



DEPARTMENT OF TRANSPORTATION

Marc Elrich  
*County Executive*

Christopher R. Conklin  
*Director*

March 25, 2020

Ms. Amy Lindsey, Planner Coordinator  
Area 2 Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Sketch Plan No. 320200030  
The Residences at Forest Glen

Dear Ms. Lindsey:

We have completed our review of the revised sketch plan uploaded to eplans on February 21, 2020. A previous version of this plan was reviewed by the Development Review Committee (DRC) at its meeting on January 7, 2020. The following comments are tentatively set forth for the subsequent submission of a preliminary plan:

All Planning Board Opinions relating to this plan or any subsequent revision, preliminary or site plans should be submitted to the Montgomery County Department of Permitting Services 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.

Standard Plan Review Comments

1. Pay the Montgomery County Department of Transportation plan review fee in accordance with Montgomery County Council Resolution 16-405 and Executive Regulation 28-06AM ("Schedule of Fees for Transportation-related Reviews of

**Office of the Director**

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[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

*Located one block west of the Rockville Metro Station*

Subdivision Plans and Documents”).

2. Roads per The Forest Glen – Montgomery Hills Plan (Planning Board draft, September 2019) recommends
  - A. Provide a typical section for Georgia Avenue (MD 97). Right-of-way should be a minimum 110- foot.
  - B. Belvedere Boulevard is not classified in either this plan or the Master Plan of Highways. Provide a typical section.
3. Contact Ms. Beth Dennard ([beth.dennard@montgomerycountymd.gov](mailto:beth.dennard@montgomerycountymd.gov) or 240-777-8384) of MCDOT – Commuter Services Section regarding the following TDM comments:
  - A. Bill 36-18, Transportation Demand Management Plan Amendments, was signed into law by County Council on December 12, 2019. The law goes into effect on March 13, 2020. As a result, Projects with preliminary plans approved after March 13, 2020 will be subject to new TDM requirements.
  - B. Transportation Demand Management (TDM) measures aimed at reducing traffic congestion and automobile emissions and supporting for the achievement of non-automobile travel goals have now been expanded outside the County’s currently existing Transportation Management Districts.
  - C. According to the new bill, an owner or applicant for a project located in an Orange Policy Area (such as the Kensington/Wheaton Subdivision Staging /Transportation Policy area) with more than 160,000 square feet must submit a TDM Plan (Level 3 Results Project-Based). A Level 3 Results Plan requires the owner or applicant to commit to achieve specific commuting goals through strategies selected by the developer with MCDOT approval.
  - D. A TDM Plan must be made a condition of preliminary plan approval. The Plan must be obtained prior to Planning Board approval of the development approval or prior to DPS approval for projects not requiring Planning Board action, the issuance of any building permit by the Department of Permitting Services.
  - E. Provide space for a Bikeshare station.

**4. *At the preliminary plan stage:***

- A. Show all existing topographic details (paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways, utilities, rights of way and easements, etc.) on the preliminary plan.
- B. The applicant should be mindful that this area is proposed for inclusion in an eventual Unified Mobility Program (UMP), to be combined with an UMP performed for Silver Spring.
- C. Storm drain and stormwater management structures as shown in DOT right-of-way have not been reviewed with this plan. Submit storm drainage and/or flood plain studies, with computations. Analyze the capacity of the existing public storm drain system and the impact of the additional runoff. If the proposed subdivision is adjacent to a closed section street, include spread computations in the impact analysis.
- D. Submit truck turning templates and a truck circulation plan, for review by the M-NCPPC and MCDOT, for all trucks accessing the site. This plan should delineate the proposed movements on-site between the anticipated access locations, the proposed truck loading spaces, and the proposed dumpsters.
- E. 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.
- F. Show the location and dimension of the proposed truck loading and dumpster spaces. Provide a written statement on the operations of loading and trash.
- G. Maintain a minimum 5-foot wide ADA compliant sidewalk along all public streets.
- H. Submit three paper copies of a Traffic Impact Study if required by the Planning Department. The ADA Study per the LATR should be included in this study.
- I. Upgrade pedestrian facilities at intersections along the site frontages and at adjacent intersections to comply with current ADA standards. Specifically focus on the ramps across Belvedere Boulevard at both McKenney Ave and Arthur Avenue intersections.
- J. Submit a Traffic Impact Study if required by the Planning Department.
- K. Provide a minimum five (5) foot wide, ADA compliant sidewalk connection

between Georgia Avenue and Arthur Avenue. The details can be finalized at the preliminary plan.

- L. The "no parking" area shown on Belvedere Boulevard is for illustrative purposes. The final location and dimensions will be determined at the permit stage.
  - M. No steps, stoops, hand rails, retaining walls or other permanent structures are allowed in DOT right-of-way. Also, doors are not allowed to swing into the right-of-way.
5. Permit and bond for required public improvements (to be determined at the preliminary plan stage) will be required prior to approval of the record plat. The permit may include, but not necessarily be limited to the following improvements:
- A. Improvements to the public right of way will be determined at the preliminary plan stage based on a review of the additional information requested earlier in this letter.
  - B. Enclosed storm drainage in all drainage easements.
  - C. Underground utility lines.
  - D. Street lights.
  - E. Street trees in amended soil panels.
  - F. Permanent monuments and property line markers.

Thank you for the opportunity to review this sketch plan. If you have any questions or comments regarding this letter, please contact me at (240) 777-2173 or at [william.whelan@montgomerycountymd.gov](mailto:william.whelan@montgomerycountymd.gov).

Sincerely,

*William F. Whelan*

William F. Whelan, Engineer III  
Development Review Team  
Office of Transportation Policy

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March 25, 2020  
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032520.docx

cc: Plan letters notebook

cc-e: Ken Jones	Macris, Hendricks & Glascock
Kwesi Woodroffe	MSHA District 3
Beth Dennard	MCDOT CSS
Sam Farhadi	MCDPS RWPR
Mark Terry	MCDOT DTEO