



Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.670.0840
www.mhgpa.com

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Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland. Lic. No. 16905 Exp. Date, 04/21/2022

OWNER/APPLICANT:
ANGKOR THOM, INC.
4011 THISTLEBRIDGE WAY
ROCKVILLE, MD 20853

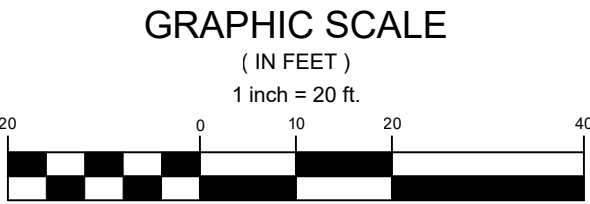
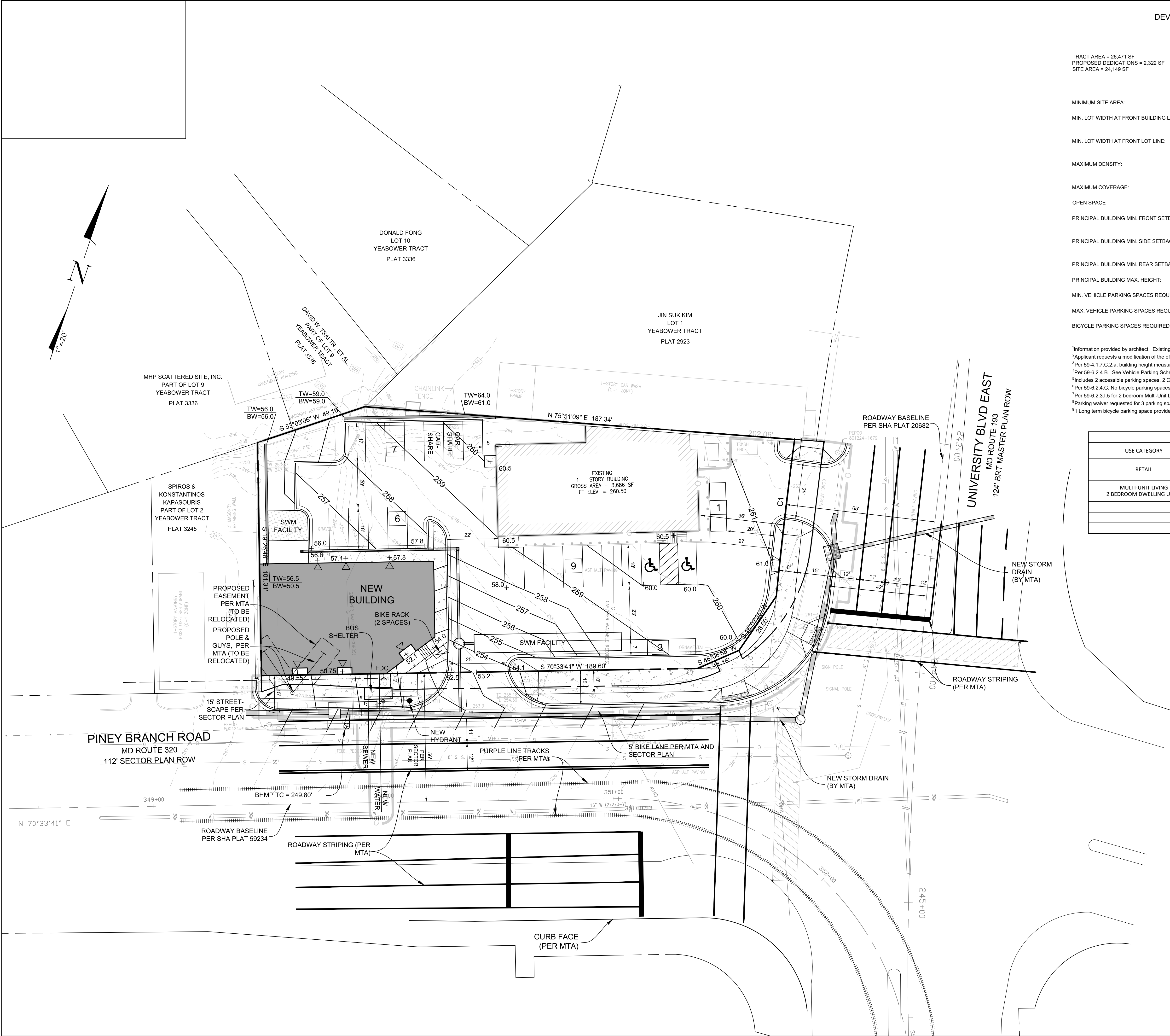
DEVELOPMENT STANDARDS: CRT-2.5 C-0.5 R-2.5 H-60 ZONE
59-4.5.3, MULTI USE
PROPOSED LOT 1

TRACT AREA = 26,471 SF
PROPOSED DEDICATIONS = 2,322 SF
SITE AREA = 24,149 SF

	PERMITTED/REQUIRED	PROVIDED PER THIS PLAN
MINIMUM SITE AREA:	N/A	0.5544 ACRES (24,149 SF)
MIN. LOT WIDTH AT FRONT BUILDING LINE:	N/A	220 FT (PINEY BRANCH ROAD) 99 FT (UNIVERSITY BLVD EAST)
MIN. LOT WIDTH AT FRONT LOT LINE:	N/A	220 FT (PINEY BRANCH ROAD) 99 FT (UNIVERSITY BLVD EAST)
MAXIMUM DENSITY:	C-0.5, R-2.5	C-0.269 (7,123 SF) ¹ R-0.264 (6,989 SF) ²
MAXIMUM COVERAGE:	N/A	30% (7,123 SF)
OPEN SPACE	10%	0% ²
PRINCIPAL BUILDING MIN. FRONT SETBACK:	0 FT	36 FT (EX. BUILDING, UNIVERSITY BLVD EAST) 0 FT (NEW BUILDING, PINEY BRANCH ROAD)
PRINCIPAL BUILDING MIN. SIDE SETBACK:	0 FT	0 FT (EX. BUILDING) 0 FT (NEW BUILDING)
PRINCIPAL BUILDING MIN. REAR SETBACK:	35 FT	N/A
PRINCIPAL BUILDING MAX. HEIGHT:	60 FT	60 FT (MAX. NEW BUILDING)
MIN. VEHICLE PARKING SPACES REQUIRED:	31 ⁴	28 ^{5,8}
MAX. VEHICLE PARKING SPACES REQUIRED:	55 ⁴	28 ^{5,8}
BICYCLE PARKING SPACES REQUIRED:	1 ⁶ (SHORT TERM) 1 (LONG TERM)	2 (SHORT TERM) 1 (LONG TERM) ⁷

¹Information provided by architect. Existing building is 3,686 SF. New retail space is 3,437 SF.
²Applicant requests a modification of the off-site public open space payment option of Section 6.3.6.C.2.a pursuant to the Alternative Method of Compliance.
³Per 59-4.1.7.C.2.a, building height measuring point is 249.80'.
⁴Per 59-6.2.4.B, See Vehicle Parking Schedule.
⁵Includes 2 accessible parking spaces, 2 Car-Share spaces equal to 2 required parking spaces each for residential uses per 59-6.2.3.1.4.
⁶Per 59-6.2.4.C, No bicycle parking spaces required for less than 20 dwelling units. 1 bicycle parking space required for 10,000 SF of retail GFA.
⁷Per 59-6.2.3.1.5 for 2 bedroom Multi-Unit Living
⁸Parking waiver requested for 3 parking spaces.
⁹1 Long term bicycle parking space provided within building.

VEHICLE PARKING SCHEDULE			
USE CATEGORY	PARKING RATE	MEASUREMENT	PARKING REQUIRED
RETAIL	MIN. 3.5/1,000 SF	7,123 SF	25 MIN
	MAX. 6.0/1,000 SF		43 MAX
MULTI-UNIT LIVING 2 BEDROOM DWELLING UNITS	MIN. 0.75/DU	8 DU	6 MIN
	MAX. 1.5/DU		12 MAX
TOTAL MINIMUM REQUIRED			31
TOTAL MAXIMUM PERMITTED			55
TOTAL PARKING PROVIDED			28 ^{5,8}



REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP JP561 WSSC 211NE01

L. 26027 F. 524

13TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

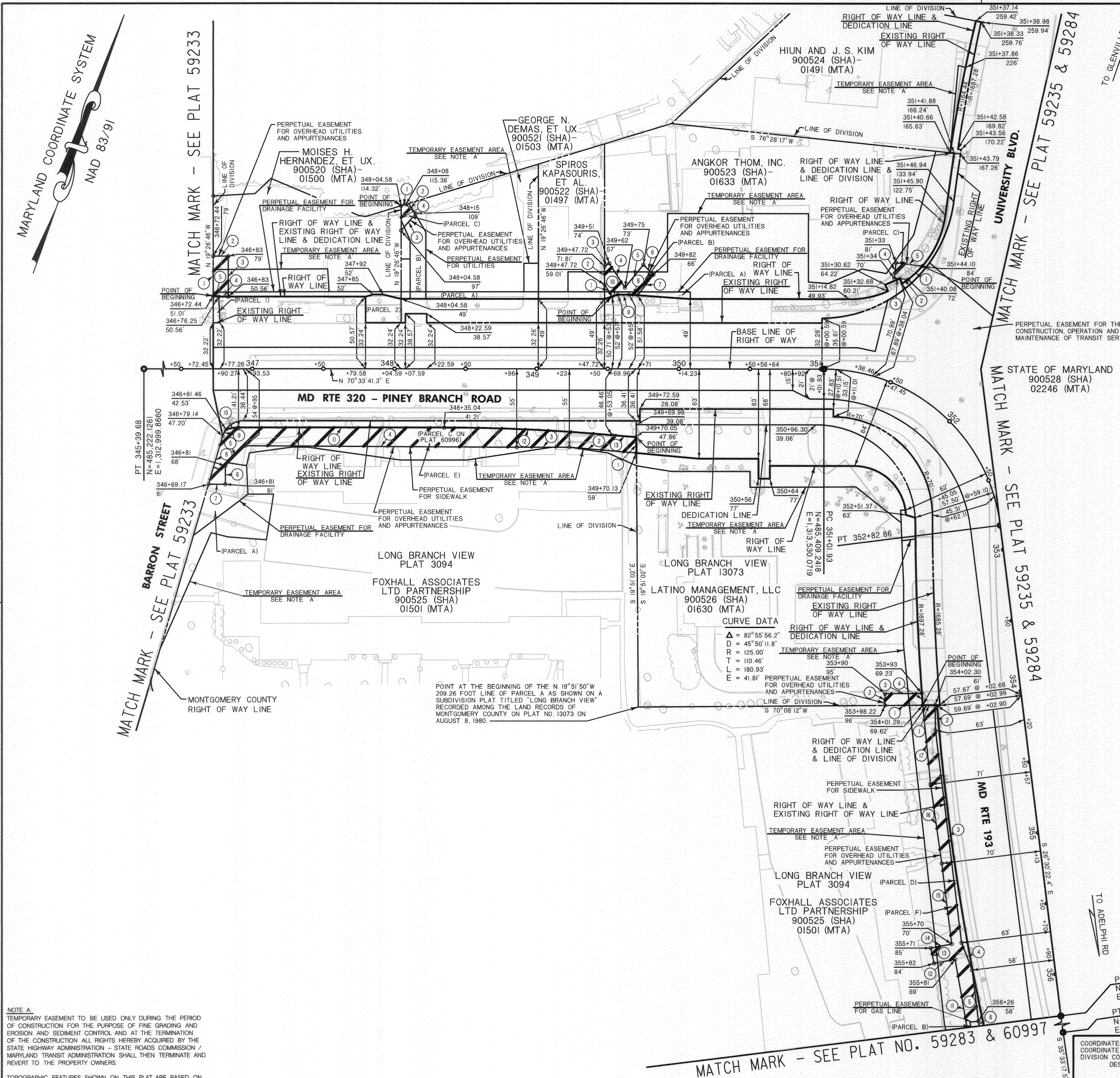
PARCEL P979
649 E UNIVERSITY BLVD

PROJ. MGR	KDJ
DRAWN BY	KDJ
SCALE	1"= 20'
DATE	10/16/20

LONG BRANCH CORNER
PRELIMINARY PLAN

PP2.01

PROJECT NO.	2020.167.11
SHEET NO.	1 OF 1

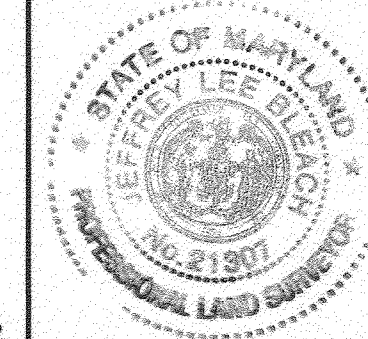


NOTE A:
TEMPORARY EASEMENT TO BE USED ONLY DURING THE PERIOD OF CONSTRUCTION FOR THE PURPOSE OF FINE GRADING AND EROSION AND SEDIMENT CONTROL AND AT THE TERMINATION OF THE CONSTRUCTION ALL RIGHTS HEREBY ACQUIRED BY THE STATE HIGHWAY ADMINISTRATION - STATE ROADS COMMISSION / MARYLAND TRANSIT ADMINISTRATION SHALL THEN TERMINATE AND REVERT TO THE PROPERTY OWNERS.

TOPOGRAPHIC FEATURES SHOWN ON THIS PLAT ARE BASED ON AERIAL MAPPING PREPARED BY OTHERS IN MARCH 2007.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE CORRECT AND ARE BASED ON THE FIELD SURVEY PERFORMED UNDER MY SUPERVISION, AND THE RECORD DESCRIPTIONS THEREOF, AND THAT THIS PLAT MEETS THE REQUIREMENTS AS CONTRACTED FOR BY THE MARYLAND DEPARTMENT OF TRANSPORTATION - STATE HIGHWAY ADMINISTRATION.

JEFFREY L. BLEACH
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21307
EXP. 06/26/2020
DATE Aug. 27, 2018



- LEGEND
- REVERTIBLE EASEMENT FOR SUPPORTING SLOPES
 - REVERTIBLE EASEMENT OR RIGHT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON PLAT.
 - PERPETUAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON PLAT.
 - PERPETUAL EASEMENT FOR DRAINAGE FACILITY AS INDICATED BY NOTATION ON THIS PLAT.
 - (ARROW INDICATES GENERAL DRAINAGE PATTERN)
 - PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER FROM OR INTO EXISTING WATERWAY OR NATURAL DRAINAGE COURSE.
 - PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND.
 - APPROXIMATE GENERAL DRAINAGE FLOW PATTERN (NOT TO SCALE-FOR EXPLANATORY PURPOSE ONLY)

SENT TO RECORD OFFICE _____ 20
APPROVED BY CHAIRMAN _____ 20

BOOKS	REVISIONS	PART OF PLATS	LOCATED IN	MONTGOMERY	COUNTY
25653(NEW M&B)		18088(REV. 7/19/57)			
25654(NEW M&B)		18057(REV. 11/28/57)			
25666(TRAFF)		20682(REV. 7/15/59)			
25667(TRAFF)		20683(REV. 9/3/59)			
18761(TOPO)		38780(REV. 5/1/68)			
31681(TOPO)		38389(REV. 2/6/69)			
18643(TOPO)		59666			
31912(TOPO)		57457			
		59234(REV. 5/17/17)			
		59251			

DESIGNATION	NORTH	EAST	BOOK/PAGE	POINT DESCRIPTION
169PN	472167.972	1340549.923	25666/99	R & C
179PN	467724.249	1345215.283	25667/11	R & C

THIS PLAT DEPICTS PROPOSED AERIAL EASEMENTS ONLY. FOR GROUND EASEMENTS SEE PLAT 60996.

MARYLAND TRANSIT ADMINISTRATION

STATE OF MARYLAND
DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION
STATE ROADS COMMISSION

RIGHT OF WAY PROJECT : MARYLAND NATIONAL CAPITAL PURPLE LINE

RIGHT OF WAY PROJECT NO. 10420130

FEDERAL AID PROJECT NO. N/A

ISSUED Sept. 5, 2018 **SCALE** 1" = 40'

Barry C. Smith
CHIEF, PLATS AND SURVEYS DIVISION

PLAT No. 59282



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

November 24, 2020

Ms. Katie Mencarini, Planner Coordinator
Downcounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive, 13th floor,
Wheaton, MD 20902

RE: Preliminary Plan No. 120180090
Long Branch Corner

Dear Ms. Mencarini:

We have completed our review of the preliminary plan uploaded to eplans on October 1, 2020 and reviewed by the Development Review Committee at its September 1, 2020 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. Include this letter and all other correspondence from this department.

Preliminary Plan Comments

1. Please see attached plan sheet (refer to attachment below) for comments from Maryland Transit Authority (MTA) regarding the purple line project. We recommend that the applicant coordinate with Ms. Maricela Cordova, the Purple Line Implementation Manager for Montgomery County at maricela.cordova@montgomerycountymd.gov and Mr. Steven Kolarz of the Purple Line project at steven.kolarz@purplelinemd.com.

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

Ms. Katie Mencarini
 Preliminary Plan No. 120180090
 November 24, 2020
 Page 2

2. Per the Bus Rapid Transit (BRT) Master Plan, minimum right-of-way for University Boulevard (MD-193) is 124-ft. The minimum right-of-way for Piney Branch Road (MD-320) is 112-ft as per the Long Branch Master Plan. Separated bike lanes are proposed along both roadways per the Bicycle Master Plan. We recommend The Maryland National Capital Park and Planning Commission (M-NCPPC) and Maryland State Highway Administration (MDSHA) ensure that the applicant dedicate the right-of-way to incorporate the bike lanes and the BRT per the master plan.
3. Prior to the issuance of the record plat, the applicant will be required to comply with one of the following two options:
 - a) Contribute \$18,942 (refer to attachment below for cost estimate) towards the construction of the University Boulevard (MD-193) master planned separated bikeway. We determined that the applicant shall be responsible to contribute to the separated bike lanes along University Boulevard (MD-193) and not responsible to contribute or build the separated bike lanes along Piney Branch Road (MD-320) frontage for the following reasons:
 - i. As part of Purple Line, MTA recently completed the construction of Piney Branch Road bike lanes along the property frontage as per the Piney Branch Master Plan. Per the 2018 Bicycle Master Plan which was approved after the approval of the Purple Line project, separated bike lanes were proposed along Piney Branch Road (MD-320) and University Boulevard (MD-193) frontage. To build the separated bike lanes, the newly built bike lanes along Piney Branch Road would have to be demolished and reconstructed. Therefore, we believe it is unreasonable for the applicant to build or contribute towards a bike facility along the Piney Branch Road frontage.
 - ii. The proposed site is being partially developed and we believe it will not meet the nexus and proportionality requirements if required to build the separated bike lanes along their entire frontage per the Bicycle Master Plan.

OR

- b) Install the master planned separated bike lanes along the University Boulevard (MD-320) frontage with approval from MDSHA. If MDSHA does not approve the installation of the separated bike lanes along the University Boulevard (MD-320) frontage then Option (a) will be applicable.
4. Please clarify the proposed structure in front of the proposed bus stop, is it a planter box or part of the inlet. If the structure is a planter box, then it should be relocated. At the certified preliminary plan show the 11-ft x 22-ft concrete bus pad including the shelter and the boarding area. At or before the permit

Ms. Katie Mencarini
Preliminary Plan No. 120180090
November 24, 2020
Page 3

stage, please coordinate with Mr. Wayne Miller of our Division of Transit Services to coordinate the location and improvements to the RideOn bus facilities in the vicinity of this project. Mr. Miller may be contacted at wayne.Miller2@montgomerycountymd.gov or 240 777-5836.

5. Access and improvements along Piney Branch Road (MD-320) and University Boulevard (MD-193) as required by the MDSHA.
6. We defer the sight distance and storm drain analysis to be approved by MDSHA.
7. If the proposed development will alter any existing street lights, replacement of signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at yazdan.sanayi@montgomerycountymd.gov or at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
8. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Kamal Hamud of our Transportation Systems Engineering Team at 240-777-2190 or at kamal.hamud@montgomerycountymd.gov for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
9. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.

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 (240) 777-2194.

Sincerely,

Deepak Somarajan

Deepak Somarajan, Engineer III
Development Review Team
Office to Transportation Policy

Ms. Katie Mencarini
Preliminary Plan No. 120180090
November 24, 2020
Page 4

Attachment(s):

- a) MTA Comments 10-9-2020
- b) University Boulevard Bike Lane Cost Estimate.

cc: Sharepoint Correspondence Folder FY-21

cc-e: Michael H. Chheang	Angkor Thom, Inc.
Soo Lee-Cho	Miller, Miller & Canby
Kenneth Jones	MHG
Atiq Panjshiri	MCDPS RWPR
Sam Farhadi	MCDPS RWPR
Steven Kolarz	Purple line
Kwesi Woodroffe	MDSHA District 3
Corey Pitts	MCDOT DTE
Maricela Cordova	MCDOT DTE
Wayne Miller	MCDOT DTS
Kamal Hamud	MCDOT DTEO
Dan Sanayi	MCDOT DTEO
Rebecca Torma	MCDOT OTP



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OWNER/APPLICANT:

ANGKOR THOM, INC.
4011 THISTLEBRIDGE WAY
ROCKVILLE, MD 20853

ATTACHMENT (a): MTA

Comments 10-9-2020

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59-4.5.3, MULTI USE
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BICYCLE PARKING SPACES REQUIRED:	1 ⁵ (SHORT TERM) 1 (LONG TERM)	2 (SHORT TERM) 1 (LONG TERM) ⁷

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²Request for public open space requirement to be satisfied in whole by payment towards a public open space located within or near the applicable master plan area per 59-6.3.6.C.2.

³Per 59-4.1.7.C.2.a, building height measuring point is 249.80'.

⁴Per 59-6.2.4.B. See Vehicle Parking Schedule.

⁵Includes 2 accessible parking spaces, 2 Car-Share spaces equal to 2 required parking spaces each for residential uses per 59-6.2.3.1.4.

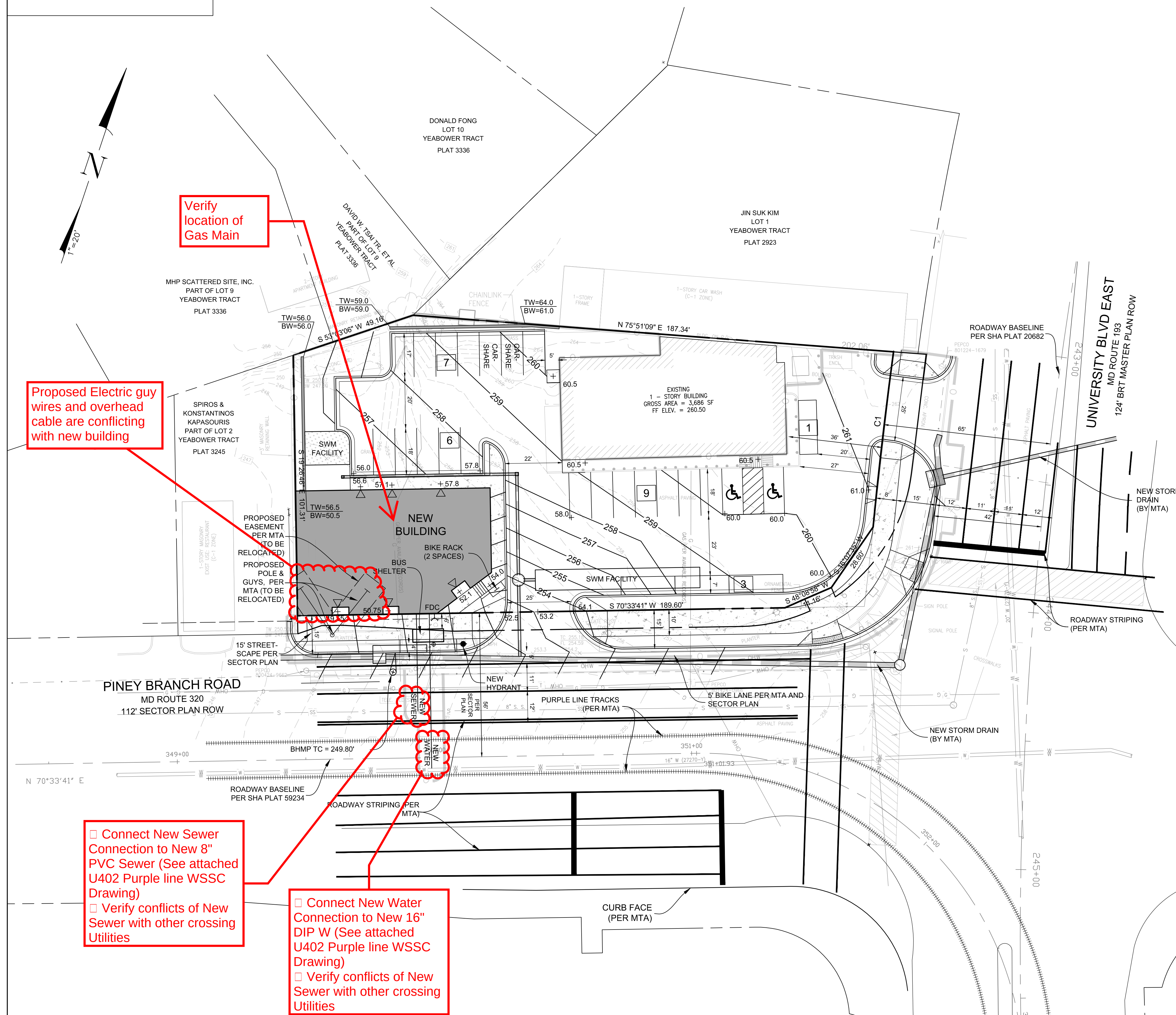
⁶Per 59-6.2.4.C, No bicycle parking spaces required for less than 20 dwelling units. 1 bicycle parking space required for 10,000 SF of retail GFA.

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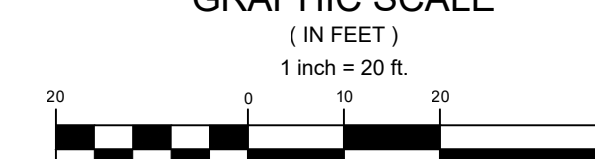
⁸Parking waiver requested for 3 parking spaces.

⁹1 Long term bicycle parking space provided within building.

VEHICLE PARKING SCHEDULE			
USE CATEGORY	PARKING RATE	MEASUREMENT	PARKING REQUIRED
RETAIL	MIN. 3.5/1,000 SF	7,123 SF	25 MIN
	MAX. 6.0/1,000 SF		43 MAX
MULTI-UNIT LIVING 2 BEDROOM DWELLING UNITS	MIN. 0.75/DU	8 DU	6 MIN
	MAX. 1.5/DU		12 MAX
TOTAL MINIMUM REQUIRED			31
TOTAL MAXIMUM PERMITTED			55
TOTAL PARKING PROVIDED			28 ^{5,6}



GRAPHIC SCALE
(IN FEET)



REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP JP561

WSSC 211NE01

L. 26027 F. 524

13TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL P979
649 E UNIVERSITY BLVD

PROJ. MGR	KDJ
DRAWN BY	KDJ
SCALE	1" = 20'
DATE	9/30/20

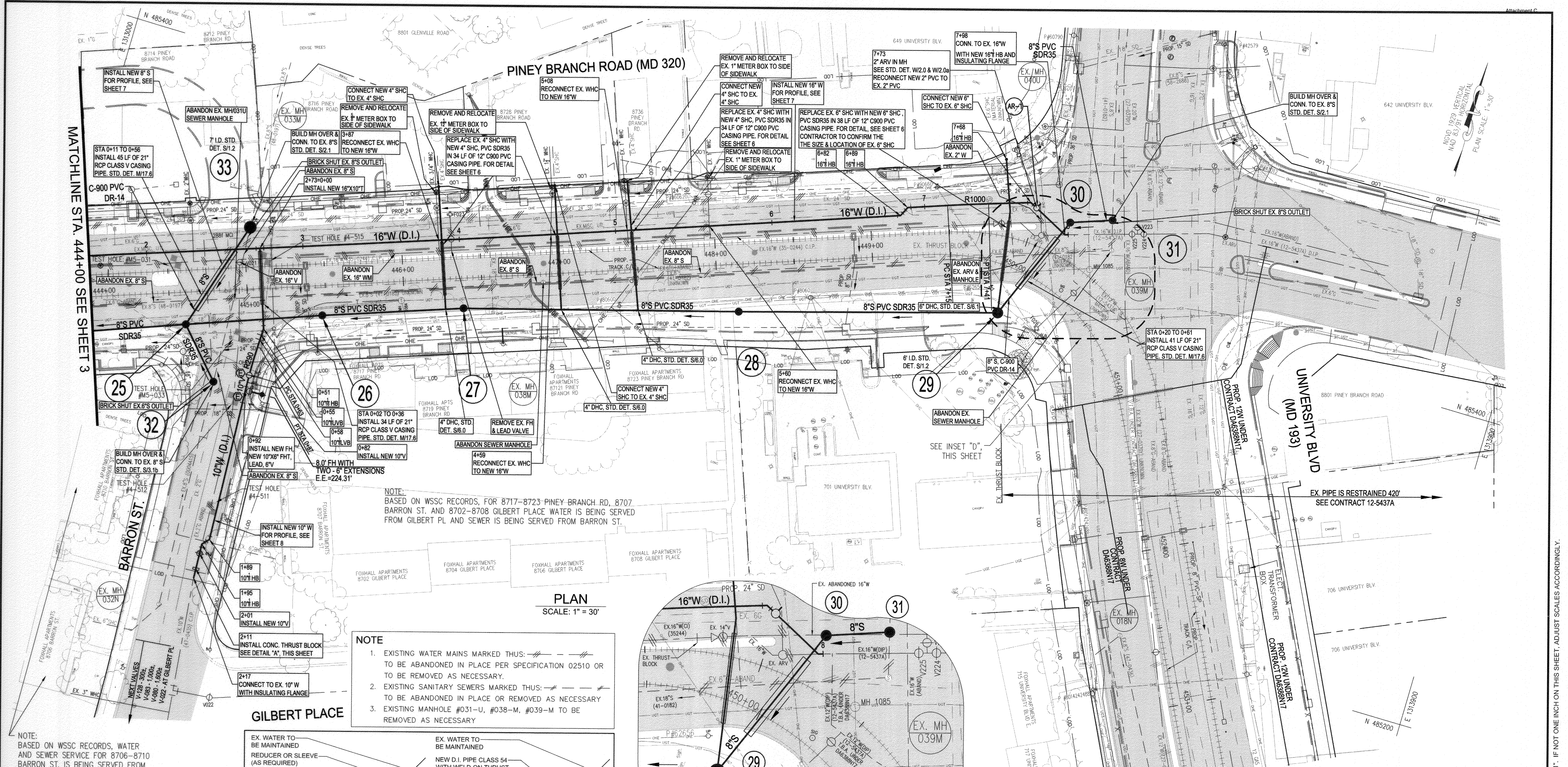
LONG BRANCH CORNER

PRELIMINARY PLAN

PP2.01

PROJECT NO. 2020.167.11

SHEET NO. 1 OF 1



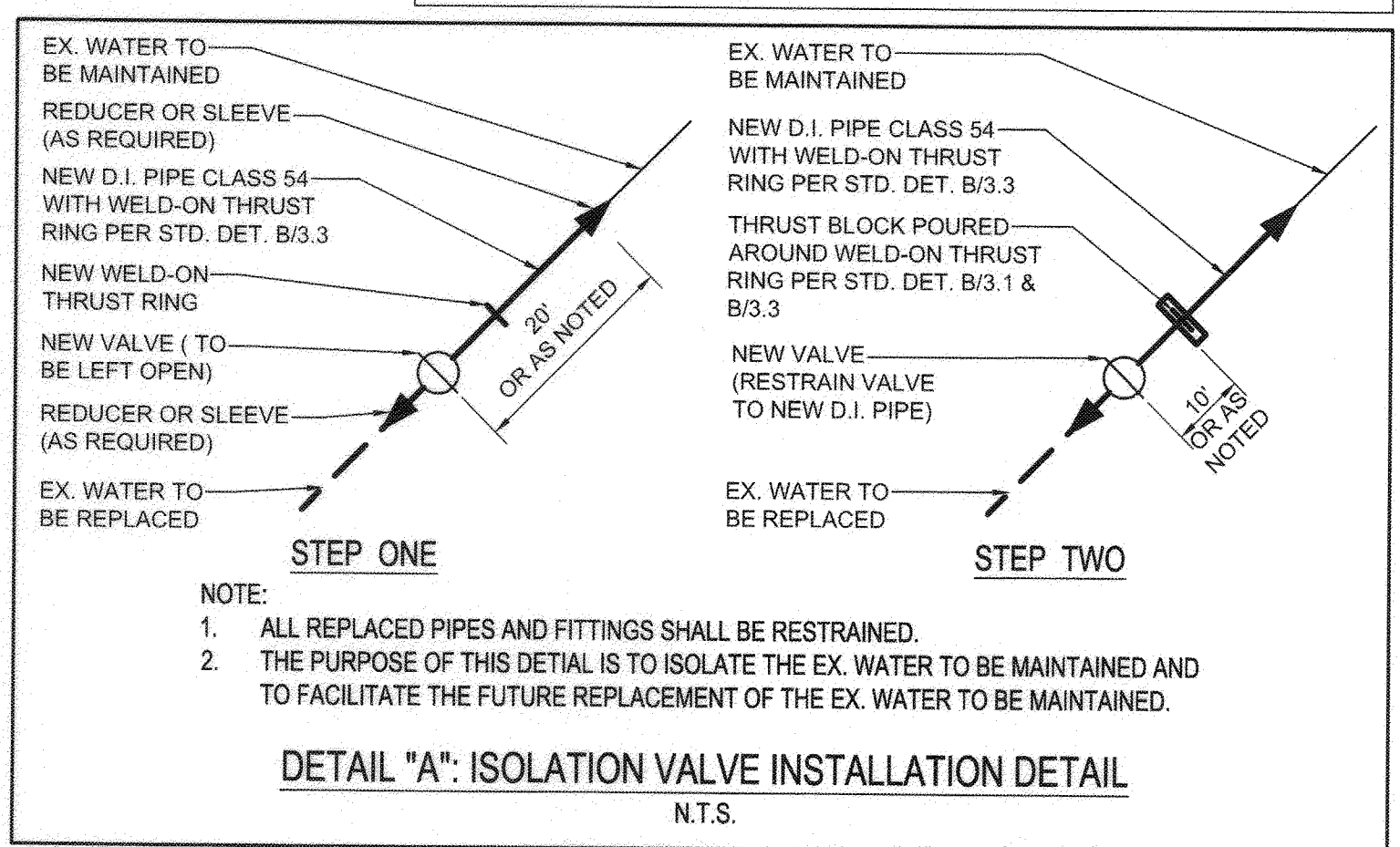
FOR CATHODIC PROTECTION DESIGN, REFER TO SHEET 11, AND FOR DETAILS, REFER TO SHEET 12 THROUGH 13.

DATUM CONVERSION:
ELEVATIONS SHOWN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929. TO CONVERT ELEVATIONS TO NORTH AMERICAN VERTICAL DATUM (NAVD 88) SUBTRACT 0.71 FEET

PRESSURE ZONE 495A

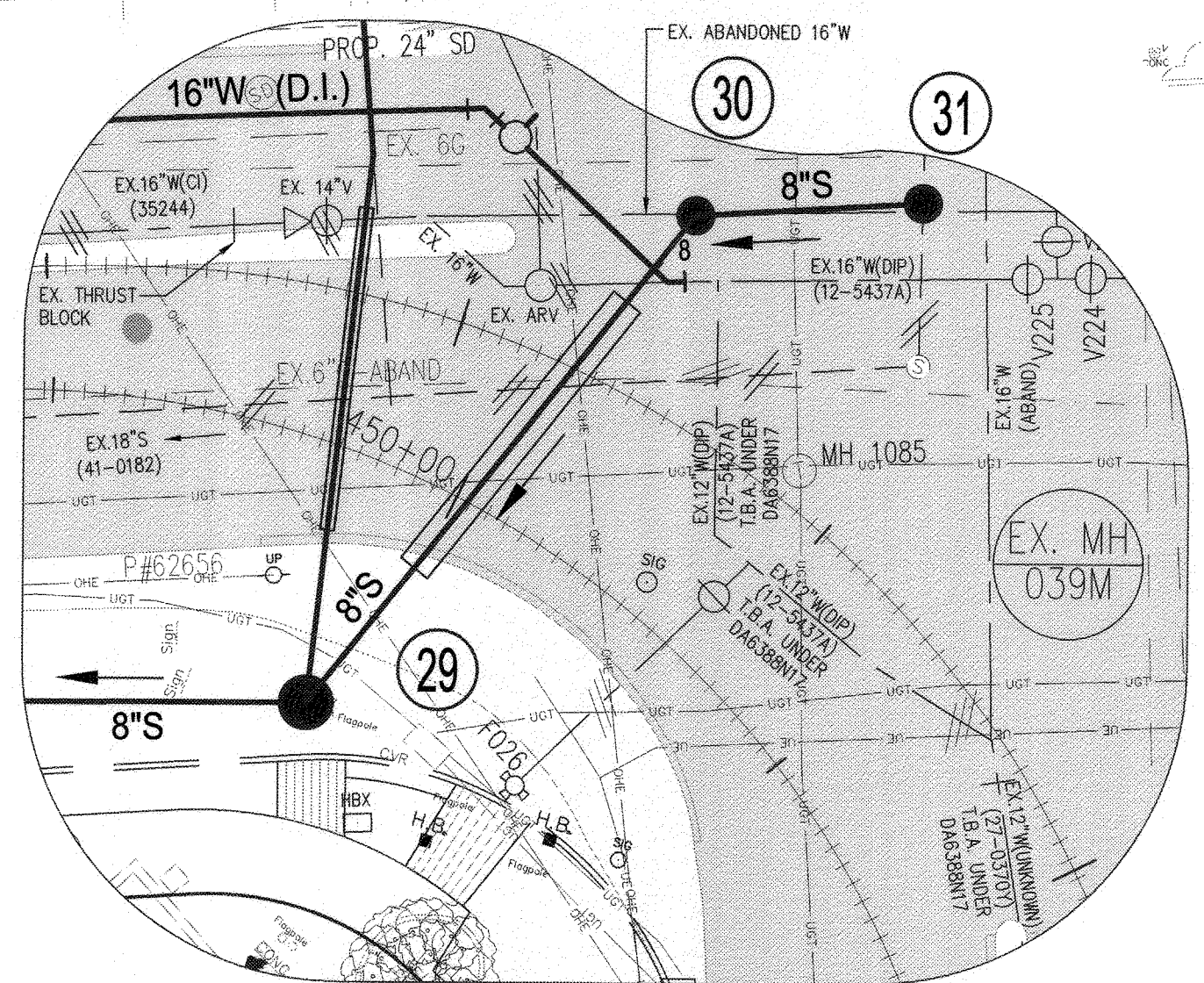
HHG	530	LHG	432
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GILBERT PLACE



NOTE

- EXISTING WATER MAINS MARKED THUS: --- TO BE ABANDONED IN PLACE PER SPECIFICATION 02510 OR TO BE REMOVED AS NECESSARY.
- EXISTING SANITARY SEWERS MARKED THUS: --- TO BE ABANDONED IN PLACE OR REMOVED AS NECESSARY
- EXISTING MANHOLE #031-U, #038-M, #039-M TO BE REMOVED AS NECESSARY



INSET "D"
SCALE: 1" = 20'

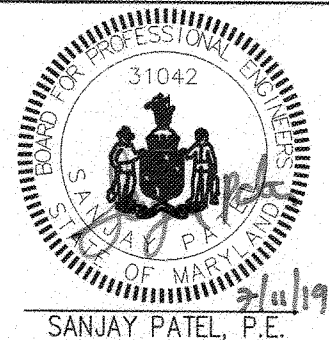
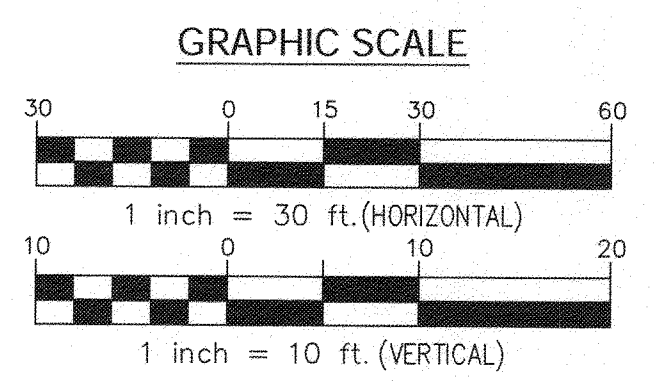
FIRE HYDRANT ABANDONMENT TABLE		
STREET	FH	BASELINE STATION
PINEY BRANCH ROAD	F023	3+95
		TO BE REMOVED

PROPOSED FIRE HYDRANT INFORMATION				
STREET	BASELINE STATION	APPROXIMATE LENGTH NEW TEE TO FIRE HYDRANT	ELBOW ELEVATION	REMARKS
BARRON ST.	0+92	11.0'	223.83	NEW LOCATION

NOTE: FOR FIRE HYDRANT SETTINGS SEE STD DETAIL W/8.0



WHEATON ELECTION DISTRICT NO 13
WATER MAIN AND SEWER MAIN RELOCATION
U402 PURPLE LINE LIGHT RAIL TRANSIT SYSTEM
ARLISS STREET AND PINEY BRANCH ROAD



DATE		REVISIONS	
RELOCATIONS SECTION			
<u>7-23-19</u>		<u><i>John Dahl - WTR</i></u>	
DATE		PROJECTS MANAGER	
<u>07/19/19</u>		<u><i>Mr. Heiser</i></u>	
DATE		REVIEWED BY	
CONTRACT DA6388X17			
		NO	4.6
200'S	210NE01 AND 211NE01	OF	13



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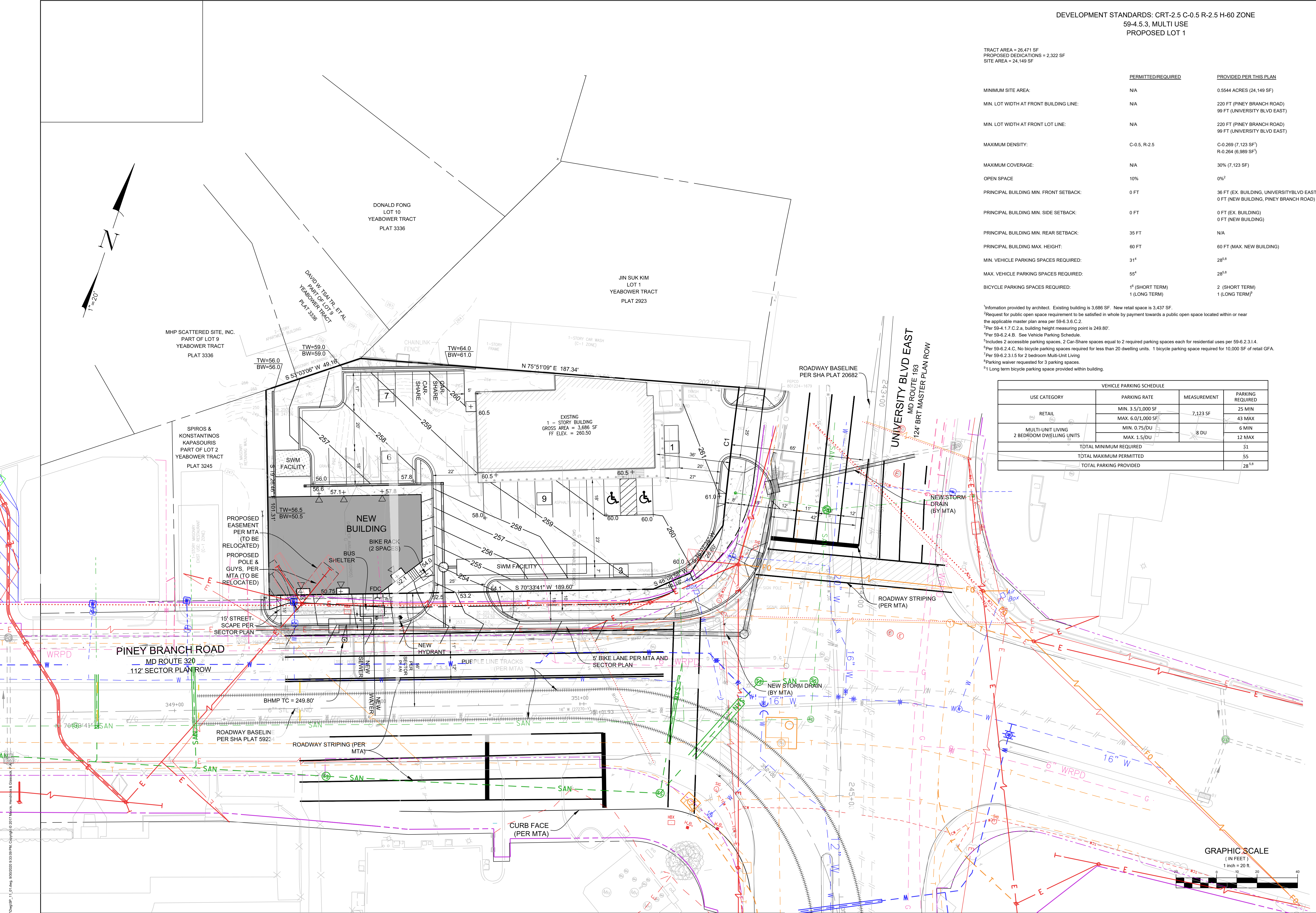
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⁸Parking waiver requested for 3 parking spaces.

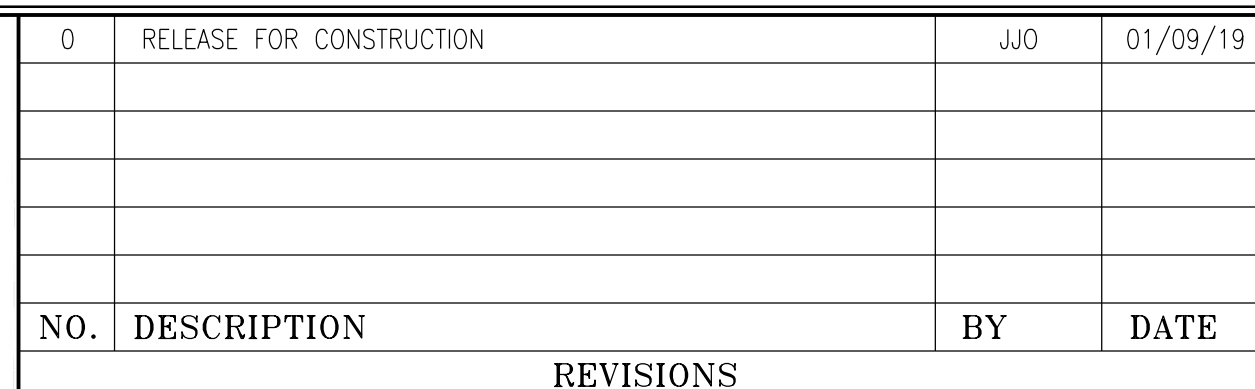
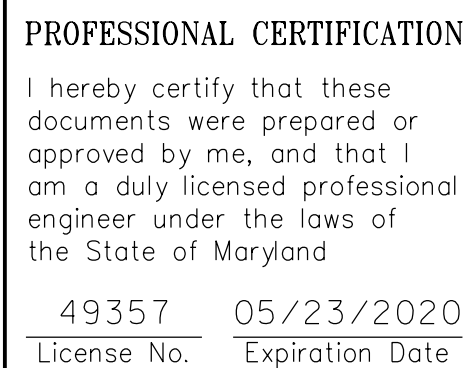
⁹1 Long term bicycle parking space provided within building.

VEHICLE PARKING SCHEDULE			
USE CATEGORY	PARKING RATE	MEASUREMENT	PARKING REQUIRED
RETAIL	MIN. 3.5/1,000 SF	7,123 SF	25 MIN
	MAX. 6.0/1,000 SF		43 MAX
MULTI-UNIT LIVING 2 BEDROOM DWELLING UNITS	MIN. 0.75/DU	8 DU	6 MIN
	MAX. 1.5/DU		12 MAX
TOTAL MINIMUM REQUIRED			31
TOTAL MAXIMUM PERMITTED			55
TOTAL PARKING PROVIDED			28 ^{5,8}



1/20/19 DWG (PP_21) 11 Aug. 2020 20:33:39 PM Copyright © 2017 Macris, Hendricks & Gluscock, P.A.





DESIGN	JJO
DRAWN	RAF
CHECK	DF
APPR	JJO

CONTRACT NO.	0-0000-0000
DRAWING NO.	S5050PTW-103
SHEET NO.	17 OF 45

ATTACHMENT (b): University Boulevard Bike Lane Cost Estimate.



Macris, Hendricks & Glascock, P.A.

9220 Wightman Road, Suite 120

Montgomery Village, MD 20886

Phone: (301) 670-0840 Fax: (301) 948-0693

JOB #: 2020.167

DATE: 11/24/2020

COST ESTIMATE*

Long Branch Corner - 120180090

University Boulevard East - Separated Bike Lane

<u>NO.</u>	<u>ITEM DESCRIPTION</u>	<u>APPROXIMATE QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL PRICE</u>
1.	Remove Existing Curb and Gutter	50	LF	\$12.00	\$600
2.	Roadway Excavation	90	CY	\$35.00	\$3,150
3.	8" Dense Graded Aggregate Base	70	SY	\$20.00	\$1,400
4.	8" Primary Paving	70	SY	\$50.00	\$3,500
5.	Concrete Curb and Gutter	200	LF	\$12.00	\$2,400
6.	Reconstruct Sidewalk Ramp	3	EA	\$750.00	\$2,250
6.	Striping	80	LF	\$1.75	\$140
8.	Seeding and Mulching	45	SY	\$2.00	\$90
SUBTOTAL					\$13,530
PERCENT CONTINGENCY 40					\$5,412
ROUND TOTAL					\$18,900 \$18,942

NOTE: The markups in RED are revised by MCDOT.

*Note - estimate excludes any costs associated with utility relocation or traffic signalization

Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland.

License No. 16905, Expiration Date: 04/21/2022



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

October 29, 2020

Mr. Nick Fudala, P.E.
Greening Urban, LLC
1342 Florida Avenue NW
Washington, DC 20009

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
Long Branch Corner, 649 University Boulevard
East, Silver Spring
Preliminary Plan #: 120180090
SM File #: 284102
Tract Size/Zone: 0.58 Ac. / CBD-R2
Total Concept Area: 0.44 Ac.
Lots/Block: 81/E
Parcel(s): P979
Watershed: Sligo Creek

Dear Mr. Fudala:

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 ESD to the MEP with the use of a landscape infiltration facility. Due to slopes and soils the remaining volume is treated structurally by way of a volume based StormFilter.

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. Use the latest MCDPS design standards at the time of plan submittal.
5. Provide a MCDPS standard flow splitter to the StormFilter.

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**.



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

Mr. Nick Fudala
October 29, 2020
Page 2 of 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 David Kuykendall at 240-777-6332.

Sincerely,



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

MCE: CN284102 Long Branch Corner.DWK

cc: N. Braunstein
SM File # 284102

ESD: Required/Provided 2430 cf / 2562 cf
PE: Target/Achieved: 2.0"/2.0"
STRUCTURAL: 2186 cf
WAIVED: 0.0 ac.



**Department of Permitting Services
Fire Department Access and Water Supply Comments**

DATE: 11-Oct-20
TO: Stephen Crum - scrum@mhgpa.com
Macris, Hendricks & Glascock
FROM: Marie LaBaw
RE: Long Branch Corner
120180090

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **08-Oct-20** .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.



MONTGOMERY COUNTY FIRE AND RESCUE SERVICE

Date: October 01, 2020

Fire Lane Establishment Order

Pursuant to Section 22-33, Montgomery County Code, 1971, as amended, you are hereby notified that a Fire Lane has been established as described in this order. You are hereby ordered to post fire lane signs and paint curbs/pavement as identified below. When signs or paint work has been completed, this order will authorize the enforcement of this Fire Lane by appropriate police or fire officials. Compliance with this order must be achieved within 30 days of receipt when any of the following conditions are met:

- One or more structures addressed from the subject road are occupied;
- The road or accessway is available for use and at least one building permit for an address on the subject road has been issued; or
- The road or accessway is necessary fire department access.

LOCATION: 649 East University Boulevard, Silver Spring, MD 20901

Delineate all areas where indicated by signs and/or paint.

☒ **SIGNS** -- (See attached diagram for location of sign placement)



(Red letters on white background)

Signs must be posted so that it is not possible to park a vehicle without being in sight of a sign. Signs may be no further apart than 100 feet.

☐ **PAINT** -- (See attached diagram when painting is required)

Paint must be traffic yellow with lines of Sufficient width to be readily identifiable/readable by motor vehicle operators.

Michael H. Chappay TAXID 2004495
Signature of Order Writer/I.D. #

Cc: Fire Code Enforcement Section
Attachment: Fire Lane Diagram

2

FIRE LANE ESTABLISHMENT FORM

BUILDING OR SUBDIVISION NAME: Long Branch CornerFIRE LANE LOCATION/ADDRESS: 649 East University Boulevard, Silver Spring, MD 20901

See attached drawing for designated fire lanes:

I have received the drawing and instructions for installing the designated fire lanes on property not owned by state or local government.

NAME AND TITLE OF PROPERTY REPRESENTATIVENAME: NICHAELE CHANDLER TITLE: PresidentSIGNATURE: NICHAELE CHANDLERPHONE: 240-505-3033 DATE: 10-02-2020

ADDRESS (where processed order will be mailed):

400 TRISTLEBRIDGEWAY
ROCKVILLE, MD 20853

The designated fire lanes are the minimum necessary for fire/rescue access and are in accordance with Section 22-33 of the Fire Safety Code.

NAME: _____ SIGNATURE: _____

STA.#: _____ I.D.#: _____ DATE: _____

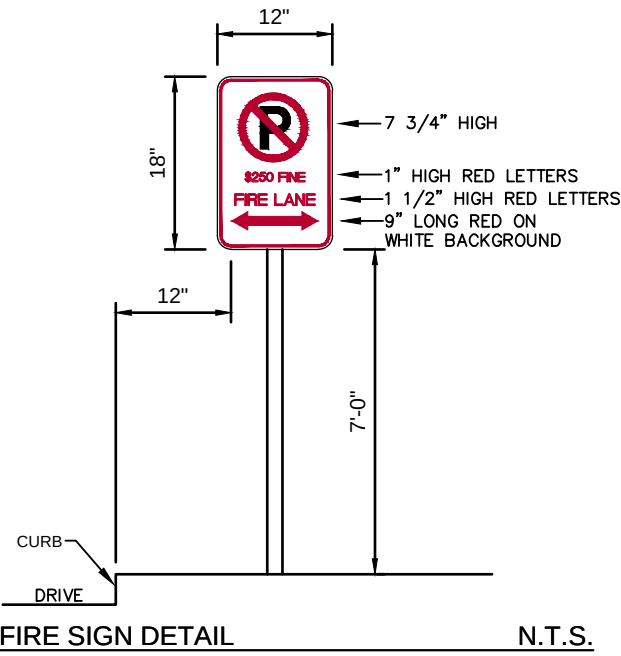
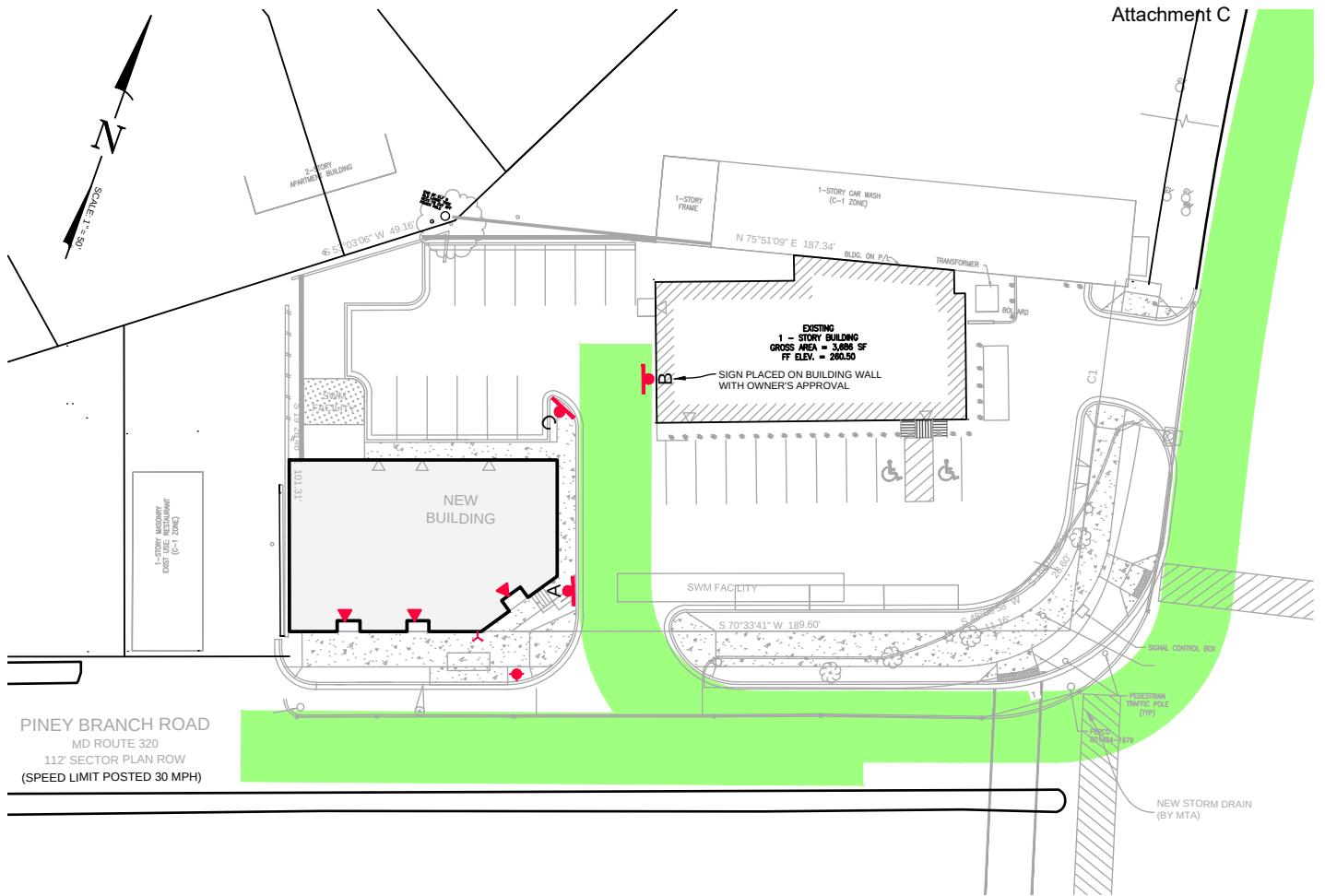
Comments: _____

Fire Lane Installed Per Order

NAME: _____ DATE: _____

0092N/23

I:\20167\Drawg\FM_11_01.dwg, 9/30/2020 9:28:46 AM, Copyright © 2020 Macris, Hendricks & Glascock, P.A., Copyright © 2020 Macris, Hendricks & Glascock, P.A.



MHG
Civil Engineers
Land Planners
Landscape Architects
Land Surveyors
www.mhga.com

FIRE LANE SIGNAGE PLAN
LONG BRANCH CORNER
PARCEL P797, 649 E UNIVERSITY BLVD.
MONTGOMERY COUNTY, MARYLAND

SHEET 1 OF 1
PROJ. MGR KDJ
DRAWN BY JDP
SCALE 1" = 50'
DATE 09.28.2020
JOB NO. 20.167.11

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.670.0840
www.mhghpa.com

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Professional Certification

ANGKOR THOM, INC.
4011 THISTLEBRIDGE WAY
ROCKVILLE, MD 20853

[illegible]

TAX MAP IP561 WSSC 211NE01

L. 26027 F. 524

13TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

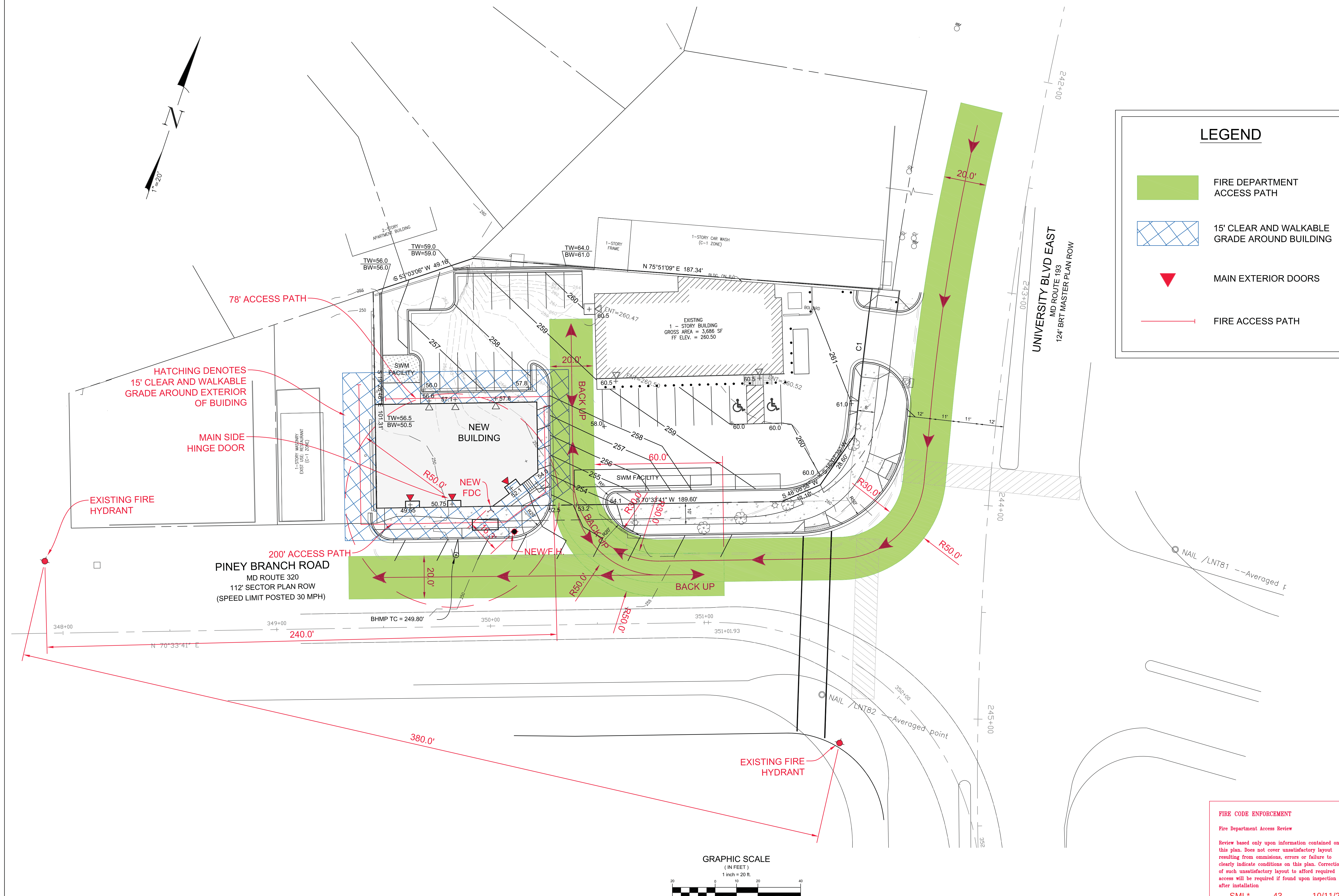
PARCEL P979
649 E UNIVERSITY BLVD

PROJ. MGR	KDJ
DRAWN BY	JDP
SCALE	1"= 20'
DATE	10/8/20

FIRE APPARATUS ACCESS PLAN

PROJECT NO. 2020.167.11

SHEET NO. 1 OF 1



FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation

BY: SML* FM: 43 DATE: 10/11/20

From: [Kwesi Woodroffe](#)
To: [Mencarini, Katherine](#); [Ken Jones](#)
Cc: [Dickel, Stephanie](#); [Soo Lee-Cho](#)
Subject: RE: Long Branch Corner Agency Letters Due
Date: Monday, October 26, 2020 9:46:38 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image020.png](#)
[image021.png](#)
[image022.png](#)
[image023.png](#)
[image024.png](#)
[image025.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Katie,

Yes, you are correct.

Thanks, Kwesi

Kwesi Woodroffe
Regional Engineer
District 3 Access Management
MDOT State Highway Administration
KWoodroffe@mdot.maryland.gov
301-513-7347 (Direct)
1-888-228-5003 – toll free
Office Hours
M-Thurs.: 6:30a-3:30p
Fr: 6:30a-10:30a
9300 Kenilworth Avenue,
Greenbelt, MD 20770
<http://www.roads.maryland.gov>



From: Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>
Sent: Monday, October 26, 2020 9:44 AM
To: Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>; Ken Jones <kjones@mhgpa.com>
Cc: Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Soo Lee-Cho <slcho@mmcanby.com>
Subject: RE: Long Branch Corner Agency Letters Due

Kwesi,

Thank you for quick response. I just want to confirm that the more detailed review you referenced is for the Applicant's subsequent MDOT SHA Access Permit application and **that your email (included below) serves the MDOT SHA approval letter for the Preliminary Plan for Long Branch Corner (120180090, NW quadrant of Routes 320 and 193).**

Thanks!

Katie



Katherine (Katie) Mencarini

Planner Coordinator

Montgomery County Planning Department

2425 Reedy Drive, 13th floor, Wheaton, MD 20902

[Katherine.mencarini@montgomeryplanning.org](mailto:katherine.mencarini@montgomeryplanning.org)

p: 301.495.4549



WE'VE MOVED!

THE NEW PARK AND PLANNING HEADQUARTERS IS NOW LOCATED AT
2425 REEDY DRIVE, WHEATON, MD 20902

From: Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>
Sent: Monday, October 26, 2020 9:37 AM
To: Ken Jones <kjones@mhgpa.com>
Cc: Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>; Soo Lee-Cho <slcho@mmcanby.com>
Subject: RE: Long Branch Corner Agency Letters Due

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Ken,

I don't have any major issues with the plans; however, a more comprehensive review will be performed once we receive a full set of plans and supporting documentation for review.

Thanks, Kwesi

Kwesi Woodroffe
Regional Engineer
District 3 Access Management

MDOT State Highway Administration

KWoodroffe@mdot.maryland.gov

301-513-7347 (Direct)

1-888-228-5003 – toll free

Office Hours

M-Thurs.: 6:30a-3:30p

Fr: 6:30a-10:30a

9300 Kenilworth Avenue,

Greenbelt, MD 20770

<http://www.roads.maryland.gov>



From: Ken Jones <kjones@mhgpa.com>

Sent: Monday, October 26, 2020 9:11 AM

To: Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>

Cc: Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>; Soo Lee-Cho <slcho@mmcanby.com>

Subject: RE: Long Branch Corner Agency Letters Due

Kwesi,

We're trying to wrap up the Preliminary Plan review for Long Branch Corner (120180090, NW quadrant of Routes 320 and 193). I know that SHA has been a part of our coordination efforts with the County for work in the public ROW. And we're aware that SHA Access Permits will be required. Can you please confirm for MNCPPC that there are no outstanding issues from SHA's perspective? The latest Preliminary Plan is attached for your reference.

Thank you,

Ken



Kenneth D. Jones, P.E.

Macris, Hendricks and Glascock, P.A.

Engineers • Planners • Landscape Architects • Surveyors

9220 Wightman Road, Suite 120

Montgomery Village, Maryland 20886-1279

Phone: 301.670.0840 x 1047

Email: kjones@mhgpa.com

Web: www.mhgpa.com

From: [Mencarini, Katherine](#)
To: [Alicia Black](#)
Cc: [James Gingery](#); [Joene Gessner](#); [Dickel, Stephanie](#)
Subject: RE: Opposition to Application #120180090
Date: Wednesday, September 30, 2020 3:13:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

MR. Gingery and Ms. Black,

Thank you for your letter regarding Preliminary Plan 120180090 "Long Branch Corner". Your letter will be included in the public record and will be presented to the Planning Board with the staff report.

As you may already be aware the project proposes a new building on the site which, if approved, would consist of a 3-story, 10,500 square foot, mixed-use building comprised of 8 multi-family dwelling units located in two-levels above 3,500 square feet of ground retail. No changes to the current retail use are proposed.

The case has a tentative Board Date of December 10, 2020. Please be advised that all Planning Board meetings for the foreseeable future will be conducted online. Please see [this webpage for more information](#) if you would like to sign-up to testify at the meeting.

If you have additional questions or concerns, please contact me.

Sincerely,
Katie



Katherine (Katie) Mencarini
Planner Coordinator

Montgomery County Planning Department
 2425 Reedy Drive, 13th floor, Wheaton, MD 20902
Katherine.mencarini@montgomeryplanning.org
 p: 301.495.4549



WE'VE MOVED!

THE NEW PARK AND PLANNING HEADQUARTERS IS NOW LOCATED AT
 2425 REEDY DRIVE, WHEATON, MD 20902

From: Alicia Black <ablack@gingery.net>
Sent: Friday, September 25, 2020 2:48 PM
To: Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>
Cc: James Gingery <jmgingery@gingery.net>; Joene Gessner <jgessner@gingery.net>
Subject: Opposition to Application #120180090

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good afternoon Ms. Mencarini,

Please see attached letter.

Have a good weekend,

Alicia Black

Executive Assistant

Gingery Development Group

1001 Rockville Pike

Suite 503

Rockville Maryland 20852

301-424-3600 Tel

301-674-7468 Cell

301-294-7910 Fax

ablack@gingery.net



FOXHALL ASSOCIATES

December 3, 2018

Maryland National Capital Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910
Attn: Planning Board
MCP-Chair@mncppc-mc.org

Re: #120180090
Preliminary Plan Application
649 University Blvd East
Silver Spring, MD 20910

Dear Planning Board:

Foxhall Associates strongly oppose the Preliminary Plan as their existing use of a Beer and Wine Store. We find it is a vagrant magnet to the immediate neighborhood, and vagrants migrate to local apartment houses hallways to sleep off public drunkenness.

This expansion, outside of poor design and lack of proper parking, will either expand a predatory business use – Beer and Fortified Wine Sales as it currently does, and/or other uses like Payday Loans/Pawnbrokers, etc.

Thank you,

A handwritten signature in blue ink, appearing to read "J. Montgomery Gingery".

J. Montgomery Gingery

