230010-001.pdf		Unresolved
40	1	AREA ENVIRONMENTAL MaryJo Kishter	Changemark Creating a Lot?	10-FCP-120230010-001.pdf		Unresolved

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		8/22/22 2:41 PM			
41	1	AREA ENVIRONMENTAL MaryJo Kishter 8/22/22 2:41 PM	Changemark Tree Protection Measures Please add tree protection measures (tree save fence, root pruning, etc.) to the plans and the legend.	10-FCP-120230010-001.pdf	Unresolved
42	1	AREA ENVIRONMENTAL MaryJo Kishter 8/22/22 2:44 PM	Changemark What about these trees - saved? Tree protection?	10-FCP-120230010-001.pdf	Unresolved
43	1	AREA ENVIRONMENTAL MaryJo Kishter 8/22/22 2:45 PM	Changemark Tree protection for these trees along LOD	10-FCP-120230010-001.pdf	Unresolved
44	1	AREA ENVIRONMENTAL MaryJo Kishter 8/22/22 3:00 PM	Changemark Conservation Easements Since this will be dedicated park land, conservation easements will not be recorded on it and the plan should specify park property poles to identify the limits of the Park Property. I can email you a detail for the plans.	10-FCP-120230010-002.pdf	Unresolved
45	1	AREA ENVIRONMENTAL MaryJo Kishter 8/22/22 3:01 PM	Changemark Afforestation Maximized Can more of this area be planted than is shown here?	10-FCP-120230010-002.pdf	Unresolved
46	1	AREA ENVIRONMENTAL MaryJo Kishter 8/22/22 3:06 PM	Changemark One Data Table for entire FCP Please revise the plans so that there is only one data table. We use this information to ease reporting to MDNR and one table is better to make sure we capture everything.	10-FCP-120230010-003.pdf	Unresolved
47	1	AREA ENVIRONMENTAL MaryJo Kishter 8/22/22 3:07 PM	Changemark No conservation easements Since this will be park dedication, no conservation easements will be recorded; however, the plans should include Park Property demarcation poles and the associated detail.	10-FCP-120230010-003.pdf	Unresolved
48	1	AREA ENVIRONMENTAL MaryJo Kishter 8/22/22 3:11 PM	Changemark Notes Please coordinate with Planning and Parks staff regarding these notes. Our Standard Notes are required (may be modified by Parks Dept. staff with Planning Staff approval). The Department of Parks has standards for NNI removal and those protocols should be followed unless otherwise approved by Parks' staff.	10-FCP-120230010-003.pdf	Unresolved
49	1	AREA ENVIRONMENTAL MaryJo Kishter	Changemark Planting Plan Much of the Planting Plan will be commented on	10-FCP-120230010-003.pdf	Unresolved

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		8/22/22 3:19 PM	by Parks' staff since they will be taking ownership, but Planning staff needs to approve it as well. Please see Parks' comments related to NNI removal and plantings. A M&M Agreement for the 5 years will be required as a condition of approval.			
50	1	AREA ENVIRONMENTAL MaryJo Kishter 8/22/22 3:44 PM	Changemark Trees in parking lot Will there be trees planted within the parking lot? Shade over the parking lot is important for water quality in this watershed.	10-FCP-120230010-001.pdf		Unresolved
51	1	AREA ENVIRONMENTAL MaryJo Kishter 8/22/22 3:46 PM	Changemark Planting Notation Include a note on the plans that explains that X amount of planting is to satisfy the forest conservation law requirements and the remaining X amount of planting is to meet the Patuxent River PMA requirements and the offsite open space requirements.	10-FCP-120230010-003.pdf		Unresolved
52	1	AREA MASTER PLAN Jamey Pratt 8/22/22 5:22 PM	Comment The Subject Property is within the Town Center as described in the 2005 Olney Master Plan. The Master Plan seeks to create a mixed-use, pedestrian-oriented Town Center by increasing the number of residential units while still providing retail and service businesses to serve local residents. While the Concept Plan does not propose a mix of uses, it is not practical or necessary for all projects in the Town Center to do so. The proposed medical office building is a two-story office building, which will further the goal of relieving the monotony of the single-story shopping centers currently in Olney. The proposed site design is pedestrian-oriented, with the building entrance along the sidewalk and the parking lot to the side and rear, and the project adds to the economic health of the Town Center. The Master Plan encourages uses that generate pedestrian traffic in general, and medical office buildings have the potential for more visits from the public than many other office uses would. The Master Plan, on pages 48 and 54, shows potential vehicular and/or pedestrian connections to link Hillcrest Avenue to Appomattox Avenue through the site, but the diagrams indicate that the configuration of these connections will be determined at site plan. The aim of these new connections is to create a better pedestrian experience and to make a more porous vehicular network in the Town Center, but most of the proposed connections are only practical with the redevelopment of the larger shopping center			Unresolved

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		<p>sites. Given the location of existing buildings (especially Gold's Gym) with no known plans for redevelopment, coupled with environmental buffers behind the site, it would not be feasible for the Applicant to provide a new vehicular connection here. Pedestrians and vehicles are both currently able to navigate where shown in the Master Plan via the parking lots and drive aisles surrounding the adjacent buildings. It is also worth noting that a site plan is not required for the proposed project, so the master plan's note that the connections will be determined at site plan would be difficult to carry out. Although the Master Plan encourages development of residential uses in the Town Center, this recommendation is primarily aimed toward the redevelopment of the large shopping centers or with a consolidation of smaller parcels. Given the size of the site, it may not be practical to increase the number of parking spaces or provide other necessary amenities to support a residential use here in addition to the proposed medical office use. The Master Plan recommends reduced pavement widths, curbside tree panels, on-street parking, and other design features to help create a pedestrian-oriented streetscape. The Master Plan envisions a "Green Town Center" in Olney, with generous landscaping and trees. The Application proposes removing several existing trees from the site, but, according to the Applicant's statement, will provide generous landscaping and reforestation. Indeed, a drawing included in the Applicant's statement shows trees in the parking lot islands and in the grass panel between the sidewalk and the street; additional landscaping is shown in and around the bioretention facilities. The landscaping and tree plantings should help create the Green Town Center envisioned in the Master Plan. The proposed plan also shows three new parking spaces along Hillcrest Avenue, which is in keeping with the Master Plan recommendation for increased on-street parking, but this appears to conflict with Bicycle Master Plan recommendations; see comments from transportation planners for more on this. The Master Plan recognizes that it would not be practical or desirable for some smaller lots to satisfy the public open space requirements onsite, and suggests that projects can provide green areas, landscaping, sidewalk widening, and other amenities to satisfy any public use space requirements. The Application proposes over an acre of park dedication to meet its open space</p>			
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			<p>requirements. The Applicant aims to remove invasive plant species and to reforest most of the dedicated land, which is within a stream buffer. The Master Plan contains recommendations for managing stormwater and accommodating forest conservation requirements. These recommendations will be reviewed by the environmental planner and other agencies. The Application appears to be in substantial conformance with the Master Plan by contributing to the Master Plan's goals of creating an economically healthy, attractive, pedestrian-oriented Town Center. The building is positioned at the sidewalk and the project includes ample landscaping and reforestation, helping meet the master plan goals of generating pedestrian traffic and creating a Green Town Center in Olney.</p>			
53	1	<p>AREA TRANSPORTATION Brett Brown 8/23/22 4:38 PM</p>	<p>Comment a. Please explain parking tabulation; per county parking requirements (section 6.2.4) the maximum allowed number of parking spaces is 41 (based on minimum 1/1000 and maximum 4/1000). The current plan shows 43 total spaces (not including on-street parking). b. Per section 31-17 of the county code, "The parking of vehicles and trailers at any time on any improved public street within a distance less than thirty-five (35) feet from nearest curb line of an intersecting public street is prohibited." The current placement of the three on-street parking spaces interferes with sight distances, and applicant should reduce the number of on-street parking to conform with county standards. c. Please provide the following revised cross-section for Hillcrest Avenue: 1. Remove on-street parking spaces 2. Maintain existing right-of-way line 3. Provide 8-foot wide pedestrian area (6-foot wide sidewalk with 2-foot wide paved buffer) 4. Mark an 8-foot wide green panel; identified as future separated bike lane 5. 6-foot wide tree panel with trees 6. Curb and gutter 7. Provide measurements of drive lanes</p>			Unresolved
54	1	<p>AREA TRANSPORTATION Brett Brown 8/23/22 4:46 PM</p>	<p>Changemark Access Easement Applicant should add a public access easement and pedestrian connection to enable access to rear park dedication; add additional natural surface trail connections to the property frontage in coordination with Montgomery Parks.</p>	07-PREL-120230010-002.pdf		Unresolved
55	1	<p>AREA TRANSPORTATION Brett Brown 8/23/22 4:46 PM</p>	<p>Changemark Shrink Turnaround Area Shrink by 3 feet to avoid usage for parking</p>	07-PREL-120230010-002.pdf		Unresolved

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56	1	AREA TRANSPORTATION Brett Brown 8/23/22 4:46 PM	Changemark Maintenance Access If request by Montgomery Parks, provide access point to allow for the movement of maintenance vehicles to park dedication area	07-PREL-120230010-002.pdf		Unresolved
57	1	AREA TRANSPORTATION Brett Brown 8/23/22 4:46 PM	Changemark Curb ramp Provide curb ramp to allow pedestrian access to adjacent side of road	07-PREL-120230010-002.pdf		Unresolved
58	1	AREA TRANSPORTATION Brett Brown 8/23/22 4:46 PM	Changemark Bicycle parking Provide short and long-term bike parking	07-PREL-120230010-002.pdf		Unresolved
59	1	AREA TRANSPORTATION Brett Brown 8/23/22 4:46 PM	Changemark Street Door Mark area of street door and ensure it does not conflict with pedestrian right-of-way space	07-PREL-120230010-002.pdf		Unresolved
60	1	WSSC Bruce MacLaren 8/23/22 5:08 PM	Changemark Site currently served with water This site is currently being served by existing and active water connection(s).	19-UTIL-120230010-001.pdf		Unresolved
61	1	WSSC Bruce MacLaren 8/23/22 5:16 PM	Changemark Horizontal Separation - PSHC and WHC Provide ten (10) feet minimum horizontal separation between Pressure Sewer House Connection (PSHC) and Water House Connection (WHC) when designed in separate trenches. Do not design PSHC and WHC in a common or combined trench. See WSSC 2017 Pipeline Design Manual Part Three Section 3, Pipeline Crossings and Clearances.	19-UTIL-120230010-001.pdf		Unresolved
62	1	WSSC Bruce MacLaren 8/23/22 5:18 PM	Changemark Existing Water - Label Size, Material, Contract # Existing water mains shown on plan should be labeled with correct pipe size, material and WSSC contract number.	19-UTIL-120230010-001.pdf		Unresolved
63	1	WSSC Bruce MacLaren 8/23/22 5:19 PM	Changemark Ex and Prop W - Show and Label Easement Limits Show and label easement limits on plan for all existing and proposed water mains	19-UTIL-120230010-001.pdf		Unresolved
64	1	WSSC Bruce MacLaren 8/24/22 11:01 AM	Changemark PLAN CLARITY ("blurriness" with zoom-in) Be advised that, when viewing the Plans during review, the plan-image became "blurry" especially when "zooming-in" to relatively small or "tight" plan-areas. In order to allow for clearer viewing, especially when "zoomed-in" to small areas of the plans, make corrections to the manner in which plans are stored/saved to enable adequate clarity in viewing while "zoomed-in" on plans.	19-UTIL-120230010-001.pdf		Unresolved

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65	1	WSSC Bruce MacLaren 8/24/22 11:20 AM	Changemark Water - Maintain Adequate Horizontal Separation Revise the plan to realign any water pipeline that conflicts with large storm drains, culverts, deep side ditches, etc. Maintain the required horizontal clearances from other utilities, retaining walls, sediment traps, street lights, paving, etc. See WSSC 2017 Pipeline Design Manual Part Three, Section 3; Pipeline Crossings and Clearances. PLEASE NOTE - Due to "blurriness" of plan-detail upon "zoom-in" on plans, some text/details were non-readable. There appears to be what may be a structure ("cross-hatched") in the vicinity of the proposed W connection to WSSC main. Depending on what the "cross-hatched" area is, horizontal separation may be an issue.	19-UTIL-120230010-001.pdf		Unresolved
66	1	SEDIMENT & STORMWATER Andrew Kohler 8/25/22 7:32 AM	Comment 288460 Jean Kapusnick is the reviewer. Denied 8/23/2022. Obtain an approved SWM concept.			Unresolved
67	1	PARK PLANNING Henry Coppola 8/25/22 3:36 PM	Comment <b>Future Parkland Conveyance</b> <ul style="list-style-type: none"> <li>Please provide a separate parkland conveyance exhibit will all current property information including easements</li> <li>Parkland conveyance boundaries should be altered to exclude new SWM infrastructure associated with this development</li> <li>Parks reserves the right to review/alter/refine the ultimate limits of conveyance based on detailed review of the site</li> <li>Any activity on future parkland requires an approved Park Construction Permit to ensure conformance with Parks' standards and specification. This will include, but is not limited to grading, tree removals, site improvements, NNI management, plantings, drainage infrastructure, and potential channel and outfall stabilization to ensure safe conveyance of storm flows to and through the unnamed tributary of James Creek. Applicant will be required to minimize grading, tree loss, and storm-drain infrastructure to the maximum extent practicable.</li> <li>Conveyance to occur following FCP completion, exact timing of conveyance and provision of deed (including</li> </ul>			Unresolved

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			<p>potential escrow period) to be determined in coordination with Parks Staff</p> <ul style="list-style-type: none"> <li>Prior to conveyance, land must be free of all unnatural debris and/or trash, deer caging tree protection must be removed, and parkland boundaries must be staked</li> </ul>			
68	1	PARK PLANNING Henry Coppola 8/25/22 3:37 PM	<p>Comment</p> <p><b>Park Improvements</b></p> <ul style="list-style-type: none"> <li>Montgomery Parks acceptance of the parkland conveyance will require the inclusion of a seating area to be constructed by the Applicant (design to be coordinated with and subject to Parks Staff approval) substantially similar to that shown on the Concept Plan 520220180; along with paved pedestrian connections to the existing sidewalk along Georgia Ave (MD 97) and along the southern boundary of the parkland conveyance to the development site. As well as a Public Access Easement across the development site in order to provide access to the future parkland.</li> <li>Applicant (or successor property owner) will be required to provide maintenance in perpetuity for the seating area and pedestrian connections to include (but not limited to) routine trash collection and litter pickup.</li> <li>All work on park improvements on future parkland to be covered by a Park Construction Permit</li> </ul>			Unresolved
69	1	PARK PLANNING Henry Coppola 8/25/22 3:38 PM	<p>Comment</p> <p><b>NNI and FCP on Parkland Conveyance</b></p> <ul style="list-style-type: none"> <li>All NNI and FCP work on future parkland to be covered by Park Construction Permit</li> <li>NNI removal on future parkland will require a management plan including planting plan approved by Parks Staff</li> <li>Exact limits of NNI removal and planting area need to be established in coordination with Parks Staff</li> <li>Exact limits of afforestation area need to be established in coordination with Parks Staff</li> <li>Afforestation planting list for future parkland subject to Parks Staff approval – please remove Sweet Gum</li> </ul>			Unresolved

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Report Generated: **08/26/2022 02:27 PM**

70	1	PARK PLANNING Henry Coppola 8/25/22 3:38 PM	<p>Comment</p> <p><b>SWM on Parkland Conveyance</b></p> <ul style="list-style-type: none"> <li>All SWM work on future parkland to be covered by Park Construction Permit</li> <li>Specific location and design of SWM infrastructure conveying stormwater to future parkland should be coordinated with and approved by Parks Staff</li> <li>Areas with new SWM infrastructure should not be included in the parkland conveyance</li> <li>Eastern outfall pipe length should be significantly reduced and a stable channel conveyance with step pools added</li> <li>Area of "existing riprap" may require alteration to provide stable conveyance for proposed drainage input</li> </ul>			Unresolved
71	1	AREA SUBDIVISION Alexandra Duprey 8/25/22 3:46 PM	<p>Comment</p> <p>We would like to see a landscape plan to show you are able to meet the following requirements:</p> <ul style="list-style-type: none"> <li>- A surface parking lot must have landscaped islands that are a minimum of 100 contiguous square feet each comprising a minimum of 5% of the total area of the surface parking lot. Where possible, any existing tree must be protected and incorporated into the design of the parking lot.</li> <li>- Each parking lot must maintain a minimum tree canopy of 25% coverage at 20 years of growth, as defined by the Planning Board's Trees Technical Manual. With the current state of the plan, it doesn't look like the 25% parking lot tree canopy coverage requirement will be met. Additionally, we ask for you to consider offsite tree planting as needed for shading on the parking lot along the eastern property boundary to meet 25% tree coverage.</li> </ul>			Unresolved
72	1	AREA SUBDIVISION Alexandra Duprey 8/25/22 3:48 PM	<p>Comment</p> <p>We need to see a separate exhibit showing the dedicated area and the intended design for the public open space. This design should be similar to what was shown in the Concept Plan. The exhibit should not be labelled "subject property", as it is deeded to Parks.</p>			Unresolved
73	1	AREA SUBDIVISION Alexandra Duprey 8/25/22 3:57 PM	<p>Comment</p> <p>Parking: Parking counts needs to include handicapped spaces within the overall count. With this in mind, you are two spaces over. We would like you to remove the two parking spaces on either side of the dumpster area in the back of the parking lot. We hope this can make some more</p>			Unresolved

# Plan Review - Department Review Status

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Project Name: **120230010**

Workflow Started: **07/11/2022 12:51 PM**

Report Generated: **08/26/2022 02:27 PM**

			<p>room for the bioretention area and allow more space for the natural environment beyond the parking lot. Additionally, we would like you to consider reducing the parking count to 3.5 spaces per 1000 sf. With your current parking calculation, you are maxing out the allowed parking. If you did slightly less, this would allow more room for landscaping and tree coverage, therefore reducing the urban heat island effect of your parking lot.</p>			
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