

# Plan Review - Department Review Status

Project Name: **120230120**

Workflow Started: **03/31/2023 03:17 PM**

Report Generated: **07/14/2023 10:45 AM**

CYCLE	DEPARTMENT	STATUS	REVIEWER
1	ARCHEOLOGY	Incomplete	
	AREA ENVIRONMENTAL	Revision Requested	Doug Johnsen
	AREA MASTER PLAN	Recommend For Approval	Clark Larson
	AREA SUBDIVISION	Revision Requested	Jeffrey Server
	AREA TRANSPORTATION	Revision Requested	Chris Van Alstyne
	COUNTY TRANSPORTATION	Revision Requested	Deepak Somarajan
	DPS ZONING	Incomplete	
	FIRE & RESCUE	Revision Requested	Marie LaBaw
	HISTORIC PRESERVATION	Incomplete	
	HOUSING & COMMUNITY AFFAIRS	Revision Requested	Adrian Hopson
	PARK PLANNING	Revision Requested	Henry Coppola
	PEPCO	Recommend For Approval	Francis Azebaze
	POTOMAC EDISON	Recommend For Approval	Syntonia Foster
	SEDIMENT & STORMWATER	Incomplete	Andrew Kohler
	WASHINGTON GAS	Incomplete	
	WATER & WASTEWATER POLICY	Incomplete	
	WELL & SEPTIC	Recommend For Approval	Heidi Benham
	WSSC	Recommend For Approval	Garrett Watkins

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## REVIEW COMMENTS

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
14	1	AREA ENVIRONMENTAL Doug Johnsen 7/5/23 8:21 AM	Changemark Changemark note #01 Please remove this proposed sewer easement since it is being placed in an area of stream valley buffer and Category I Conservation Easements.	07-PREL-120230120-007.pdf		Unresolved
15	1	WELL & SEPTIC Heidi Benham 7/5/23 1:43 PM	Comment All existing wells and septic systems must be properly abandoned and documentation submitted to DPS Well and Septic prior to record plat approval.			Unresolved
16	1	HOUSING & COMMUNITY AFFAIRS Adrian Hopson 7/7/23 2:35 PM	Comment Due to the location of the development, the project must provide a minimum of 15% MPDUs, rounded up to the nearest whole number of units. By providing 44-46 dwelling units in the development 7 MPDUs should be provided.			Unresolved
17	1	HOUSING & COMMUNITY AFFAIRS Adrian Hopson 7/7/23 2:37 PM	Comment Continue work with DHCA throughout the Agreement to Build process to ensure the development is meeting all regulations found in Chapter 25A.			Info Only
18	1	FIRE & RESCUE Marie LaBaw 7/9/23 3:16 PM	Changemark FDA Access for sticks of townhouses shall not be split between more than one access point when the stick does not face address street.	13-FDA-120230120.pdf		Unresolved
19	1	FIRE & RESCUE Marie LaBaw 7/9/23 3:16 PM	Changemark FDA Identify unit types and heights. Units that require 13R sprinkler systems due to height or any other reason must be supplied with an FDC. Locate any FDC if required. Stacked or partially stacked units are all required to show main front door access within 50ft of edge of compliant FD vehicular access. There is no increase to walking distance permitted by code.	13-FDA-120230120.pdf		Unresolved
20	1	AREA ENVIRONMENTAL Doug Johnsen 7/10/23 1:05 PM	Changemark Changemark note #01 Please pull the property lines for Lots 23-25 out of the forest cover. Under Sec. 22A-12(f)(2)(B) all forest on the site must be	07-PREL-120230120-004.pdf		Unresolved

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			preserved. This forest area on these lots cannot be protected and due to that must be shown to be removed which is not allowed under the Forest Conservation Law.			
21	1	PARK PLANNING Henry Coppola 7/13/23 10:59 AM	Comment In accordance with Transportation comments a sidewalk or shared use path should be provided along Kings Valley Rd from Preakness Dr / new street south to the edge of the subject property.			Unresolved
22	1	COUNTY TRANSPORTATION Deepak Somarajan 7/13/23 12:47 PM	Changemark Changemark note #01 See uploaded pdf "MC DOT Comments - Tregoning Property-07-18-2023" for comments	07-PREL-120230120-001.pdf		Unresolved
23	1	WSSC Garrett Watkins 7/13/23 1:11 PM	Changemark Future 20' sewer easement. What development is this future 20' sewer easement intended to serve? What pipe or manhole will serve as the downstream point of connection?	19-UTIL-120230120-001.pdf		Unresolved
24	1	WSSC Garrett Watkins 7/13/23 1:15 PM	Changemark Hoffman Dr. Extend the existing water main along Hoffman Drive so that it connects to the proposed water main along Street B.	19-UTIL-120230120-001.pdf		Unresolved
25	1	WSSC Garrett Watkins 7/13/23 1:21 PM	Changemark Service categories. System Planning Forecasts may be performed on projects in Service Categories 5 or 6 if requested. Complete Hydraulic Planning Analysis is only performed for projects in Service Categories 1-4. To determine the current Service Category or request a change, contact the Montgomery County Department of Environmental Protection at (240) 777-7716.	19-UTIL-120230120-002.pdf		Unresolved
26	1	WSSC Garrett Watkins 7/13/23 1:22 PM	Changemark Intake comments. Intake Comments. 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	19-UTIL-120230120-002.pdf		Unresolved

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			<p>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 WSSC 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 WSSC rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicant's 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 WSSC's 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 MASTER - HPA Checklist for ePlan.xlsx (wsscwater.com) 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.</p>			
27	1	<p>AREA SUBDIVISION Jeffrey Server 7/13/23 1:28 PM</p>	<p>Changemark Changemark note #01 Identify what each type of plan is at 1:30.</p>	07-PREL-120230120-001.pdf		Unresolved
28	1	<p>AREA SUBDIVISION Jeffrey Server 7/13/23 1:28 PM</p>	<p>Changemark Changemark note #02 This does not need to be signed until the CSP phase.</p>	07-PREL-120230120-001.pdf		Unresolved
29	1	<p>AREA SUBDIVISION Jeffrey Server 7/13/23 1:31 PM</p>	<p>Changemark Changemark note #01 This page is not necessary as a part of providing approvals.</p>	07-PREL-120230120-002.pdf		Unresolved

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30	1	POTOMAC EDISON Syntonia Foster 7/13/23 1:51 PM	Comment Potomac Edison requests a ten-foot easement along all lot fronts for primary underground facilities, preferably grassy areas, and ten-foot easements along all lot fronts, sides and rears for underground service. Meter locations to be placed along the front of the home. Alternate meter locations will need to be approved by Potomac Edison. Electric facilities will cross AT&T right of way as well as WSSC easement for Glade Valley Terrace. Please inform if there are any conflicts or restrictions when crossing.			Unresolved
31	1	AREA SUBDIVISION Jeffrey Server 7/13/23 2:06 PM	Changemark Changemark note #01 - Provide a landscape plan for the community open space. - Provide a larger, meaningful, and usable open space for residents and visitors. - Integrate/relocate SWM areas into the design of the open space area.	07-PREL-120230120-004.pdf		Unresolved
32	1	AREA SUBDIVISION Jeffrey Server 7/13/23 2:06 PM	Changemark Changemark note #02 - Move all houses to the front setback line in order to make all fronts along streets aligned and matching. This comment is typical and pertains to all locations within the layout. - Reorient all house footprints as needed to address design-related comments.	07-PREL-120230120-004.pdf		Unresolved
33	1	AREA SUBDIVISION Jeffrey Server 7/13/23 2:06 PM	Changemark Changemark note #05 - Please do not provide guard rails along SWM facilities. - Provide SWM facilities with plantings and swales in place of boxes w/guardrails. - Provide swale sections in place of SWM boxes along streets. - Provide an exhibit illustrating a SWM swale with plantings.	07-PREL-120230120-004.pdf		Unresolved
34	1	AREA SUBDIVISION Jeffrey Server 7/13/23 2:06 PM	Changemark Changemark note #06 Please avoid uniform grading conditions as much as possible in order to preserve existing grading as feasible. This pertains to the east and west sides of the Subject Property.	07-PREL-120230120-004.pdf		Unresolved
35	1	AREA SUBDIVISION Jeffrey Server 7/13/23 2:06 PM	Changemark Changemark note #07 Avoid sidewalks to nowhere. Refer to comments provided by transportation.	07-PREL-120230120-004.pdf		Unresolved

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36	1	AREA SUBDIVISION Jeffrey Server 7/13/23 2:06 PM	Changemark Changemark note #08 Provide pedestrian connectivity, refer to transportation comments.	07-PREL-120230120-004.pdf	Unresolved
37	1	AREA SUBDIVISION Jeffrey Server 7/13/23 2:06 PM	Changemark Changemark note #01 Provide a house/lot at the terminus of Hoffman Drive with the proposed public street 'C' rather than a view into an alley and the rears of the MPDUs and SFD homes. Terminate views for all streets with houses and porches, not with alleys and driveways.	07-PREL-120230120-003.pdf	Unresolved
38	1	AREA SUBDIVISION Jeffrey Server 7/13/23 2:06 PM	Changemark Changemark note #03 Improve and revise this northeast block to provide an alley that is offset from proposed public street 'C' and provide rear-loaded units off of the new alley. The houses and MPDUs would front on Kings Valley Road and proposed public street 'C'.	07-PREL-120230120-003.pdf	Unresolved
39	1	AREA SUBDIVISION Jeffrey Server 7/13/23 2:06 PM	Changemark Changemark note #05 All garages should be setback from the fronts of the houses and provide wrap around porches at all corner lot locations with high visibility. This comment pertains to all houses within the layout.	07-PREL-120230120-003.pdf	Unresolved
40	1	AREA SUBDIVISION Jeffrey Server 7/13/23 2:06 PM	Changemark Changemark note #08 Use large canopy shade trees from the primary list, not the secondary list (i.e. crepe myrtes).	07-PREL-120230120-003.pdf	Unresolved
41	1	WSSC Garrett Watkins 7/13/23 2:19 PM	Changemark Sewer loop. The proposed sewer mains are looped.	19-UTIL-120230120-002.pdf	Unresolved
42	1	WSSC Garrett Watkins 7/13/23 2:21 PM	Changemark Water loop. Extend the water in front of lot 39 so that it connects to the water main in front of lot 25.	19-UTIL-120230120-002.pdf	Unresolved
43	1	WSSC Garrett Watkins 7/13/23 2:23 PM	Changemark Water extension. If the intention is to extend the water main to parcel 600, then extend the proposed water mains beyond the pavement so that the extension can be made without excavating beneath pavement.	19-UTIL-120230120-002.pdf	Unresolved
44	1	WSSC Garrett Watkins 7/13/23 2:25 PM	Changemark PUE. Pipelines must be at least 5'-0" clear of the edge of the public utility easement.	19-UTIL-120230120-002.pdf	Unresolved

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46	1	WSSC Garrett Watkins 7/13/23 2:31 PM	Changemark Design comments. Existing water and sewer mains shown on plan should be labeled with correct pipe size, material and WSSC contract number. Show and label easement limits on plan for all existing and proposed water and sewer mains.	19-UTIL-120230120-002.pdf		Unresolved
47	1	WSSC Garrett Watkins 7/13/23 2:32 PM	Changemark Easements. WSSC easements must be free and clear of other utilities, including storm drain systems, ESD devices, gas, electric, telephone, CATV, etc., except for allowed crossings designed in accordance with the WSSC 2017 Pipeline Design Manual. Landscaping and hardscaping are also not allowed without approval. Under certain conditions (and by special request) the items listed above may be permitted within the WSSC easement. However, this will be evaluated on a case-by-case basis and if allowed, will require execution of a special agreement and/or Hold Harmless Agreement between WSSC and the developer. Private Street & Alley Easement Requirements. Service mains proposed for this project are located in roadways that are or may be private. Private water and sewer mains are preferred in private streets and alleys. If the applicant desires public water and sewer mains in these private streets and alleys, then the following criteria must be met: -- All separation requirements in the WSSC 2017 Pipeline Design Manual (PDM) must be met. -- A 10-foot Public Utility Easements (PUE) shall be provided on both sides of the private street and/or alley or space within the private street will be provided to assure PDM separations are met and limiting utility crossings of the WSSC water and sewer lines. -- Blanket easements for other utilities (gas, electric, telephone, CATV, fiber optic, etc.) within the private street and/or alley parcel will not be allowed. The HOA documents shall not provide for a blanket easement across and under a private street and/or alley parcel. -- Dry utilities are to be in the PUE or as described above. No dry utilities are to be placed within the WSSC easement for public water and sewer except to cross perpendicular to the public water and sewer mains. -- The storm drain system located in	19-UTIL-120230120-002.pdf		Unresolved

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			<p>a private street and/or alley containing public water and sewer mains shall also be public and maintained by the County. WSSCs minimum easement width for a normal (14-inch diameter or less) pipeline (water or sewer at normal depth) is 20 feet. When both water and sewer (normal diameter and depth) are installed in the same easement, the minimum width is 30 feet. Installation of deep or large water/sewer will require additional easement width. The minimum horizontal clearance from a building to the outside diameter of a WSSC pipeline is 15 feet. The minimum spacing between adjacent buildings with both water and sewer lines between them must be 40 feet. In some cases where connections, fire hydrants, or deep water/sewer lines are involved, additional easement width is required. Balconies or other building appurtenances must not encroach within WSSC easements. Water/Sewer pipeline alignment should maintain a minimum 5-foot horizontal clearance from storm-drain pipeline/structures and other utilities. Review of plan submitted does not meet these requirements.</p>			
48	1	WSSC Garrett Watkins 7/13/23 2:36 PM	<p>Changemark Grading etc. Any grading change in pipe loading (including but not limited to proposed fill or excavation), adjustment to manhole rims, fire hydrant relocations, placement of access roads or temporary haul roads, temporary sediment control devices, paving construction or construction related activity of any kind over an existing WSSC water or sewer main or within an existing WSSC right-of-way requires advance approval by WSSC. Any proposed public street grade establishment plan (GEP) with an existing WSSC water or sewer main of any size located within the existing or proposed public street right-of-way requires WSSC approval directly on the original GEP prior to approval of the GEP by the County Department of Public Works and Transportation. Any work (design, inspection, repair, adjustment, relocation or abandonment of existing WSSC facilities) is done at the sole expense of the applicant/builder/developer. Contact WSSC</p>	19-UTIL-120230120-002.pdf		Unresolved



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			Relocations Section at (301) 206-8672 for review procedures and fee requirements. See WSSC 2017 Pipeline Design Manual, Part Three, Section 5 & Section 11.		
49	1	WSSC Garrett Watkins 7/13/23 2:39 PM	Changemark DA7226Z21. See the review comments of the first submittal of the DA7226A21 Hydraulic Planning Analysis request.	19-UTIL-120230120-002.pdf	Unresolved
50	1	AREA TRANSPORTATION Chris Van Alstyne 7/13/23 5:03 PM	Changemark Transportation #01 Provide grading / slope info for extension of Hoffman Drive	07-PREL-120230120-003.pdf	Unresolved
51	1	AREA TRANSPORTATION Chris Van Alstyne 7/13/23 5:03 PM	Changemark Transportation #02 Provide sidewalk on both sides of Hoffman Drive	07-PREL-120230120-003.pdf	Unresolved
52	1	AREA TRANSPORTATION Chris Van Alstyne 7/13/23 5:03 PM	Changemark Transportation #03 Label all centerline curb radii	07-PREL-120230120-003.pdf	Unresolved
53	1	AREA TRANSPORTATION Chris Van Alstyne 7/13/23 5:07 PM	Changemark Transportation #04 Change sidewalk to 8 ft. wide asphalt sidepath and extend along frontage of Kings Valley Rd.	07-PREL-120230120-004.pdf	Unresolved
54	1	AREA TRANSPORTATION Chris Van Alstyne 7/13/23 5:10 PM	Changemark #02 Provide sidewalk connection behind unit 35 to Kings Valley Rd.	07-PREL-120230120-004.pdf	Unresolved
55	1	AREA TRANSPORTATION Chris Van Alstyne 7/13/23 5:12 PM	Changemark Transportation #06 Square off all intersection ramps so they cross perpendicular to roadway. This will need 8 ramps per intersection	07-PREL-120230120-004.pdf	Unresolved
56	1	AREA TRANSPORTATION Chris Van Alstyne 7/13/23 5:13 PM	Changemark Transportation #07 Provide intersection ramps at Hoffman Drive intersection.	07-PREL-120230120-004.pdf	Unresolved
57	1	AREA TRANSPORTATION Chris Van Alstyne 7/13/23 5:20 PM	Changemark Transportation #05 Label ROW dimensions of Kings Valley Rd.	07-PREL-120230120-004.pdf	Unresolved
58	1	AREA TRANSPORTATION Chris Van Alstyne 7/13/23 5:33 PM	Changemark Transportation #09 Provide a natural surface trail loop in western portion of property	07-PREL-120230120-004.pdf	Unresolved

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