

ATTACHMENT 3



Department of Permitting Services Fire Department Access and Water Supply Comments

DATE: 15-Feb-18
TO: Frank Bossong - fbossong@rodgers.com
Rodgers Consulting, Inc.
FROM: Marie LaBaw
RE: Lindsay Ford
820180070

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **15-Feb-18** .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.

820180070 Lindsay Ford

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plans files:

“07-SITE-820180070-SP-004.pdf V4” uploaded on/ dated **“3/20/2018”**,
“07-SITE-820180070-SP-007.pdf V3” uploaded on/ dated **“3/20/2018”** and
“08-LL-820180070-L-001.pdf V4” uploaded on/ dated **“3/20/2018”**.

The followings need to be addressed prior to the certification of site plan:

1. Correct the sign proposed for the Aspen Hill Road drive way to “No Trucks”.
2. Correct the shading for the offsite shared use path along Aspen Hill Road to match with the one along the site frontage.
3. Provide PIE as needed to accommodate 5’ wide tree panel, 10’ shared use path and 1’ of maintenance strip along Aspen Hill Road site frontage.
4. Correct the utility note for detail 11 on sheet 7 to read “No longitudinal dry utility is proposed within the right of way along Aspen Hill Road”.



To: Gary Meus
M-NCPPC Area 2

From: Edward Y. Papazian, P.E. *EYP*

Date: May 22, 2018

Subject: ***Lindsay Ford – Aspen Hill Maryland
Status of Traffic Signal Warrant Study***

I am writing to update you on the status of the traffic signal warrant study for the proposed Lindsay Ford automobile dealership in the northwest corner of Connecticut Avenue and Aspen Hill Road.

Kimley-Horn is preparing a signal warrant study at the intersection of Connecticut Avenue and the site driveway. We have not completed the warrant study and accompanying traffic operations study. When it is completed, Kimley-Horn will submit the study for review by MD SHA and by MC DOT. M-NCPPC will receive a copy.

Once MD SHA has reviewed the warrant study and other relevant information, they will decide whether or not to approve a signal at this location.



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

June 25, 2018

Mr. Timothy Crawford
Rodgers Consulting Inc.
19847 Century Blvd. Suite 200
Germantown, MD 20874

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
Lindsay Ford Aspen Hill
Preliminary Plan #: N/A
SM File #: 283349
Tract Size/Zone: 10.04 Acres
Total Concept Area: 8.98 Acres
Lots/Block: N/A
Parcel(s): N544
Watershed: Lower Rock Creek

Dear Mr. Crawford:

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 Micro Bioretention.

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 development.
3. The subject property is encumbered by both an unmapped floodplain resulting from the runoff of a 100-year storm and the rapid accumulation of surface water as a result of a potential upstream dam failure. The limited proposed exterior site improvements will have a *de minimis* effect on the 100-year runoff and a Floodplain Delineation Study is not required to map the effects of the proposed development. Montgomery County Department of Permitting Services, Water Resources Section will accept an approved Dam Breach Analysis as the most restrictive Floodplain impact for this project.
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 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.



255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850 | 240-777-0311
www.montgomerycountymd.gov/permitting-services

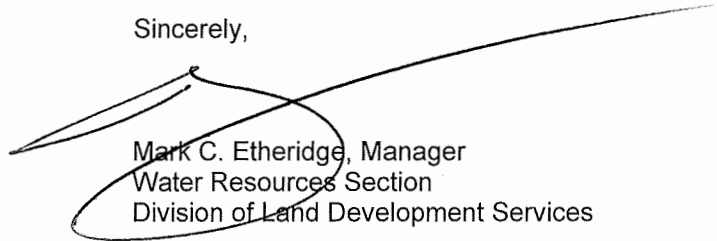
This list may not be all-inclusive and may change based on available information at the time.

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 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 Andrew Kohler at 240-777-6275.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark C. Etheridge", is written over the typed name and title. The signature is fluid and extends to the right.

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

MCE: AK

cc: N. Braunstein
SM File # 283349