

ATTACHMENT I



FIRE MARSHAL COMMENTS

DATE: 13-Dec-13
TO: Gary Unterberg
Rodgers Consulting, Inc.
FROM: Marie LaBaw
RE: Glenmont Metrocenter
820130270 (see 120130080)

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **13-Dec-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.



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

December 9, 2013

Nancy Randall
Wells + Associates
8730 Georgia Avenue, Suite 200
Silver Spring, Maryland 20910

Re: Glenallan Avenue at Metro/Site Driveway
Signal Warrant Analysis

Dear Ms. Randall:

The Division of Traffic Engineering and Operations (DTEO) has had an opportunity to review the traffic signal warrant analysis you submitted for the intersection of Glenallan Avenue and the Metro Driveway/Site Driveway, and offer the following comments:

- DTEO concurs that conditions will not warrant the installation of a traffic signal at the intersection of Glenallan Avenue and the Metro Driveway/Site Driveway upon the completion and occupancy of Phase 1.1 of the Glenmont MetroCenter development.
- DTEO does however feel that a traffic signal may be warranted at this intersection as further phases of the development are constructed. Therefore, we recommend that the developer conduct further warrant analyses to determine at which phase of the build-out of the Glenmont MetroCenter development a signal will be warranted. The analyses should sequentially add trips for phases 1.2 through 2.2 to determine at what point to have a signal installed prior to any further development.
- As a condition of phase 1.1, the new intersection of Glenallan Avenue and the Metro Driveway/Site Driveway should have conduits with junction boxes installed across all of the legs to prepare for future signalization. For details regarding the design and installation of these conduits, please contact Mr. Bruce Mangum, Manager of the Transportation Systems Engineering Team at 240-777-2190.

If you have any questions or would like to discuss this matter further, please do not hesitate to contact me.

Sincerely,

Fred Lees, Chief
Traffic Engineering Studies Section

cc: Greg Leck
Bruce Mangum

Division of Traffic Engineering and Operations

100 Edison Park Drive, 4th Floor • Gaithersburg, Maryland 20878
Main Office 240-777-2190 • TTY 240-777-6013 • FAX 240-777-2080
trafficops@montgomerycountymd.gov



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett
County Executive

Richard Y. Nelson, Jr.
Director

January 6, 2014

Ms. Stephanie Dickel
Area 2 Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Glenmont Metrocenter Phase 1.1
Site Plan #820130270

Dear Ms. Dickel:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the revisions to the above Site Plan. The applicant has addressed DHCA's Development Review Committee (DRC) comments, and DHCA therefore recommends Approval of the Site Plan.

Sincerely,

Lisa S. Schwartz
Senior Planning Specialist

cc: Gary Unterberg, Rodgers Consulting, Inc.

S:\Files\FY2014\Housing\MPDU\Lisa Schwartz\Glenmont Metrocenter DHCA Letter 1-6-2014.doc

Division of Housing

Moderately Priced
Dwelling Unit
FAX 240-777-3709

Housing Development
& Loan Programs
FAX 240-777-3691

Landlord-Tenant Affairs
FAX 240-777-3691

Licensing & Registration Unit
240-777-3666
FAX 240-777-3699

100 Maryland Avenue, 4th Floor • Rockville, Maryland 20850 • 240-777-3600 • www.montgomerycountymd.gov/dhca

RICHTER & ASSOCIATES

15865 Crabbs Branch Way • Rockville, MD 20855
301-548-7475

July 16, 2013

Mr. Jack Chu
Pepco
201 West Gude Drive
Rockville, MD 20850

Ref: Glenmont Metro
Winchester Homes

Dear Mr. Chu:

We are working with the developer of the existing apartment complex bounded by Georgia Avenue, Glenallen Road and Layhill Road in Wheaton, MD. The proposed site will consist of 225 townhouses and four multi-family buildings.

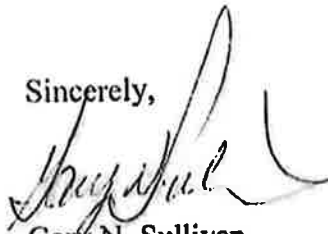
We have prepared a color coded utility concept plan for Pepco's review and approval. As per Pepco's tariff the customer will build, own and maintain all structural facilities on the commercial property. The minimum horizontal and vertical clearances set by Pepco are to be maintained. Specifically, a minimum of 5'0" horizontal and 1'0" vertical will be maintained to the other utilities.

In order for the Montgomery County to provide final approval of the development plan it is necessary for the dry utility companies to acknowledge acceptance of the utility concept plan.

Please acknowledge acceptance of the concept utility plan for the development with your signature on the concurrence line below.

Should you have any questions please give me a call.

Sincerely,



Gary N. Sullivan

Jack Chu 8/8/2013 see attached check list.
Jack Chu - Pepco
Concurrence

Enclosure:

/bh

cc: K. McCary (Rogers)
M. Lemon (Winchester)
Project.#3864



A PHI Company

Distribution Engineering

Montgomery County Office
201 W. Gude Drive
Rockville, MD 20850
301-870-8700

District of Columbia Office
3400 Benning Road, NE
Washington, DC 20019
202-331-6237

Prince George's County Office
8300 Old Marlboro Pike
Upper Marlboro, MD 20772-2620
301-967-5800

Project Name: Glenmont Metrocenter

Project Location: George Ave., Glenallen Rd & Cayhill Rd, Wheaton MD

Plan Dated: 11/21/2012 # 120130080

We have completed a preliminary review for the above project plan and offering the following comment:

- This review is based on the information shown on the plan provided and may be subject to change due to field investigation or site plan changes.
- No objection. *To The Utility Concept Plan*
- As stated in the "Declaration of Terms and Provisions of Public Utility Easements", recorded in Liber 3834, Folio 457, property owner to provide a suitable 10 foot public utility easement (PUE), parallel, adjacent and contiguous to all Public and Private roads and alley right of ways free and clear of any permanent structures, buildings, sidewalks, curbs, paving, trees, shrubs, retaining walls, landscape, buffers and trails; the trench area shouldn't be more than a 4 to 1 slope.
- Property Owner to bear all cost for relocation/rearrangement of Pepco facility related to this project.
- Property Owner to provide space for Pepco service equipment such as manhole, transformer, etc.
- Property Owner may need to provide additional Pepco Easement for Pepco facilities as deemed necessary by Pepco.
- Property Owner to provide H-20 Loading, ingress/egress, for Pepco 24/7 truck accesses to Pepco equipment.

Additional Notes: _____

For further information, please contact our offices or visit us at Pepco.com.

[Signature]
8/8/2013
 Reviewed by: _____ Date: _____

RICHTER & ASSOCIATES

15865 Crabbs Branch Way • Rockville, MD 20855
301-548-7475

July 16, 2013

Ms. Rosemarie Price
Verizon
13101 Columbia Pike
Silver Spring, MD 20865

Ref: Glenmont Metro
Winchester Homes

Dear Ms. Price:

We are working with the developer of the existing apartment complex bounded by Georgia Avenue, Glenallen Road and Layhill Road in Wheaton, MD. The proposed site will consist of 225 townhouses and four multi-family buildings.

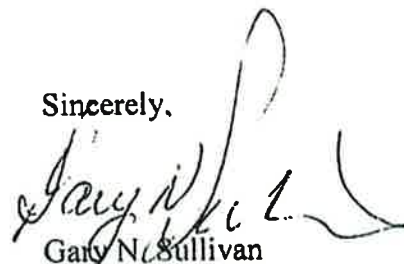
We have prepared a color coded utility concept plan for Verizon's review and approval. As per Verizon's tariff the customer will build, own and maintain all structural facilities on the commercial property. The minimum horizontal and vertical clearances set by Verizon are to be maintained. Specifically, a minimum of 5'0" horizontal and 1'0" vertical will be maintained to the other utilities.

In order for the Montgomery County to provide final approval of the development plan it is necessary for the dry utility companies to acknowledge acceptance of the utility concept plan.

Please acknowledge acceptance of the concept utility plan for the development with your signature on the concurrence line below.

Should you have any questions please give me a call.

Sincerely,



Gary N. Sullivan



Rosemarie Price - Verizon
Concurrence

Enclosure:

/bh

cc: K. McCary (Rogers)
M. Lemon (Winchester)
Project #3864

RICHTER & ASSOCIATES

15865 Crabbs Branch Way • Rockville, MD 20855
301-548-7475

July 16, 2013

Mr. Jack Higgins
Washington Gas
11801 Nebel Street
Rockville, MD 20852

Ref: Glenmont Metro
Winchester Homes

Dear Mr. Higgins:

We are working with the developer of the existing apartment complex bounded by Georgia Avenue, Glenallen Road and Layhill Road in Wheaton, MD. The proposed site will consist of 225 townhouses and four multi-family buildings.

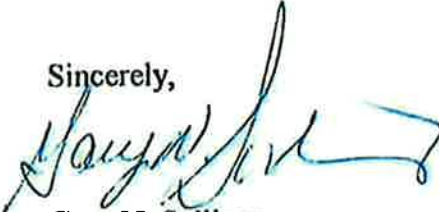
We have prepared a color coded utility concept plan for Washington Gas's review and approval. The minimum horizontal and vertical clearances set by Washington Gas are to be maintained. Specifically, a minimum of 5'0" horizontal and 1'0" vertical will be maintained to the other utilities.

In order for the Montgomery County to provide final approval of the development plan it is necessary for the dry utility companies to acknowledge acceptance of the utility concept plan.

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Sincerely,



Gary N. Sullivan



Jack Higgins - Washington Gas
Concurrence

Enclosure:

/bh

cc: K. McCary (Rogers)
M. Lemon (Winchester)
Project #3864