



ATTACHMENT 2

DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

October 16, 2013

Amy Quant
SOLTESZ
2 Research Place, Suite 100
Rockville, Maryland 20850

Re: Stormwater Management **CONCEPT** Request
for The Home Depot - Aspen Hill
Site Plan #: 820140030
SM File #: 255953
Tract Size/Zone: 34.5 Ac. / RMX-2C, R-90
Total Concept Area: 4.3 Ac.
Parcel: Part of Parcel A
Watershed: Lower Rock Creek

Dear Ms. Quant:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via 11 micro-bioretenention facilities.

The following **items and conditions** 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. Four feet of level clearance must be provided between the edges of the proposed planter box type bioretention facilities and adjacent parking spaces.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. 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**.

255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850 • 240-777-6300 • 240-777-6256 TTY
www.montgomerycountymd.gov

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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 Mike Geier at 240-777-6342.

Sincerely,



Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: me CN255953 Home Depot Aspen.mjg.doc

cc: C. Conlon
SM File # 255953

ESD Acres:	4
STRUCTURAL Acres:	0
WAIVED Acres:	0



FIRE MARSHAL COMMENTS

DATE: 08-Nov-13
TO: Amy Quant
Loiederman Soltesz Associates, Inc
FROM: Marie LaBaw
RE: Home Depot - Aspen Hill
82014300

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **08-Nov-13**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

From: Scott Newill [mailto:SNewill@sha.state.md.us]
Sent: Monday, January 27, 2014 8:23 AM
To: Kamen, Renee
Cc: Axler, Ed; Eric Waltman; Steve Foster; Michael Osborne
Subject: RE: 820140030: The Home Depot

Renee,

As the entrances from both MD 97 and MD 185 are private and specifically constructed to serve the Home Depot and any previous uses of the property, SHA is (by copy of this email) requiring Traffic Signal Warrant Analyses for both intersections. If a signal is required at the private entrance with MD 97 and as this intersection does not meet signal spacing requirements from the MD 97/MD 185 signalized intersection, SHA would require alternate improvements such as channelization of the median break to only allow a northbound left from MD 97 into the Home Depot site and a southbound left turn into the 7-11 site on the northbound side of MD 97.

With this requirement, I do not believe it necessary for SHA to attend the February 27, 2014 Planning Board hearing. Should you need additional information, please do not hesitate to contact me directly.

Thanks,

Scott

D. Scott Newill

Regional Engineer

West Region

Access Management Division

Office of Highway Development

Maryland State Highway Administration

707 N. Calvert Street, Mailstop C-302

Baltimore, Maryland 21202

Voice: 410-545-5606, Fax: 410-209-5026

email: snewill@sha.state.md.us



Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*

James T. Smith, Jr., *Secretary*
Melinda B. Peters, *Administrator*

October 17, 2013

RE: Montgomery County
 MD 187 – Mile Point 8.14
 Aspen Hill Home Depot
 SHA Tracking No. 13APMO042XX
 Point by Point Response

Mr. Marc Lewis-DeGrace
Area 2 Transportation Coordinator
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Mr. Lewis-DeGrace:

Thank you for the opportunity to review the Point by Point Response Letter prepared by Wells intersection with Associates, Inc., dated September 10, 2013, for the Aspen Hill Home Depot commercial development in Montgomery County, Maryland. The Maryland State Highway Administration (SHA) review is complete and we are pleased to respond.

The review determined the major report findings and the SHA comments and conclusions as follows:

- The applicant is proposing to expand the existing 133,002 sq. ft. Home Depot by 29,998 sq. ft., for a total of 163,000 sq. ft. of commercial development. The site is bounded by MD 97 and MD 185, with one existing driveway on each road.
- The study analyzed the following intersections under existing, background and future conditions:
 - MD 97 intersection with Bel Pre Road
 - MD 97 intersection with Heathfield Road
 - MD 97 intersection with Home Depot Site Driveway
 - MD 97 intersection with Aspen Hill Road
 - MD 97 intersection with MD 185
 - MD 185 intersection with Home Depot Site Driveway
 - MD 185 intersection with Aspen Hill Road
- The report concludes that the study intersections will continue to operate at acceptable levels of service under future conditions.

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Mr. Marc Lewis DeGrace
13APMO042XX
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Based on the information provided, the SHA concurs with the report findings for this project as currently proposed and will not require the submission of any additional traffic analyses. However, an access permit will be required for any construction within the SHA right of way. Please submit seven (7) hard copies and one (1) electronic copy of design plans to the SHA Access Management Division addressed to Mr. Steven D. Foster to the attention of Mr. Jim Renaud. This plan submittal must include a signing and pavement marking plan. Please reference the SHA Tracking Number on future submissions. Unless specifically indicated in the SHA response on this report, the comments contained herewith do not supersede previous comments made on this development. If you have any questions regarding the plan review process, please contact Mr. Renaud at 410-545-5595 or jrenaud@sha.state.md.us. If you have questions or comments regarding the enclosed traffic review, please contact Mr. Nick Driban at 410-545-0398 or cdriban@sha.state.md.us.

Sincerely,



Steven D. Foster, Chief/Development Manager
Access Management Division

SDF/cnd

cc: Ms. Rola Daher, SHA DSED
Ms. Mary Deitz, SHA RIPD
Mr. Nick Driban, SHA AMD
Mr. Bob French, SHA CPD
Mr. Chris Kabatt, (clkabatt@mjwells.com), Wells + Associates, Inc.
Mr. Greg Leck, MCDOT
Mr. Subrat Mahapatra, SHA DSED
Mr. Mark McKenzie, SHA AMD
Ms. Anyesha Mookherjee, SHA District 3
Mr. Scott Newill, SHA AMD
Mr. Johnson Owusu-Amoako, SHA CPD
Mr. Saed Rahwanji, SHA TDSD
Ms. Erica Rigby, SHA AMD
Mr. Errol Stoute, SHA TDSD
Mr. Morteza Tadayon, SHA DSED
Mr. John Thomas, SHA RIPD