

Plan Review - Department Review Status

Project Name: **120250030**

Workflow Started: **07/23/2024 04:11 PM**

Report Generated: **10/04/2024 10:57 AM**

CYCLE	DEPARTMENT	STATUS	REVIEWER
1	AREA ENVIRONMENTAL	Recommend For Approval	Joshua Penn
	AREA MASTER PLAN	Recommend For Approval	Clark Larson
	AREA SUBDIVISION	Incomplete	Joshua Penn
	AREA TRANSPORTATION	Revision Requested	Nicholas Peavy
	COUNTY TRANSPORTATION	Revision Requested	William Whelan
	FIRE & RESCUE	Revision Requested	Marie LaBaw
	PARK PLANNING	Recommend For Approval	Henry Coppola
	PEPCO	Incomplete	
	SEDIMENT & STORMWATER	Incomplete	
	WASHINGTON GAS	Recommend For Approval	Jared Martin
	WSSC	Recommend For Approval	Shari Djourshari

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REVIEW COMMENTS

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
21	1	WSSC Shari Djourshari 9/26/24 9:13 AM	Changemark WSSC Permit related General 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 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 WSSCs 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 WSSCs Permit Services Section at (301) 206-4003.	14-SD-120250030-01.pdf		Unresolved
22	1	WSSC Shari Djourshari 9/26/24 9:13 AM	Changemark WSSC Hydraulic related Comments: There is an approved project related to the site within WSSC, DA7861Z25. See "uploads" folder for WSSC supporting Documents	14-SD-120250030-01.pdf		Unresolved

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23	1	WSSC Shari Djourshari 9/26/24 9:16 AM	Changemark WSSC - Permit, Hydraulics, & Design see WSSC comments on Supporting drawing folder, first sheet of SD plan	07-PRELIM-120250030-03.pdf		Unresolved
24	1	FIRE & RESCUE Marie LaBaw 9/26/24 1:32 PM	Changemark FDA 120250030 F20250100 RUBY SENIOR HOMES Plan was approved on 8/12/2024. Applicant shall submit an amendment if there have been changes or any result from the DRC process.	13-FDA-120250030.pdf		Unresolved
25	1	WASHINGTON GAS Jared Martin 9/27/24 12:45 PM	Comment There are WGL facilities in the project limits. To obtain a GIS map of WGL facilities, please register for access to WGL's mapping portal and submit a request: https://mapcenter.washgas.com/Pages/login.aspx . When final plans are available, please provide them directly to WGL for full review; please contact kyle.dunn@washgas.com .			Info Only
26	1	WSSC Shari Djourshari 10/2/24 4:12 PM	Changemark Easement Comments: 1)WHC & SHC are public mains. Easements are required, their limits and locations must be shown. See WSSC 2017 Pipeline Design Manual Part Three, Section 2; easements and Construction Strips. 2)Show and label easement limits on plan for all existing and proposed water and sewer mains. 3) 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. 4)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. 5)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. 6) For this property, acquisition of off-site easements from other property owners may be required for the proposed water& sewer house connections. The	14-SD-120250030-01.pdf		Unresolved

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			Applicant is responsible for obtaining the easements. Delineate and show the proposed off-site easement limits on plan. See WSSC 2017 Pipeline Design Manual C-2.1.			
27	1	WSSC Shari Djourshari 10/2/24 4:14 PM	<p>Changemark Design Comments: 1) Fences are not allowed over pipelines, water & sewer structures or meter vaults. 2) Trees must stay minimum 10' away from water and sewer pipelines, structures, or vaults. Separation is measured from outside the trunk of tree to outside diameter of pipeline or outside edge of structures. Water and sewer service connection(s) must avoid environmental, storm water management facilities, ESD Devices, other utilities, landscaping, tree boxes and structures or paving impacts for future maintenance. 3) Existing water and sewer mains shown on plan should be labeled with correct pipe sizes, materials and WSSC contract numbers. 4) Proper protection of water supply is required in the cases where water main is below or parallel to sewer main, building drain, sewer house connection or septic field and when pipe crosses other utilities. 5) Any water and sewer pipelines that conflicts with large storm drains, culverts, deep side ditches, etc. must be realigned and maintain the required horizontal clearances from other utilities, retaining walls, sediment traps, streetlights, paving, etc. See WSSC 2017 Pipeline Design Manual Part Three, Section 3; Pipeline Crossings and Clearances. 6) There is a 24- inch diameter water main located on west Old Baltimore Rd. WSSC records indicate that the pipe material is Ductile Iron (DI class 54). 7) Water and sewer pipelines 12-inch and smaller must have the greater of: a minimum of 15 feet horizontal separation from any building or dwelling or a 1:1 slope from the bottom of the foundation of the existing or proposed building to the bottom edge of the pipeline trench. 8) When designing roadway grade establishments that cross over bottomless arch bridges the required pipeline covers and clearances for proposed water and sewer main must be maintained. 9) If this project requires blasting and blasting is proposed within 200 feet of WSSC buried infrastructure, WSSC notification is required per COMAR 29.06.01.10. B (2) at the time of the County's Development Review Committee (DRC) process. This Blasting Plan must be submitted as a Non-DR Plan to WSSC. No blasting work should be done within 200 feet of WSSC mains until the Blasting Plans have been reviewed by WSSC.</p>	14-SD-120250030-01.pdf		Unresolved
28	1	WSSC Shari Djourshari 10/2/24 4:45 PM	<p>Changemark Comments related to site utilities: 1) OUTSIDE METERS - 3-inch and larger meter settings shall be furnished and installed by the utility contractor in an outside meter vault. Show and label vault and required WSSC easement. WSSC prefers an outside</p>	14-SD-120250030-01.pdf		Unresolved

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			meter in a vault, however and indoor meter may be allowed under certain conditions. See WSSC 2021 Plumbing & Fuel Gas Code 112.5.7 & 603.4.1 2) A single water/sewer service connections for two or more buildings in a single lot/parcel requires a covenant. Should the property be subdivided or sold in the future, individual water/sewer connections for each building will be required.			
29	1	WSSC Shari Djourshari 10/2/24 4:56 PM	<p>Changemark</p> <p>General Environmental comments:</p> <p>1) if the proposed water and sewer mains impacts wetlands, stream buffers, 100-year flood plain, steep slopes and possibly large trees, main alignment may need adjustment in the design stage of the WSSC Development Services System Integrity review process. See WSSC 2017 Pipeline Design Manual Part Three, Section 23 2) Pipeline alignments must avoid or minimize environmental concerns such as: tree save areas, forested areas, rural/rustic roads, blasting areas, utilities, water quality, champion trees, historic or burial properties, landfills or other soil contaminated areas.</p>	14-SD-120250030-01.pdf		Unresolved
30	1	WSSC Shari Djourshari 10/2/24 4:56 PM	<p>Changemark</p> <p>General requirements:</p> <p>1) 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 Relocations Section at (301) 206-8672 for review procedures and fee requirements. See WSSC 2017 Pipeline Design Manual, Part Three, Section 5 & Section 11. 2) Follow WSSC Demolition/Abandonment procedures to obtain a County Raze Permit. Note: Failure to obtain an SDC fixture credit permit inspection prior to the removal of existing fixtures will result in the issuance of Basic Credit Only. To obtain System Development Charge (SDC) credits for existing plumbing fixtures, an SDC Fixture Count Inspection MUST be completed by a WSSC Regulatory Inspector BEFORE REMOVAL OF FIXTURES OR DEMOLITION of the structure. The inspection requires a permit which can only be obtained through a WSSC</p>	14-SD-120250030-01.pdf		Unresolved

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			Registered Master Plumber. SDC Fixture Credit Procedures are available at the WSSC Permit Services website. 3)WSSC facilities/structures cannot be located with a public utility easement (PUE) however WSSC pipelines may cross over a PUE. Revise the plan to relocate any pipeline, valve, fire hydrant, meter vault and any other WSSC facilities/structures outside of the PUE.			
31	1	COUNTY TRANSPORTATION William Whelan 10/3/24 2:58 PM	Changemark Changemark note #01 1. Provide a cross section of West Old Baltimore Road. Follow Complete Streets guidelines. 2. Expand the view to show the sidewalk connection to the Tapestry development to the east of the project. 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. Coordinate with Wayne Miller of our Division of Transit Services to coordinate improvements to the RideOn bus facilities in the vicinity of this project. Mr. Miller may be contacted at 240 777-5800 or (wayne.miller2@montgomerycountymd).	07-PRELIM-120250030-03.pdf		Unresolved
32	1	PARK PLANNING Henry Coppola 10/3/24 3:02 PM	Comment No apparent parks impacts.			Info Only
33	1	AREA TRANSPORTATION Nicholas Peavy 10/3/24 5:08 PM	Changemark Transportation 1.5 Please update your Transportation Statement to match the statement of justification (120 bed facility). The 2022 statement only shows calculations for a 90 bed facility.	16-TS-120250030.pdf		Unresolved
34	1	AREA TRANSPORTATION Nicholas Peavy 10/3/24 5:09 PM	Changemark Transportation 1.1 Provide a cross section of West Old Baltimore Road that complies with the Complete Streets Design Guidelines for the Area Connector typology.	07-PRELIM-120250030-03.pdf		Unresolved
35	1	AREA TRANSPORTATION Nicholas Peavy 10/3/24 5:09 PM	Changemark Transportation 1.2 Clearly show the sidewalk tie-ins to the existing sidewalk segments to the east at Tapestry.	07-PRELIM-120250030-03.pdf		Unresolved
36	1	AREA TRANSPORTATION Nicholas Peavy 10/3/24 5:09 PM	Changemark Transportation 1.3 Staff recommends 6' wide internal sidewalks. Additionally, there is an accessibility concern with the use of brick. There are many ways to incorporate aesthetic pavers without creating trip hazards that design staff can help with.	07-PRELIM-120250030-03.pdf		Unresolved
37	1	AREA TRANSPORTATION Nicholas Peavy 10/3/24 5:09 PM	Changemark Transportation 1.4 Bike parking should be provide according to the following calculation for a residential care facility: Total Employees (44) * .10 = 4.4 of which 95% must be long	07-PRELIM-120250030-03.pdf		Unresolved

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			term. Total Long Term Parking required = 5 spaces. Please see (https://montgomeryplanning.org/wp-content/uploads/2017/11/Appendix-K.pdf) for more information on long-term bike parking. I am happy to discuss how to work this into your site.		
38	1	AREA TRANSPORTATION Nicholas Peavy 10/3/24 5:09 PM	Changemark Transportation 1.6 Show dedication on Ruby Drive of 30' from the centerline.	07-PRELIM- 120250030-03.pdf	Unresolved
39	1	AREA TRANSPORTATION Nicholas Peavy 10/3/24 5:09 PM	Changemark Transportation 1.7 Show dimensions on vehicle parking spaces in the lot.	07-PRELIM- 120250030-03.pdf	Unresolved
40	1	AREA SUBDIVISION Joshua Penn 10/4/24 7:55 AM	Changemark lot lot is greater than 9,000 sf	07-PRELIM- 120250030-01.pdf	Unresolved
41	1	AREA SUBDIVISION Joshua Penn 10/4/24 7:55 AM	Changemark units Is this correct? there are 8 buildings 120 beds but not 8 units per acre	07-PRELIM- 120250030-01.pdf	Unresolved
42	1	AREA SUBDIVISION Joshua Penn 10/4/24 8:08 AM	Changemark Color Color plans are not allowed please use grayscale and lintypes to effectively show what needs to be shown	07-PRELIM- 120250030-03.pdf	Unresolved
43	1	AREA SUBDIVISION Joshua Penn 10/4/24 8:08 AM	Changemark Easement show existing easements to tie into facilities or provide documentation for use of these areas if no easements are present.	07-PRELIM- 120250030-03.pdf	Unresolved
44	1	AREA SUBDIVISION Joshua Penn 10/4/24 8:08 AM	Changemark Lot Line The lot lines should be the prominent feature of the preliminary plan and it is hard to see on these drawings	07-PRELIM- 120250030-03.pdf	Unresolved
45	1	AREA SUBDIVISION Joshua Penn 10/4/24 8:08 AM	Changemark Plans must include -street sections (private or public) -proposed improvements within ROW sidewalks, curbs, crowswalks, etc - Ex features within roadway pavement markings, curb/sidewalk, ada ramps, aprons, parking restrictions.	07-PRELIM- 120250030-03.pdf	Unresolved
46	1	AREA SUBDIVISION Joshua Penn 10/4/24 8:08 AM	Changemark BRL Please show BRLs on plan	07-PRELIM- 120250030-03.pdf	Unresolved
47	1	AREA SUBDIVISION Joshua Penn 10/4/24 8:08 AM	Changemark easements please show all proposed easements	07-PRELIM- 120250030-03.pdf	Unresolved

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48	1	AREA SUBDIVISION Joshua Penn 10/4/24 8:08 AM	Changemark measurements please make sure data table matches proposed	07-PRELIM- 120250030-03.pdf		Unresolved
49	1	AREA SUBDIVISION Joshua Penn 10/4/24 8:12 AM	Changemark SOJ The zoning and use has already been determined this is about the preliminary plan only please re-write the SOJ to reflect the preliminary plan only. focus on how the application meets the subdivision requirements	01-SOJ- 120250030.pdf		Unresolved
50	1	AREA ENVIRONMENTAL Joshua Penn 10/4/24 8:13 AM	Comment See FCP for environmental comments			Info Only