

Plan Review - Department Review Status

Project Name: **120230080**

Workflow Started: **12/12/2022 02:41 PM**

Report Generated: **04/07/2023 10:13 AM**

CYCLE	DEPARTMENT	STATUS	REVIEWER
1	AREA ENVIRONMENTAL	Revision Requested	Doug Johnsen
	AREA MASTER PLAN	Incomplete	Jamey Pratt
	AREA SITE PLAN	Recommend For Approval	Jeffrey Server
	AREA SUBDIVISION	Revision Requested	Ryan Sigworth
	AREA TRANSPORTATION	Revision Requested	Chris Van Alstyne
	COUNTY TRANSPORTATION	Revision Requested	Deepak Somarajan
	DPS ZONING	Incomplete	
	FIRE & RESCUE	Revision Requested	Marie LaBaw
	HISTORIC PRESERVATION	Revision Requested	Brian Crane
	PARK PLANNING	Revision Requested	Henry Coppola
	PEPCO	Recommend For Approval	Francis Azebaze
	POTOMAC EDISON	Incomplete	
	SEDIMENT & STORMWATER	Recommend Denial	Andrew Kohler
	STATE HIGHWAY ADMINISTRATION	Recommend For Approval	Kwesi Woodroffe
	WASHINGTON GAS	Incomplete	
	WATER & WASTEWATER POLICY	Recommend For Approval	George Dizelos
	WSSC	Incomplete	

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REVIEW COMMENTS

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	HISTORIC PRESERVATION Brian Crane 3/30/23 11:10 AM	Comment <p>Jerusalem-Mt. Pleasant Methodist Church Cemetery (HP-111 in the Montgomery County Burial Sites Inventory) is immediately adjacent to the application and there is a possibility that graves could extend into the proposed plan area. There are visible grave markers that may be within 10 feet of the cemetery property line, and historical research indicates more than 300 individuals were buried there though only some 33 markers are visible. The cemetery was established by 1869, and the first known burial occurred in 1891. Cemeteries of this era may not have been confined to the cemetery parcel boundary as presently understood. The boundaries of the Jerusalem-Mt. Pleasant Methodist Church Cemetery have never been verified through archaeological fieldwork.</p> <p>Archaeological investigations to verify the boundary of the Jerusalem-Mt. Pleasant Methodist Church Cemetery with respect to the proposed plan area must be completed prior to approval of the preliminary plan consistent with the guidelines in Appendix A of the Montgomery County Planning Board Guidelines for Burial Sites. Staff recommends that ground penetrating radar (GPR) as described in Appendix D Section I.D be completed within the preliminary plan area and private ROW within 50 feet of the cemetery property boundary.</p> <p>If the GPR survey identifies potential grave shafts, these must be investigated through shallow archaeological excavations as described in Appendix D Sections I.E and F.</p> <p>If graves are verified within the proposed preliminary plan or private ROW, the parcel division must be made as described in the Burial Sites Guidelines Section II to promote long-term preservation of the graves, or the permission of the Planning Board to relocate graves must be sought if preservation in place is not possible.</p>			Unresolved
2	1	AREA SUBDIVISION Ryan Sigworth 3/30/23 11:15 AM	Changemark Changemark note #01 Why are the proposed acreages different?	07-PREL-120230080-001.pdf		Unresolved

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3	1	FIRE & RESCUE Marie LaBaw 4/2/23 11:14 AM	Changemark FDA Detail access to lobby door. Apron of primary driveway does not appear adequate.	13-FDA- 120230080-001.pdf		Unresolved
4	1	FIRE & RESCUE Marie LaBaw 4/2/23 11:15 AM	Changemark FDA Submit fire lane order to restrict parking on site as necessary to maintain access.	13-FDA- 120230080-001.pdf		Unresolved
5	1	FIRE & RESCUE Marie LaBaw 4/2/23 11:15 AM	Changemark FDA FDA shall be located within direct line of sight of main lobby door.	13-FDA- 120230080-001.pdf		Unresolved
6	1	FIRE & RESCUE Marie LaBaw 4/2/23 11:15 AM	Changemark FDA Detail existing access to existing house. Any proposed changes cannot make an existing compliant condition noncompliant or a noncompliant condition any worse.	13-FDA- 120230080-001.pdf		Unresolved
7	1	FIRE & RESCUE Marie LaBaw 4/2/23 11:15 AM	Changemark FDA Pavement width dimension at rear driveway conflicts with an easement note. Relocate for legibility.	13-FDA- 120230080-001.pdf		Unresolved
8	1	FIRE & RESCUE Marie LaBaw 4/2/23 11:15 AM	Changemark FDA Detail existing water supply to existing church and building at rear of site. Proposed changes to access cannot make an existing compliant condition noncompliant or a noncompliant condition any worse.	13-FDA- 120230080-001.pdf		Unresolved
9	1	FIRE & RESCUE Marie LaBaw 4/2/23 11:15 AM	Changemark FDA Show 15ft wide clear and walkable grade along all exposed exterior walls of proposed building.	13-FDA- 120230080-001.pdf		Unresolved
10	1	FIRE & RESCUE Marie LaBaw 4/2/23 11:15 AM	Changemark FDA Locate nearest existing hydrant. First on-site hydrant shall be located no farther than 500ft from nearest existing measured as the truck travels or shall be located at the site entrance.	13-FDA- 120230080-001.pdf		Unresolved
11	1	FIRE & RESCUE Marie LaBaw 4/2/23 11:15 AM	Changemark FDA Overlay building footprint with floorplan for level of main access to clarify lobby location.	13-FDA- 120230080-001.pdf		Unresolved
12	1	FIRE & RESCUE Marie LaBaw 4/2/23 11:15 AM	Changemark FDA Locate fire command center or note that one is not required.	13-FDA- 120230080-001.pdf		Unresolved

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13	1	AREA ENVIRONMENTAL Doug Johnsen 4/3/23 12:03 PM	Changemark Changemark note #01 Please show the correct stream valley buffer on the plan. This is a Use Class IV stream with side slopes between 15% and 25%. The stream buffer should be 150-ft and not 125-ft.	07-PREL-120230080-003.pdf		Unresolved
14	1	STATE HIGHWAY ADMINISTRATION Kwesi Woodroffe 4/5/23 5:58 AM	Comment Construction of the sidewalk along the frontage or any modifications to the existing "Private Driveway" will require an Access Permit.			Info Only
15	1	COUNTY TRANSPORTATION Deepak Somarajan 4/5/23 1:39 PM	Changemark Changemark note #01 1. Applicant should be mindful that Complete Streets is approved. Applicant should design based on Complete Streets, particularly affecting the cross-sections and strategies toward achieving the target speeds. 2. Muncaster Mill Road (MD-115): a. Per the Olney Mater Plan, it is classified as an Area Connector with a minimum 80-ft right-of-way and 2 lanes. b. Bicycle Master Plan: Bikeable shoulder along the site frontage and a sidepath on the other side. There is no existing shoulder and therefore the applicant will have to provide a minimum of 5-ft minimum shoulder to comply with the master plan. Coordinate with SHA for potential widening to accommodate on-street Bikeable Shoulders. c. Provide a roadway cross section. It is an open section roadway. The applicant may have to dedicate right-of-way to include the bikeable shoulder, lawn panel and sidewalk along the frontage. d. We defer to MDSHA for all improvements along MD-115. 3. Driveways: Please show all the existing driveways adjacent and opposite to the subject property clearly on the plans. A minimum 3' width must be maintained between access points and property lines to ensure a minimum 6' refuge area should the neighboring property redevelop, and to prevent encroachment on the rights of adjacent properties (unless there is a signed agreement otherwise, noting that the adjacent property is MNCPPC). 4. Existing Bus stop long Muncaster Mill Road (MD-115): The existing bus stop shall be relocated by the applicant to the site frontage with a bench and ADA pad. if not, the sidewalk shall be extended to the bus stop, and a bench and the pad shall be improved by the applicant to meet ADA. Please coordinate with Mr. Wayne Miller for details and the location. He can be reached at wayne.miller2@montgomerycountymd.gov or at 240-777-5836. 5. Show the North Arrow on the plans. 6. The sight distance shall be approved by MDSHA. 7. Storm Drain Study: INCOMPLETE a. A	07-PREL-120230080-003.pdf		Unresolved

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			<p>portion of the site drains to Muncaster Mill Road storm drain system which is maintained by MDSHA. We defer to them for any comments. b. The remaining portion drains to the back of the site and the storm drain report states t drains to the stream. Please show that in the drainage area map and also the distance to nearest existing culvert/storm drain system maintained by the county. If it is less than 500-ft from the property boundary then the applicant will have to analyze the culvert/ storm drain system. STANDARD COMMENTS: 1. Show the locations of the existing adjacent and opposite driveways on the plan. 2. Show pavement width, existing right-of-way width on the plan. 3. Design all access points and alleys to be at-grade with the sidewalk / sidepath, dropping down to street level between the sidewalk / sidepath and roadway. 4. Show all existing topographic details (paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways, utilities, rights of way and easements, etc.). 5. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant. 6. Recorded covenant for the operation and maintenance of private streets, storm drainage systems, and/or open space areas.</p>			
16	1	<p>AREA SUBDIVISION Ryan Sigworth 4/5/23 2:45 PM</p>	<p>Changemark Changemark note #02 The data table doesn't account for the require short and long term bicycle parking.</p>	07-PREL-120230080-001.pdf		Unresolved
17	1	<p>AREA SUBDIVISION Ryan Sigworth 4/5/23 2:45 PM</p>	<p>Changemark Changemark note #03 Conflicts with your plan sheet.</p>	07-PREL-120230080-001.pdf		Unresolved
18	1	<p>SEDIMENT & STORMWATER Andrew Kohler 4/6/23 8:53 AM</p>	<p>Comment 289127 SWM concept required. Please obtain an approved SWM concept.</p>			Unresolved
19	1	<p>PARK PLANNING Henry Coppola 4/6/23 4:57 PM</p>	<p>Comment</p> <ul style="list-style-type: none"> • Any work on or access onto adjacent M-NCPPC Parkland (County titled parkland Parcel P923 Tax ID 00702071 on plans) will require a Park Construction Permit. Appropriate LOD must be shown and approved during Application review and approval. <ul style="list-style-type: none"> ○ Current LOD is shown on the parkland boundary adjacent to the existing driveway – please explain work proposed on the driveway in more detail and 			Unresolved

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			<p>confirm that no access onto parkland will be required.</p> <ul style="list-style-type: none">• Please refer to the Historic Preservation comments regarding the cemetery.• The Norbeck Rosenwald School, a Park Owned Historic Site designated in the Master Plan for Historic Preservation, sits immediately adjacent to the church property. The proposed new church building would have an adverse visual impact on the historic school. There are several mature trees that would have to be removed, too, which changes the setting.• Existing bus stop in front of adjacent parkland should be relocated or improved as described in comments from County Transportation.			
20	1	AREA TRANSPORTATION Chris Van Alstyne 4/7/23 1:54 AM	Changemark Transportation 1 Dimension sidewalk width (should be 6 ft.)	07-PREL- 120230080-003.pdf		Unresolved
21	1	AREA TRANSPORTATION Chris Van Alstyne 4/7/23 1:54 AM	Changemark Transportation 2 Provide an access easement for adjoining rear properties.	07-PREL- 120230080-003.pdf		Unresolved