



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Al R. Roshdiah
Director

February 12, 2016

Mr. Ryan Sigworth, Senior Planner
Area 3 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 120160040
RCCG Jesus House

Ryan

Dear Mr. Sigworth:

We have completed our review of the preliminary plan dated January 27, 2016. An earlier version of this plan was reviewed by the Development Review Committee at its meeting on September 14, 2015. We recommend approval for the plan based 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 in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Per the Cloverly Master Plan; New Hampshire Avenue (MD-650) is classified as a Major Highway with 125-ft right-of-way and 4-travel lanes between Bryant's Nursery Road to Spencerville Road. Please provide necessary dedication along New Hampshire Avenue (MD-650) as required by the Master plan.
2. Access and improvements along New Hampshire Avenue (MD-650) as required by the Maryland State Highway Administration (MDSHA).
3. Per the Cloverly Master plan and the 2005 Bikeway Master plan, the bikeway along New Hampshire Avenue (MD-650) is intended to be Class II (On-Street-Striped Bike Lanes).
4. Sight Distance for the proposed driveway shall be approved by MDSHA.
5. Revised Stormwater Management Concept Report dated January 2016 which included the storm drain study has been accepted by MCDOT. No improvements to the existing county maintained storm drain system are needed for this application.
6. The portion of the site draining to New Hampshire Avenue (MD-650) shall be approved by MDSHA.

Office of the Director

101 Monroe Street, 10th Floor • Rockville, Maryland 20850 • 240-777-7170 • 240-777-7178 FAX
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7. We defer to the M-NCPPC for the design of the proposed private streets – including alignment, profile, typical section, drainage, maintenance and liability, etc.
8. Recorded covenant for the operation and maintenance of private streets, storm drainage systems, and/or open space areas.
9. At or before the permit stage, please coordinate with Ms. Stacy Coletta of our Division of Transit Services to coordinate improvements to the RideOn bus facilities in the vicinity of this project. Ms. Coletta may be contacted at 240 777-5800.
10. The applicant must pay the TPAR payment that is equivalent to 25% of the Transportation Impact Tax prior to issuance of the building permit.

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 Area Engineer for this project, at deepak.somarajan@montgomerycountymd.gov or (240) 777-2194.

Sincerely,



Gregory M. Leck, Manager
Development Review Team
Office of Transportation Policy

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Enclosure

cc: Olaoye Ghandi; Jesus House, DC
Mike Razavi; Raztech Associates Inc.
Erin Girard; Linowes and Blocher LLP
Kipling Reynolds; M-NCPPC Area 3
Richard Weaver; M-NCPPC Area 3
Michael Garcia; M-NCPPC Area 3
Pranoy Choudhury; MDSHA District 3
Preliminary Plan folder
Preliminary Plan letters notebook

cc-e: Atiq Panjshiri; MCDPS RWPR
Sam Farhadi; MCDPS RWPR
Patricia Shepherd; MCDOT DTE
Deepak Somarajan; MCDOT OTP