

ATTACHMENT 9



Department of Permitting Services Fire Department Access and Water Supply Comments

DATE: 10-Jan-19
TO: Eduardo Intriago - EIntriago@maserconsulting.co
Maser Consulting, PA
FROM: Marie LaBaw
RE: Primrose School, Layhill Property
120180250

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **10-Jan-19**. 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

Marc Elrich
County Executive

Al R. Roshdieh
Director

January 3, 2019

Ms. Emily Tettelbaum, Senior Planner
Area 2 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: Preliminary Plan No. 120180250
Primrose at Layhill

Dear Ms. Tettelbaum:

We have completed our review of the revised preliminary plan dated December 20, 2018 and reviewed by the Development Review Committee at its November 20, 2018 meeting. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services (DPS) in the package for record plats, storm drain, grading or paving plans, or application for access permit. This letter and all other correspondence from this department should be included in the package.

Significant Plan Review Comments

1. The roadway for Queensguard Road shall include the following cross section and shown on the certified preliminary plan:

From North to South (70-foot right-of-way):

- Existing Two (2)-foot wide buffer to remain
- Existing Four (4)-foot wide sidewalk to remain

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

- Existing Twelve (12)-foot wide lawn panel to remain
 - Restriping the existing pavement section to the following:
 - Eleven and a half (11.5)-foot wide travel lane
 - Ten and a half (10.5)-foot wide left turn storage lane
 - Fourteen (14)-foot wide travel lane
 - Proposed Nine (9)-foot wide lawn panel
 - Proposed Five (5)-foot wide sidewalk
 - Proposed Two (2)-foot wide buffer
2. The proposed 10-foot by 2-foot Monument sign on Layhill Road (MD 182) right-of-way will need approval from Maryland State Highway Administration (MDSHA).
 3. The applicant will need to construct the proposed ten-foot wide shared use path along their Layhill Road (MD 182) street frontage at their cost. The shared use path will need to be installed prior to issuance of the use and occupancy permit.
 4. The Traffic Impact Study (TIS) letter was issued on June 2, 2018. In addition to the letter, an email dated December 14, 2018, was issued based on applicant's response letter dated December 5, 2018.
 5. **Storm Drain Analysis: INCOMPLETE:**
 - i. At permit stage, submit storm drain and/or flood plain studies with computations to Montgomery County Department of Permitting Services (MCDPS) for review and approval. We have the following comments based on the revised storm drain analysis uploaded on eplans on December 5, 2018:
 - a) Provide headwater elevation and a profile of the culvert to make sure the runoff does not topple the roadway.
 - b) Provide storm drain capacity calculations based on the actual slope of the existing storm drain pipes.
 - c) Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development ten (10) year storm runoff on same. The DPS may require improvements to the existing public storm drain system based on the review of the storm drain report.
 - d) **Note:** ESD cannot be used to determine the runoff coefficient for storm drain analysis.
 - ii. The portion of the site draining to Layhill Road (MD 182) or any storm drain/inlet relocations along Layhill Road (MD 182) shall be approved by MDSHA.

Standard Plan Review Comments

6. Access and improvements along and Layhill Road (MD182)) as required by the MDSHA.
7. The sight distance study has been accepted and attached along with this letter.
8. We recommend that the applicant coordinate with Ms. Patricia Shepherd of our Transportation Engineering Section regarding the bike lanes along the property frontage. Ms. Shepherd can be reached at 240-777-7231 or at patricia.shepherd@montgomerycountymd.gov.
9. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
10. The Forest Conservation shall not extend into the Slope Easements and the Public Utility Easements.
11. Permit and bond will be required as a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - a. Street grading, paving, striping, sidewalks and handicap ramps, storm drainage and appurtenances, and street trees along Queensguard Road as approved in this letter and should include the following.

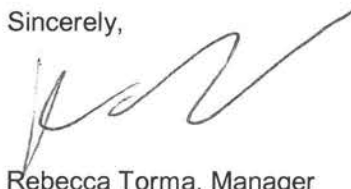
From North to South (70-foot right-of-way):

- Existing Two (2)-foot wide buffer to remain
 - Existing Four (4)-foot wide sidewalk to remain
 - Existing Twelve (12)-foot wide lawn panel to remain
 - Restriping the existing pavement section to the following:
 - Eleven and a half (11.5)-foot wide travel lane
 - Ten and a half (10.5)-foot wide left turn storage lane
 - Fourteen (14)-foot wide travel lane
 - Proposed Nine (9)-foot wide lawn panel
 - Proposed Five (5)-foot wide sidewalk
 - Proposed Two (2)-foot wide buffer
- b. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements.
 - c. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.

- d. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by MCDPS and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by MCDPS.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development Review Engineer for this project at deepak.somarajan@montgomerycountymd.gov or at (240) 777-7170.

Sincerely,



Rebecca Torma, Manager
Development Review Team
Office to Transportation Policy

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\Preliminary Plan\Primrose Layhill\Letter\120180250-Primrose Layhill-DOT Preliminary Plan Letter

Enclosures: Sight Distance Form (1)
Sight Distance Exhibit (1)

cc: Jamili and Murgesh Majmudar Layhill Property, LLC
Eduardo Intriago Maser Consulting
Jody Kline Miller, Miller & Canby
Letters notebook

cc-e: Atiq Panjshiri MCDPS RWPR
Sam Farhadi MCDPS RWPR
Devang Dave MCDOT DTEO
Khursheed Bilgrami MCDOT DTEO
Mark Terry MCDOT DTEO
Patricia Shepherd MCDOT DTE
Kwesi Woodroffe MDSHA District 3
Deepak Somarajan MCDOT OTP



MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
 DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Primrose Layhill Preliminary Plan Number: 1- 20180250

Street Name: Queensguard Master Plan Road Classification: Secondary Residential Road

Posted Speed Limit: 25 mph

Street/Driveway #1 (Private Entrance) Street/Driveway #2 (_____)

Sight Distance (feet) OK?
 Right 785 Yes
 Left 200 Yes

Sight Distance (feet) OK?
 Right _____
 Left _____

Comments: _____

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

*Source: AASHTO

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

ENGINEER/ SURVEYOR CERTIFICATE

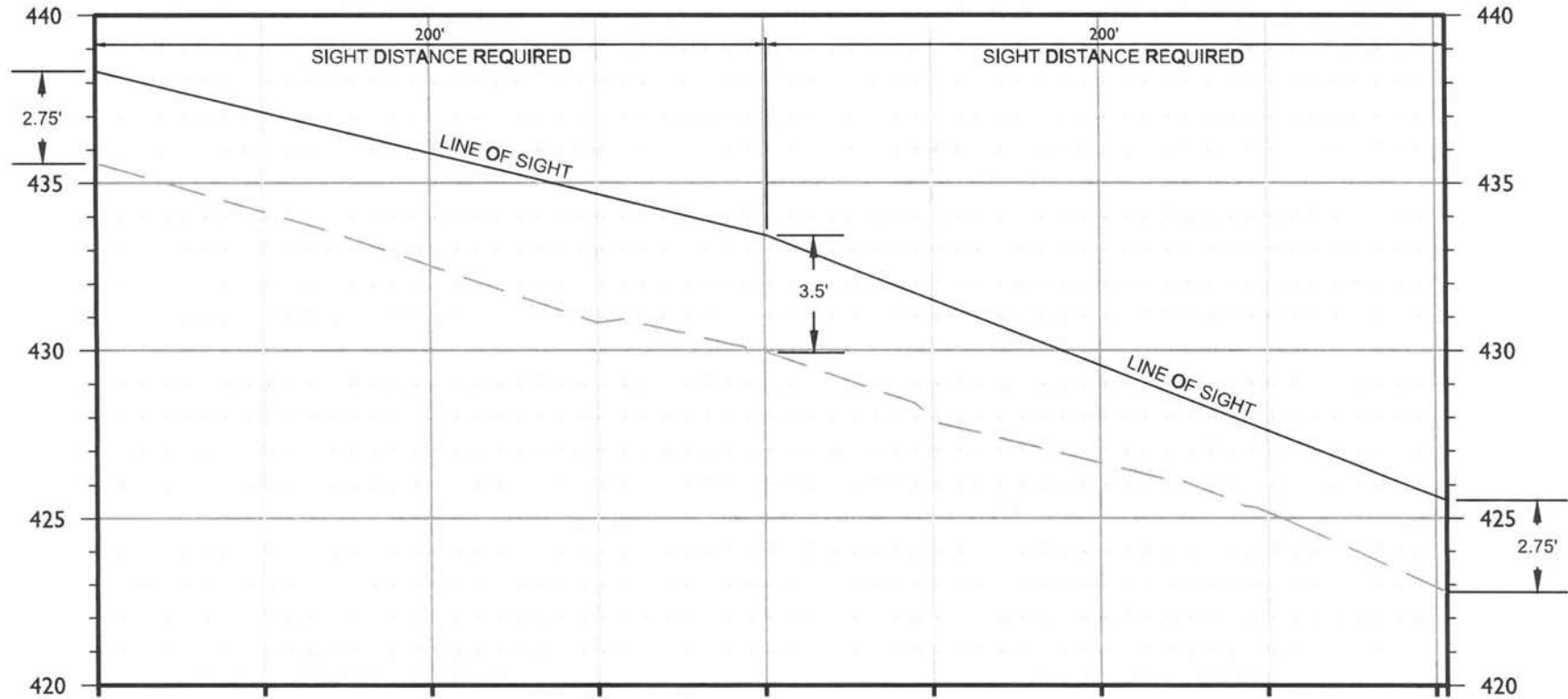
I hereby certify that this information is accurate and was collected in accordance with these guidelines.



12/05/18
Date

Montgomery County Review:	
<input checked="" type="checkbox"/>	Approved
<input type="checkbox"/>	Disapproved:
By:	<u>[Signature]</u>
Date:	<u>01/03/19</u>

2016\16001\174A\Engineering\Exhibits\C-SIGHT-DIST.dwg\LAYOUT (CSWM) By: LZIKRIA



MASER CONSULTING P.A.

Customer Loyalty through Client Satisfaction
www.maserconsulting.com

Engineers ■ Planners ■ Surveyors
Landscape Architects ■ Environmental Scientists

Office Locations:

- Red Bank, NJ
- Clinton, NJ
- Hamilton, NJ
- Egg Harbor, NJ
- Montvale, NJ
- Mt. Arlington, NJ
- Mt. Laurel, NJ
- Albany, NY
- New Windsor, NY
- Westchester, NY
- Charlotte, NC
- Raleigh, NC
- Lehigh Valley, PA
- Exton, PA
- Philadelphia, PA
- Pittsburgh, PA
- Tampa, FL
- Orlando, FL
- Miami, FL
- Jacksonville, FL
- Norfolk, VA
- Albuquerque, NM
- Columbia, MD

Copyright © 2018 Maser Consulting P.A. All Rights Reserved. This drawing and all the information contained herein is submitted for use only by the party for whom the services were contracted or to whom it is certified. The drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Maser Consulting P.A.

REV	DATE	DRAWN BY	DESCRIPTION

#120180250
PRELIMINARY PLAN
 FOR
PRIMROSE SCHOOL
 LAYHILL VILLAGE EASE,
 BLOCK B, PARCEL A
 ATWOOD KNOLLS, BLOCK
 B, LOTS 5 AND 6
 DISTRICT 13
 MONTGOMERY COUNTY
 MARYLAND

811
 Know what's below.
 Call before you dig.
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS
 VISIT: WWW.CALL811.COM

STERLING OFFICE
 22375 Broderick Drive
 Suite 110
 Sterling, VA 20166
 Phone 703.430.4330
 Fax 703.430.4339

PRELIMINARY PLAN			
SCALE AS SHOWN	DATE 12/02/18	DRAWN BY LFZ	CHECKED BY EJI
PROJECT NUMBER 16001174A		DRAWING NAME C-SIGHT-DIST	
SHEET TITLE SIGHT DISTANCE EXHIBIT			
SHEET NUMBER 1 of 1			



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Al R. Roshdiah
Director

April 25, 2019

Ms. Emily Tettelbaum, Senior Planner
Area 2 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: Preliminary Plan No. 120180250
Primrose at Layhill
AMENDED LETTER

Dear Ms. Tettelbaum:

This letter is to amend the comments contained in our January 3, 2019 preliminary plan review letter.

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services (DPS) in the package for record plats, storm drain, grading or paving plans, or application for access permit. This letter and all other correspondence from this department should be included in the package.

Significant Plan Review Comments

1. All previous comments in our January 3, 2019 letter remain applicable unless modified below.

2. **Comment #1:**

Original Language:

The roadway for Queensguard Road shall include the following cross section and shown on the certified preliminary plan:

From North to South (70-foot right-of-way):

- *Existing Two (2)-foot wide buffer to remain*
- *Existing Four (4)-foot wide sidewalk to remain*

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

- Existing Twelve (12)-foot wide lawn panel to remain
- Restriping the existing pavement section to the following:
 - Eleven and a half (11.5)-foot wide travel lane
 - Ten and a half (10.5)-foot wide left turn storage lane
 - Fourteen (14)-foot wide travel lane
- Proposed Nine (9)-foot wide lawn panel
- Proposed Five (5)-foot wide sidewalk
- Proposed Two (2)-foot wide buffer

shall be revised to the following:

The roadway for Queensguard Road shall include the following cross section and shown on the certified preliminary plan:

From North to South (70-foot right-of-way):

- Existing Two (2)-foot wide buffer to remain
- Existing Four (4)-foot wide sidewalk to remain
- Existing Twelve (12)-foot wide lawn panel to remain
- Restriping the existing pavement section to the following:
 - Eleven and a half (11.5)-foot wide **right turn lane**
 - Ten and a half (10.5)-foot wide **through/left turn lane**
 - Fourteen (14)-foot wide travel lane
- Proposed Nine (9)-foot wide lawn panel
- Proposed Five (5)-foot wide sidewalk
- Proposed Two (2)-foot wide buffer

3. Comment #11 (a):

- a. *Street grading, paving, striping, sidewalks and handicap ramps, storm drainage and appurtenances, and street trees along Queensguard Road as approved in this letter and should include the following.*

From North to South (70-foot right-of-way):

- Existing Two (2)-foot wide buffer to remain
- Existing Four (4)-foot wide sidewalk to remain
- Existing Twelve (12)-foot wide lawn panel to remain

- *Restriping the existing pavement section to the following:*
 - *Eleven and a half (11.5)-foot wide travel lane*
 - *Ten and a half (10.5)-foot wide left turn storage lane*
 - *Fourteen (14)-foot wide travel lane*
- *Proposed Nine (9)-foot wide lawn panel*
- *Proposed Five (5)-foot wide sidewalk*
- *Proposed Two (2)-foot wide buffer*

shall be revised to the following

From North to South (70-foot right-of-way):

- Existing Two (2)-foot wide buffer to remain
- Existing Four (4)-foot wide sidewalk to remain
- Existing Twelve (12)-foot wide lawn panel to remain
- Restriping the existing pavement section to the following:
 - Eleven and a half (11.5)-foot wide **right turn lane**
 - Ten and a half (10.5)-foot wide **through/left turn lane**
 - Fourteen (14)-foot wide travel lane
- Proposed Nine (9)-foot wide lawn panel
- Proposed Five (5)-foot wide sidewalk
- Proposed Two (2)-foot wide buffer

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development Review Engineer for this project at deepak.somarajan@montgomerycountymd.gov or at (240) 777-7170.

Sincerely,



Rebecca Torma, Manager
Development Review Team
Office to Transportation Policy

Ms. Emily Tettelbaum
Preliminary Plan No. 120180250
AMENDED LETTER
April 25, 2019
Page 4

Enclosures: (0)

cc: Letters notebook

cc-e: Eduardo Intriago
Jody Kline
Atiq Panjshiri
Sam Farhadi
Devang Dave
Khursheed Bilgrami
Mark Terry
Patricia Shepherd
Kwesi Woodroffe
Deepak Somarajan

Maser Consulting
Miller, Miller & Canby
MCDPS RWPR
MCDPS RWPR
MCDOT DTEO
MCDOT DTEO
MCDOT DTEO
MCDOT DTE
MDSHA District 3
MCDOT OTP



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

June 12, 2018

Mr. Eduardo Intriago, P.E.
Maser Consulting, P.A.
22375 Broderick Drive, Suite 110
Sterling, VA 20166

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
Primrose Layhill
Preliminary Plan #: 120180250
SM File #: 282828
Tract Size/Zone: 3.61/R-200
Total Concept Area: 3.61ac
Lots/Block: N/A
Parcel(s): A
Watershed: Northwest Branch

Dear: Mr. Intriago

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 the use of 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. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. This concept approval is for lot # 1. The future development of proposed outlot # 2 will require a separate stormwater management concept approval from DPS and a preliminary plan of subdivision approval from MNCPPC.

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



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

June 12, 2018
Mr. Eduardo Intriago
Page 2

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 Thomas Weadon at 240-777-6309.

Sincerely,



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

MCE: TEW

cc: N. Braunstein
SM File # 282828

ESD: Required/Provided 5254 cf / 5417 cf
PE: Target/Achieved: 1.51"/1.56"
STRUCTURAL: N/A
WAIVED: N/A



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Diane R. Schwartz Jones
Director

December 21, 2018

Mr. Eduardo Intriago
Maser Consulting, P.A.
22375 Broderick Drive, Suite 110
Sterling VA 20166

Re: Stormwater Management **CONCEPT**
RECONFIRMATION for Primrose Layhill
SWM Concept #:282828

Dear Mr. Intriago:

Your request for a stormwater management reconfirmation for the above site has been evaluated. The original approved SWM concept dated June 12, 2018 is hereby reconfirmed. Please adhere to all conditions required as part of that approval.

- 1) This reconfirmation includes proposed improvements within the Montgomery County and SHA Rights of Way and the elimination of the previously proposed outlot. The proposed improvements within the County Right of Way will require ESD to the Maximum Extent Practicable, designed to County standards. The proposed improvements within the SHA Right of Way will require Stormwater Management approval from SHA prior to inclusion on your sediment control plans for this project.

If you have any questions regarding these actions, please feel free to contact Thomas Weadon at 240-777-6309.

Sincerely,



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

Cc: SM File #: 282828

