



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

March 21, 2025

Mr. Jason Azar, PE
Clark Azar & Associates, Inc.
20440 Century Blvd
Suite 200
Germantown, Maryland 20874

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
Highland View Elementary School Addition
Mandatory Referral #: TBD
SM File #: 295527
Tract Size/Zone: 6.6 ac. / R-60
Total Concept Area: 1.1 ac.
Lots/Block: N/A
Parcel(s): 569
Watershed: Sligo Creek
Redevelopment (Yes/No): Yes

Dear Mr. Azar:

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

The following items 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 project.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

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**.

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



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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 Patrick Fitzgerald at 240-777-6362; Patrick.fitzgerald@montgomerycountymd.gov.

Sincerely,

Mark Etheridge

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

cc: Neil Braunstein
SM File # 295527

ESD: Required/Provided 4,714 cf / 2,024 cf
PE: Target/Achieved: 1.8"/0.8"
STRUCTURAL: 2,040 cf
WAIVED: N/A



Marc Elrich
County Executive

Christopher Conklin
Director

DEPARTMENT OF TRANSPORTATION

May 22, 2025

Mr. Tsaiquan Gatling, Planner III
DownCounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive
Wheaton, Maryland 20902

RE: Mandatory Referral No. MR2025016
Highland View Elementary School

Dear Mr. Gatling:

We have completed our review of the Mandatory Referral Plan uploaded to eplans April 29, 2025. Based on our review, we have the following comments:

Plan Review Comments

1. Providence Avenue is classified as a Neighborhood Yield Street. The minimum right-of-way (ROW) of Providence Avenue per the Montgomery County Code 49-32.c is 50 feet. The existing ROW on Providence Avenue per plat #2134 is 50 feet. Thus, additional dedication is not required.
2. Lauer Terrace is classified as a Neighborhood Yield Street. The minimum right-of-way (ROW) of Lauer Terrace per the Montgomery County Code 49-32.c is 50 feet. The existing ROW on Lauer Terrace per plat #2134 is 50 feet. Thus, additional dedication is not required.
3. The TIS was reviewed and approved in the DOT letter dated May 21, 2025.
4. MCDOT is aware that many students access the school via the staircase along Croydon Court in the Croydon Manor Apartments. Please include this location in your circulation plan as a designated pedestrian access point. Additionally, review the condition of the staircase and assess the safety of students accessing the school through the adjacent parking lot. It is important to note that in September 2024, a crash occurred involving Highland View Elementary School in this area.

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX
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Located one block west of the Rockville Metro Station

5. The existing sidewalk leading to the pedestrian access through Lauer Terrace is less than 5 feet wide. Update the sidewalk to a width of 6 feet and ensure it meets ADA compliance requirements.
6. At Saffron Lane, please confirm whether the existing chain-link fence gate will be removed or kept open during arrival and dismissal times. Additionally, review the sidewalk at this access point to ensure it complies with ADA standards and meets the County's required sidewalk width.
7. Storm Drain Analysis:
 - a. If any portion of the subject site drains to an existing storm drain system maintained by Montgomery County, submit storm drain and/or flood plain studies, with computations, for review and approval by Department of Permitting Services (DPS) at or before the Permit Stage. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development ten (10) year storm runoff on the same. If the proposed subdivision drains to an existing closed section street, include spread computations in the impact analysis.
 - b. The limits of the floodplain and the building restriction lines are to be shown on the plan where applicable. The floodplain is to be dimensioned from the property line.
8. Submit a completed, executed MCDOT Sight Distances Evaluation certification form, for all existing and proposed site entrances onto County-maintained roads, for our review and approval by Department of Permitting Services (DPS) at or before the Permit Stage. Profile of all intersections and driveways should meet sight distance requirements. If the sight distance cannot be met, the location of the driveway will be required to be moved to meet the requirement.
9. If you have any pedestrian safety concerns at Highland View Elementary School, please contact Ms. Nima Upadhyay of our Division of Traffic Engineering at nima.upadhyay@montgomerycountymd.gov.
10. If the proposed development will alter any existing streetlights, replacement of signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper execution procedures. All costs associated with such relocations shall be the responsibility of the applicant.
11. The Forest Conservation shall not extend into Slope Easements and the Public Utility Easements.
12. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.

If you have any questions or comments regarding this letter, please contact me for this project at (240) 777-7170 or at brenda.pardo@montgomerycountymd.gov.

Mr. Tsaiquan Gatling
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Sincerely,

Brenda M. Pardo

Brenda M. Pardo, Engineer III
Development Review Team
Office to Transportation Policy

[SharePoint\teams\DOT\Director's Office\Transportation Policy\Development Review\Brenda\Mandatory Referral\MR2024016 Highland View Elementary School\Letters\MR2025016-Highland View ES 5.22.25](#)

cc:e: Correspondence folder FY 2025

Atiq Panjshiri
Sam Farhadi
Mark Terry
Nima Upadhyay
Rebecca Torma

MCDPS RWPR
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MCDOT DTEO
MCDOT DTEO
MCDOT OTP