



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich
County Executive

Adam Ortiz
Director

M E M O R A N D U M

March 8, 2021

TO: Matthew Folden, Planner Coordinator
DownCounty Planning Division
Montgomery County Planning Department

FROM: Eileen Kao, Chief *Eileen Kao*
Waste Reduction and Recycling Section
Recycling and Resource Management Division

SUBJECT: 4824 Edgemoor Lane
CR Public Benefit Points - Recycling Facility Plan

The Waste Reduction and Recycling Section of DEP's Recycling and Resource Management Division has reviewed the proposed recycling facility plan for the new seventy-six (76) unit multi-family project, currently under Site Plan review by the Montgomery Planning Department. The developer has requested public benefit points for its recycling facility plan. We can support approval of public benefit points with the following changes to the recycling facility plan, and the condition that these details be shown on the Certified Site Plan:

- A. Food scraps recycling collection and service for residents (for off-site composting) – food scraps recycling collection containers must be provided in trash/recycling rooms or a central location to allow residents to separate food scraps for recycling from their trash. Management must provide food scraps recycling collection service to all residents by securing services of a food scraps recycling collector that will deliver the food scraps to an off-site compost facility for recycling and processing. Each resident will be made aware of this recycling feature.
- B. Battery recycling collection containers and service for residents and site staff maintaining the property – battery recycling collection containers must be provided for all types of

Memorandum to Matthew Folden
March 8, 2021
Page 2

household dry cell battery types (e.g., alkaline, lithium, NiCad, rechargeable) and sizes (e.g., AA, AAA, C, D, 9-Volt, various button batteries) in trash/recycling rooms or a central location to allow residents and staff to separate batteries for recycling from the trash. Management must ensure that the batteries collected are delivered or sent for recycling (not disposal) to a battery recycling processing facility through one of two means: use of prepaid collection and recycling kits from providers such as, but not limited to, RECYCLEPAK, Lampmaster, Terracycle, Everlights; or secure a household battery collection and recycling service. Each resident will be made aware of this recycling feature.

- C. Plastic bags, film, and shrink wrap recycling collection containers and service – recycling containers must be provided for the collection of plastic bags, plastic film, and shrink wrap such as air pillows, bubble wrap, grocery bags, dry cleaner bags, newspaper bags and sleeves, plastic shipping envelopes, shrink wrap, cereal box liner bags, and other plastic films in trash/recycling rooms or a central location. Management must ensure that collected plastic bags and film are either delivered to a local grocery or other retail store that is willing to accept the plastic bags and plastic film as part of their recycling collection program, or must secure a recycling collection service with a plastic bag/film recycling service provider. Each resident will be made aware of this recycling feature.
- D. Commercial-grade paper shredder to facilitate shredded paper recycling – a commercial-grade paper shredder must be provided in the trash/recycling room on the ground floor for use by all residents wishing to destroy sensitive paper material prior to recycling the material. Management must secure a commercial recycling firm to collect and deliver to a recycling facility and recycle the shredded paper on a frequent basis that provides adequate capacity for resident use at all times. Each resident will be made aware of this recycling feature.

Please let me know if you have any questions or would like to discuss any of this information. Feel free to reach me at Eileen.Kao@MontgomeryCountyMD.gov.



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

January 7, 2021

Mr. Kyle Hughes
Macris, Hendricks & Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886-1279

Re: **SITE DEVELOPMENT STORMWATER
MANAGEMENT PLAN** Request for Edgemoor
Project Phase: na
Preliminary Plan #: 12020070
SM File #: 285454
Tract Size/Zone: 0.18 ac. / CR-2
Total Concept Area: 0.26 ac.
Lots/Block: P16/13
Parcel(s): na
Watershed: Little Falls Branch

Dear Mr. Hughes:

Based on a review by the Department of Permitting Services Review Staff, the Site Development Stormwater Management Plan for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via ESD to the MEP with a partial waiver of Qn.

The following **items** will need to be addressed **during/prior to** the final stormwater management design 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. Landscaping in areas located within the stormwater management easement which are shown on the approved Landscape Plan as part of the approved Site Plan are for 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.
5. Use the latest MCDPS design standards at the time of plan submittal.
6. A minimum of 2,171 square feet of 8-inch green roof is proposed. Green roof to be designed by a professional with green roof experience.
7. At time of plan submittal try to increase the use of green roof and or micro-bioretenention.



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311
www.montgomerycountymd.gov/permitting-services

Mr. Kyle Hughes
January 7, 2021
Page 2 of 2

8. Submit a copy of the approved Tree Save Plan from MNCPPC.
9. Submit a copy of the mechanical drawings with the riser diagrams/profiles showing where the roof water and the garage water outfall.
10. All garage water is to drain to WSSC.

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 required**.

This letter must appear on the final stormwater management design 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, or at david.kuykendall@montgomerycountymd.gov.

Sincerely,

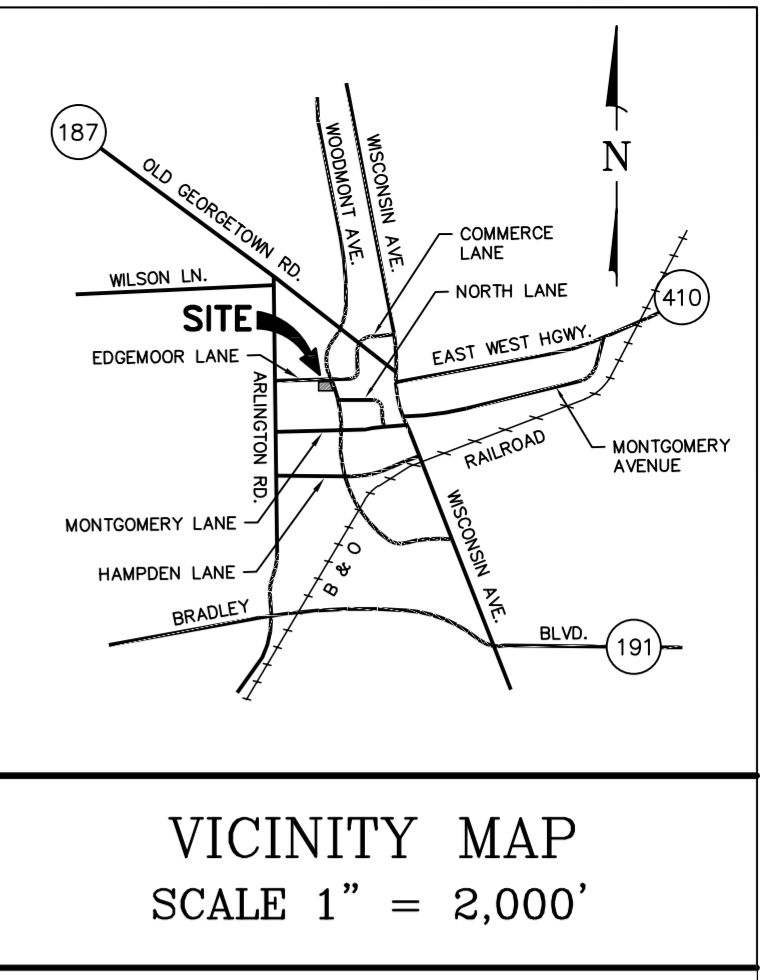


Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

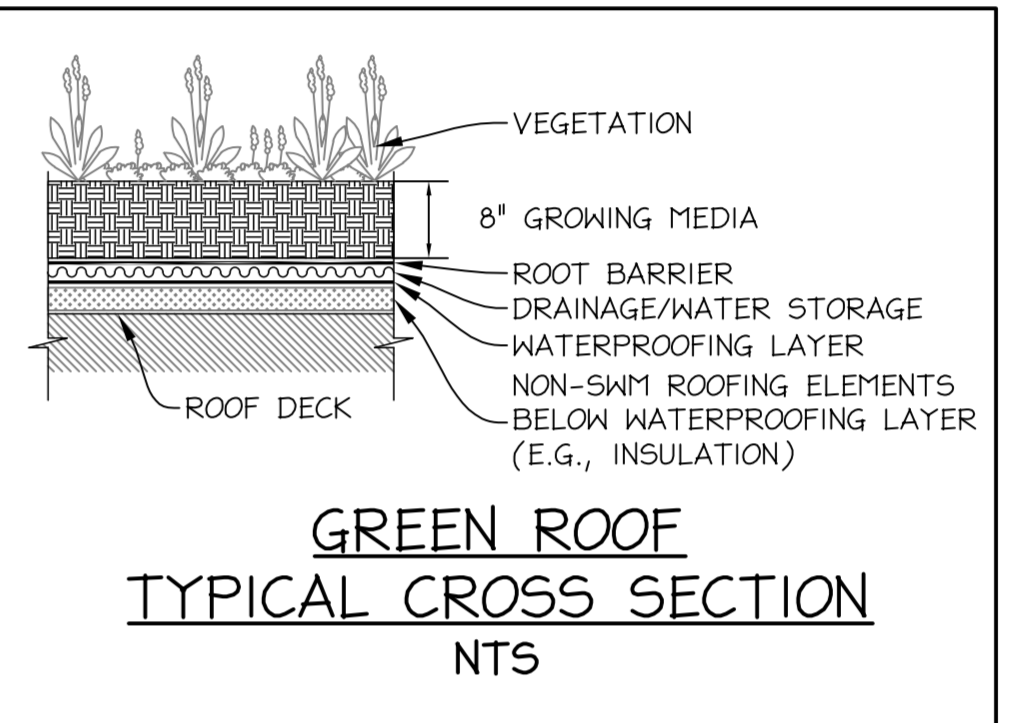
MCE:dwk

Cc: N. Braunstein
SM File No. 285454

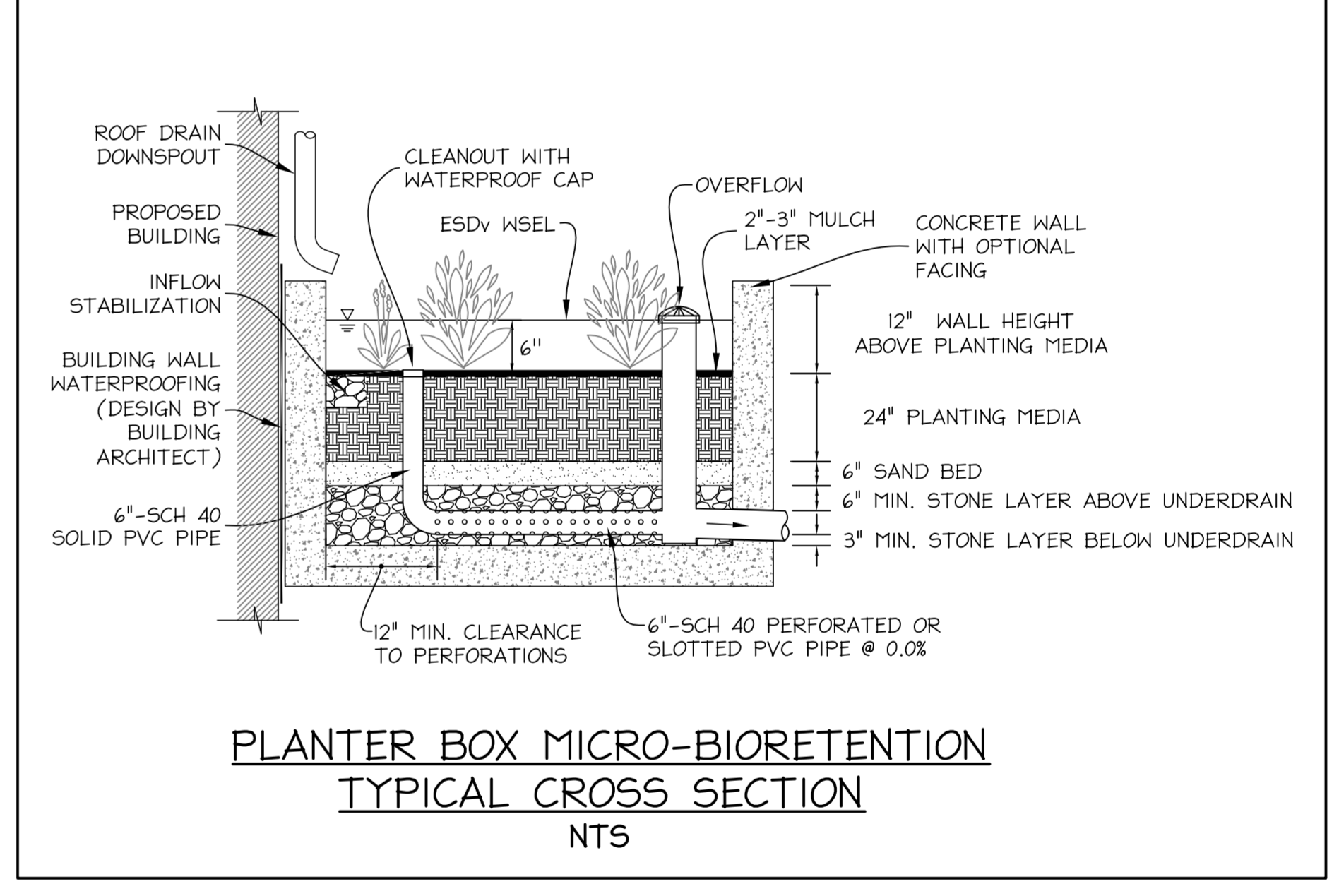
ESD Required/Provided: 1,779 cf / 922 cf
PE: Target/Achieved: 2.0"/1.04 "
Structural: 0.0 cf
Waived: 0.26 ac.partial



VICINITY MAP
SCALE 1" = 2,000'

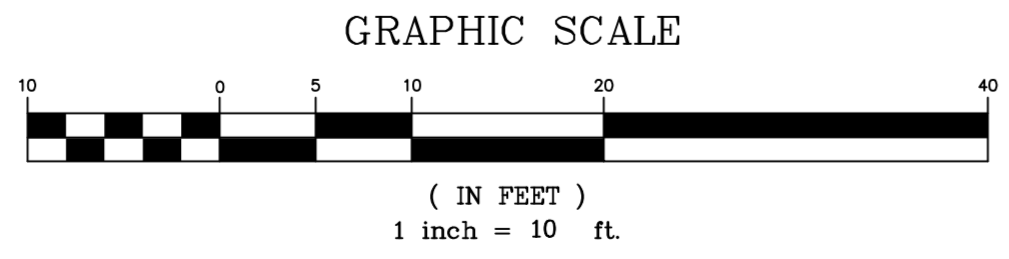


GREEN ROOF
TYPICAL CROSS SECTION
NTS



PLANTER BOX MICRO-BIORETENTION
TYPICAL CROSS SECTION
NTS

Facility PB-1 Drainage Area = 3,279 sq. ft. Imp. Area = 3,279 sq. ft. ESDv Provided = 631 cu. ft.	Facility GR-1 Drainage Area = 499 sq. ft. Imp. Area = 499 sq. ft. ESDv Provided = 67 cu. ft.	Facility GR-2 Drainage Area = 240 sq. ft. Imp. Area = 240 sq. ft. ESDv Provided = 32 cu. ft.	Facility GR-3 Drainage Area = 89 sq. ft. Imp. Area = 89 sq. ft. ESDv Provided = 12 cu. ft.	Facility GR-4 Drainage Area = 1,230 sq. ft. Imp. Area = 1,230 sq. ft. ESDv Provided = 165 cu. ft.	Facility GR-5 Drainage Area = 112 sq. ft. Imp. Area = 112 sq. ft. ESDv Provided = 15 cu. ft.
---	--	--	--	---	--



Layout for the Site
Development
Stormwater
Management Plan is
acceptable. 1/6/2021
David Kuykendall

(SEE <http://websoilsurvey.nrcs.usda.gov/app/>)

SOIL BOUNDARIES HAVE BEEN GRAPHICALLY REPRODUCED FROM MONTGOMERY COUNTY SOILS MAP, FROM THE WEB SOIL SURVEY INTERNET SITE, DATED 2020-09-03.

MAP UNIT SYMBOL	MAP UNIT NAME	HSG RATING
2UB	Glenelg-Urban land complex, 0 to 8 percent slopes.	D

SWM Concept Summary	
Design Engineer Contact Info:	Kyle Hughes, khughes@mhga.com, 301.670.0840
General Property Information	
SM File No.:	285454
Type of Concept	Site Development SWM Plan
MNCP&PC Process/No.	Preliminary Plan #120200070 (Future Site Plan)
Property Address:	4824 Edgemoor Lane, Bethesda, MD 20814
Property Legal Description	Edgemoor, Block 13, Part of Lot 16
Property Size:	0.18 Acres
Total Concept Area:	0.26 Acres / 11,368 SF
Zoning(s):	CR-2
Watershed and Stream Class:	Little Falls Branch
Special Protection Area:	No
100 YR Floodplain:	N/A
Ex. % Impervious / New or Redevelopment	72%, Redevelopment
SWM Summary:	
Target PE / Proposed PE:	2.0' / 1.04"
Target ESDv / Provided ESDv:	1,779 CF / 922 CF
ESD Measures:	5 Green Roofs, 1 Planter Box Micro-Bioretentment
Structural Storage Required/Provided:	None
Structural Measures:	None
Waiver Request: QL / QN / Both	On
Provided ESDv + Structural Storage + Requested to be Waived:	857 CF
Other Information:	Structural Measures Infeasible - No Available Space

REVISIONS	NO.	DESCRIPTION	DATE

TAX MAP H822 W83C 2009W05

PLAT 517

7TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PART OF LOT 16
BLOCK 13
EDGEMOOR

PROJ. MGR PGL

DRAWN BY KJH

SCALE 1" = 10'

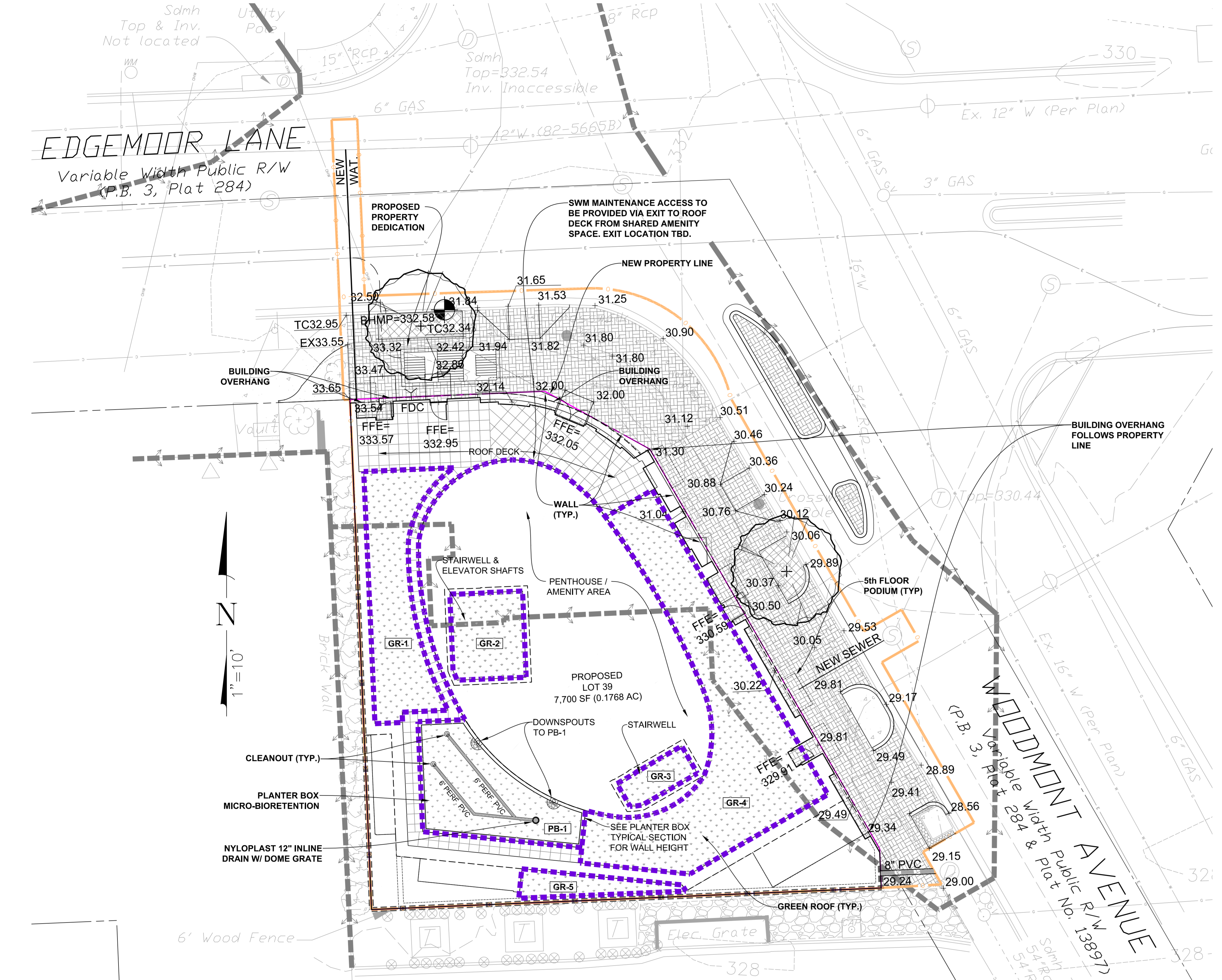
DATE 09/05/2020

SITE DEVELOPMENT
STORMWATER
MANAGEMENT PLAN

PLAN VIEW AND
DRAINAGE AREA MAP

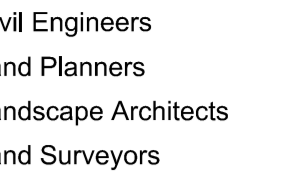
PROJECT NO. 18.266.11

SHEET NO. 1 OF 2

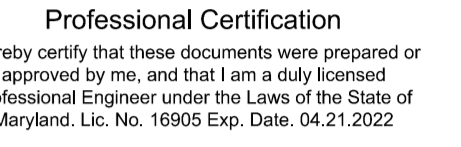


811
Know what's below.
Call before you dig.

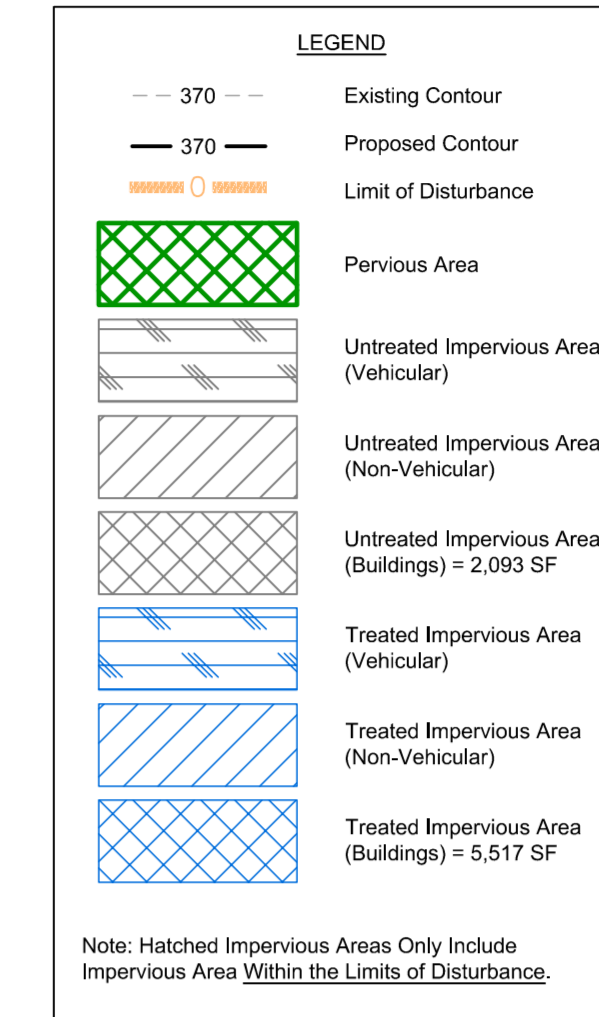
FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION



Copyright © 2019 by Macris, Hendricks & Meacock, P.A. All Rights Reserved



Address:
24 Edgemoor Ln
Bethesda, MD 20814

MAP HN22 WSSC 206NW05

ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

Q1 MGR	BGI
--------	-----

DRAWN BY K I H

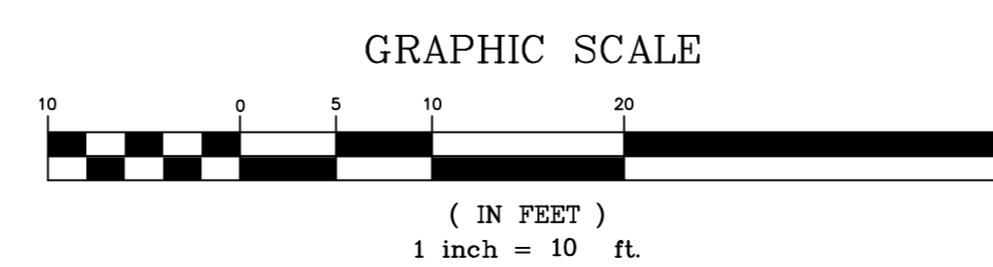
SCALE 1" = 10'

09/05/2020

P. AREA EXHIBIT

PROJECT NO. 18.266.11

EET NO. 2 OF 2





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

DATE: 24-Dec-20
TO: Stephen Crum - scrum@mhgpa.com
Macris, Hendricks & Glascock
FROM: Marie LaBaw
RE: 4824 Edgemoor Lane
820210040

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **23-Dec-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.

***** See statement of performance based design *****



Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

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

Copyright © 2016 by Macris, Hendricks & Glascock, P.A. All Rights Reserved

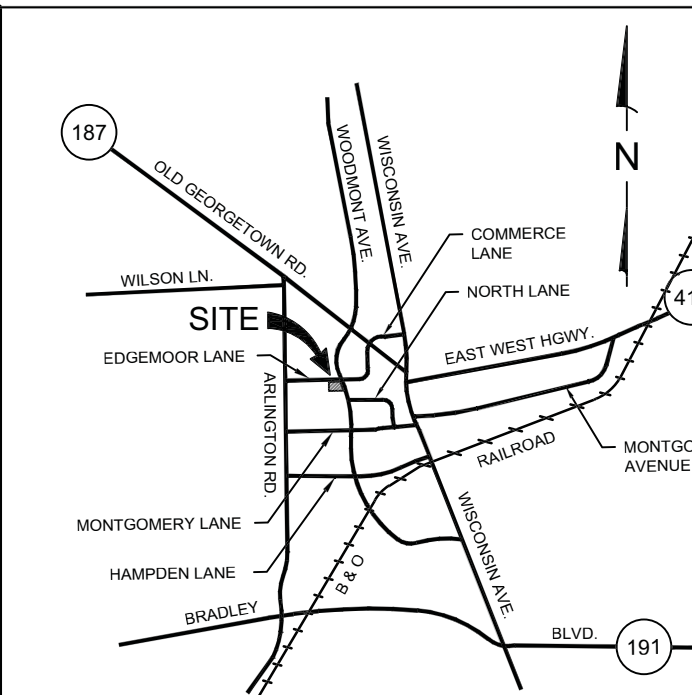


Digitally signed by Stephen E. Crum
Date: 2020.12.24 19:24:11-05'00'

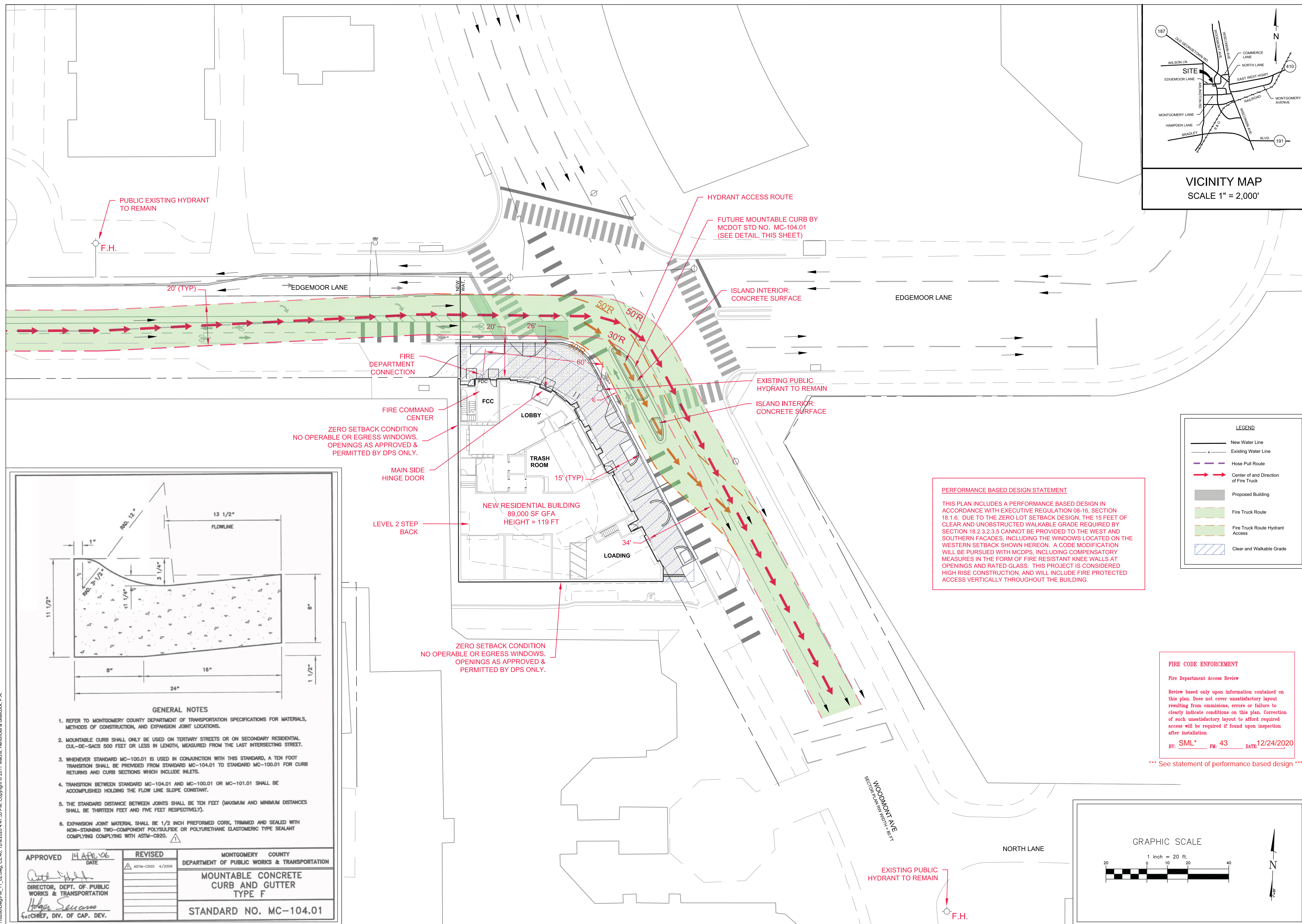
Professional Certification

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

EDGE MOOR 48, LLC
CIC ACUMEN COMPANIES
1101 K STREET NW, SUITE 1000
WASHINGTON, DC 20004
(202)536-2660
CONTACT: SHAWN WEINGAST



VICINITY MAP
SCALE 1" = 2,000'



PERFORMANCE BASED DESIGN STATEMENT

THIS PLAN INCLUDES A PERFORMANCE BASED DESIGN IN ACCORDANCE WITH EXECUTIVE REGULATION 08-16, SECTION 18.1.6. DUE TO THE ZERO LOT SETBACK DESIGN, THE 15 FEET OF CLEAR AND UNOBSTRUCTED WALKABLE GRADE REQUIRED BY SECTION 18.2.3.2.3.5 CANNOT BE PROVIDED TO THE WEST AND SOUTHERN FACADES, INCLUDING THE WINDOWS LOCATED ON THE WESTERN SETBACK SHOWN HEREON. A CODE MODIFICATION WILL BE PURSUED WITH MCDPS, INCLUDING COMPENSATORY MEASURES IN THE FORM OF FIRE RESISTANT KNEE WALLS AT OPENINGS AND RATED GLASS. THIS PROJECT IS CONSIDERED HIGH RISE CONSTRUCTION, AND WILL INCLUDE FIRE PROTECTED ACCESS VERTICALLY THROUGHOUT THE BUILDING.

LEGEND

- New Water Line
- - - Existing Water Line
- - - Hose Pull Route
- Center of and Direction of Fire Truck
- Proposed Building
- Fire Truck Route
- Fire Truck Route Hydrant Access
- ▨ Clear and Walkable Grade

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: 12/24/2020

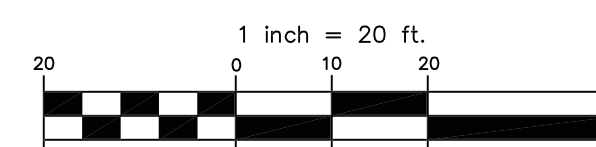
*** See statement of performance based design ***

GENERAL NOTES

- REFER TO MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION, AND EXPANSION JOINT LOCATIONS.
- MOUNTABLE CURB SHALL ONLY BE USED ON TERTIARY STREETS OR ON SECONDARY RESIDENTIAL CUL-DE-SACS 500 FEET OR LESS IN LENGTH, MEASURED FROM THE LAST INTERSECTING STREET.
- WHENEVER STANDARD MC-100.01 IS USED IN CONJUNCTION WITH THIS STANDARD, A TEN FOOT TRANSITION SHALL BE PROVIDED FROM STANDARD MC-104.01 TO STANDARD MC-100.01 FOR CURB RETURNS AND CURB SECTIONS WHICH INCLUDE INLETS.
- TRANSITION BETWEEN STANDARD MC-104.01 AND MC-100.01 OR MC-101.01 SHALL BE ACCOMPLISHED HOLDING THE FLOW LINE SLOPE CONSTANT.
- THE STANDARD DISTANCE BETWEEN JOINTS SHALL BE TEN FEET (MAXIMUM AND MINIMUM DISTANCES SHALL BE THIRTEEN FEET AND FIVE FEET RESPECTIVELY).
- EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING TWO-COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT COMPLYING WITH ASTM-C820.

APPROVED 14 APR 06 DATE <i>Ante Felt</i> DIRECTOR, DEPT. OF PUBLIC WORKS & TRANSPORTATION <i>Helen Sencino</i> CHIEF, DIV. OF CAP. DEV.	REVISED ASTM-C820 4/2006	MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION MOUNTABLE CONCRETE CURB AND GUTTER TYPE F STANDARD NO. MC-104.01
--	-----------------------------	---

GRAPHIC SCALE



820210040 4824 Edgemoor Lane

Contact: Sam Farhadi at 240 777-6333

We have reviewed site and landscape plans files:

“07-SITE-820210040-C2.01.pdf V3” uploaded on/ dated **“1/20/2021”**,
“08-LL-820210040-L2.01.pdf V3” uploaded on/ dated **“1/20/2021”**.

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

1. Provide minimum five (5) feet of public and ADA compliant sidewalk along the site frontages; specifically, on Edgemoor Lane where FDC is proposed.

And, the followings need to be conditions of the certified site plan:

1. Please address MCDOT preliminary plan 120200070 approval letter dated 1/29/20:
 - a. Condition 1: bike lane pro-rata share contribution;
 - b. Condition 2: SD analysis; will be done at the time of ROW permit and the applicant understands that is fully responsible for any possible improvements and/ or easements.
 - c. Condition 4: Loading management needs to be approved by MNCPPC and MCDOT.
 - d. Condition 5: Commuter Services Section requirements.

From: Shanks, Matthew <Matthew.Shanks@montgomerycountymd.gov>
Sent: Tuesday, December 8, 2020 9:16 AM
To: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Cc: Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>
Subject: RE: Edgemoor (820210040) - Balconies

Matt

It does not appear that the encroachments into the ROW requirements of the IBC have changed in the 2018 edition. The information in my email should still be valid, unless the design has changed.

Matt

Matthew Shanks, CFPS, CBO
Senior Permitting Services Specialist
Architectural and Life Safety

Montgomery County [Department of Permitting Services](#)
2425 Reedie Drive, 7th Floor
Wheaton, Maryland 20902
240-401-7687
matthew.shanks@montgomerycountymd.gov

From: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Sent: Tuesday, December 8, 2020 8:27 AM
To: Shanks, Matthew <Matthew.Shanks@montgomerycountymd.gov>
Cc: Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>
Subject: FW: Edgemoor (820210040) - Balconies

Matt,

Is the attached information regarding balcony projections in the public right-of-way still valid?

I'm reviewing a site plan application (820210040, "4824 Edgemoor Lane") in Bethesda and I've asked the engineer to get DPS confirmation that balconies projecting into the public right-of-way are acceptable. The balconies would be on Woodmont Avenue and Edgemoor Lane if that information is helpful.

Happy to discuss further at your convenience, if needed.

Thanks,

Matt

Matthew Folden, AICP | Planner Coordinator
DownCounty Planning Division
301.495.4539 | matthew.folden@montgomeryplanning.org

Please note that I will be out of the office from Monday, December 21, 2020 – Friday, January 1, 2021

From: Patrick La Vay <plavay@mhgpa.com>
Sent: Tuesday, December 8, 2020 7:13 AM
To: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Subject: Edgemoor (820210040) - Balconies

Matt –

One of the comments was to provide confirmation from DPS for the projections in the right-of-way. Attached is some correspondence I have with DPS on the matter for a project in Silver Spring a few years ago. Do you need something specific to this project? Or will the attached suffice? This is the general policy we have been using in recent years, based on the referenced building codes.

Thanks,

Pat

Patrick G. La Vay, P.E.
Vice President

Engineers • Planners • Landscape Architects • Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886-1279
Phone: 301-670-0840 Ext.1002
Mobile: 757-810-1196
Email: plavay@mhgpa.com
WEB: www.mhgpa.com



please consider the environment before printing this email

Patrick La Vay

From: Patrick La Vay
Sent: Tuesday, May 28, 2019 5:38 PM
To: Shawn Weingast
Subject: FW: Right of Way Projections

Importance: High

See below

Pat

Patrick G. La Vay, P.E.
 (301)670-0840 x1002



From: Panjshiri, Atiq [<mailto:Atiq.Panjshiri@montgomerycountymd.gov>]
Sent: Wednesday, December 13, 2017 8:25 AM
To: Anthony Margadonna <amargadonna@ktgy.com>; Nichols, James <James.Nichols@montgomerycountymd.gov>;
 Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>
Cc: Brian Fraser <BFraser@ktgy.com>; Motazedi, Ehsan <Ehsan.Motazedi@montgomerycountymd.gov>
Subject: RE: 900 Thayer Ave: Thayer Ave - Right of Way Projections

Anthony: Below is the Building code requirement for encroachment into the right of way, which is acceptable to us as long as the building code is adhered.

Balconies (IBC 3202.3.2)

They must be at least 8' above the ROW grade. For every 1" above the minimum 8' above the ROW, the balcony may extend 1" into the ROW. Maximum encroachment into the ROW is 4'. As long as the Juliet balconies are at least 8'6" above ROW grade, then they are fine.

Sunshades (IBC 3202.3.1)

The sunshades that begin on the 4th floor are also fine as they are at least 15' above the ROW grade.

Stair Canopy

It depends if the "stair canopy" is an "awning" or a "canopy":

If it is a canopy (which it appears to be), then it needs to be at least 8' above ROW grade. In addition, it may only extend 2/3 of the way into the sidewalk (measured from the building face). (IBC 3202.3.1)

CANOPY. A permanent structure or architectural projection of rigid construction over which a covering is attached that provides weather protection, identity or decoration. A canopy is permitted to be structurally independent or supported by attachment to a building on one or more sides.

If it is an awning, then it needs to be at least 7' above ROW grade; there is no limitation on how far an awning may extend. (IBC 3202.2.3)

AWNING. An architectural projection that provides weather protection, identity or decoration and is partially or wholly supported by the building to which it is attached. An awning is comprised of a lightweight frame structure over which a covering is attached.

Matt

Matthew Shanks, CFPS, CBO
Manager of Commercial Building Construction Plan Review

Montgomery County Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, MD 20850
240-777-6224
matthew.shanks@montgomerycountymd.gov

Atiq Panjshiri
Manager, Right of Way Plan Review
Division of Land Development, MCDPS
Montgomery County, Maryland
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850
Tel: 240-777-6352
email: Atiq.Panjshiri@montgomerycountymd.gov

Have you tried DPS eServices?

<http://permittingservices.montgomerycountymd.gov/DPS/eservices/AboutServices.aspx>

This message (including any attachments) may contain confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this message. Any disclosure, copying, or distribution of this message, or the taking of any action based on it, is strictly prohibited.

From: Ho, Vincent <Vincent.Ho@montgomerycountymd.gov>
Sent: Tuesday, June 16, 2020 8:57 AM
To: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Cc: Terry, Mark <Mark.Terry@montgomerycountymd.gov>; Torma, Rebecca <Rebecca.Torma-Kim@montgomerycountymd.gov>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>
Subject: RE: Edgemoor Lane Bike Lanes

Good morning Matt,

Correct, the limits you have shown in the map are what we are recommending in regards to parking restriction signage.

Thanks,
Vincent

From: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Sent: Tuesday, June 16, 2020 6:53 AM
To: Ho, Vincent <Vincent.Ho@montgomerycountymd.gov>
Cc: Terry, Mark <Mark.Terry@montgomerycountymd.gov>; Torma, Rebecca <Rebecca.Torma-Kim@montgomerycountymd.gov>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; elza.hisel-mccoy <elza.hisel-mccoy@montgomeryplanning.org>; Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>
Subject: RE: Edgemoor Lane Bike Lanes

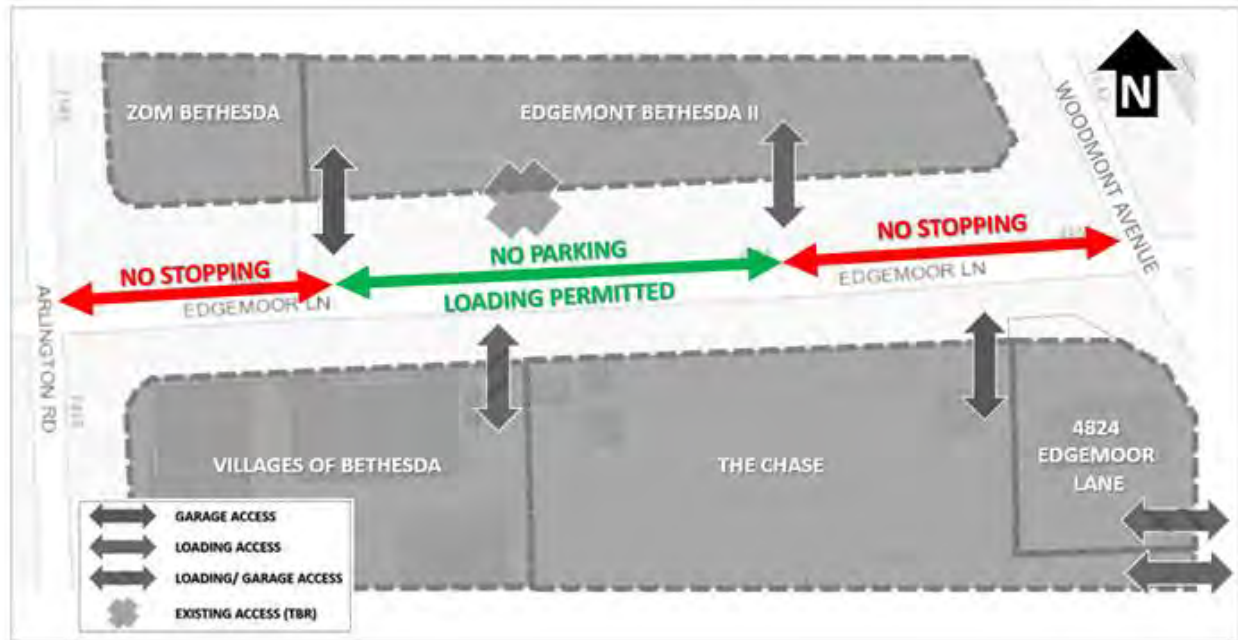
[EXTERNAL EMAIL]

Vincent,

Thank you for your assessment.

I think we have a unique opportunity here to address community concerns on loading and hope we can continue to work on a solution that works within the context of the travel demand on this roadway.

If I understand you correctly, the area MCDOT would accept as a loading space is located in the area highlighted on the map below. Can you please confirm this is your intent?



Regards,

Matt

Matthew Folden, AICP

Planner Coordinator

Montgomery County Planning Department
 8787 Georgia Avenue, Silver Spring, MD 20910
matthew.folden@montgomeryplanning.org
 o: 301.495.4539



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

August 26, 2019

Acumen Companies
c/o Shawn Weingast
2000 M Street NW
Washington DC 20036

Re: Forest Conservation Exemption Request and Simplified NRI/FSD No. 42020018E
Property Name: Part of Lot 16, Block 13, Edgemoor
Action Taken: Exemption Confirmed & Simplified NRI/FSD Approved

Dear Shawn Wiengast:

On August 26, 2019, Montgomery County Planning Department Staff received a revised Simplified Natural Resource Inventory / Forest Stand Delineation "Simplified NRI/FSD" for Part of Lot 16, Block 13, Edgemoor. This Simplified NRI/FSD is part of a Chapter 22A-5(s)(2) Exemption Request for an activity on a small property.

A Chapter 22A-5(s)(2) Exemption Request is for an activity on a tract of land of less than 1 acre that will not result in the clearing or more than a total of 20,000 square feet of existing forest, or any existing specimen or champion tree, and not result in reforestation requirements more than 10,000 square feet.

The project's tract area is approximately 0.18 acres. The proposed construction limits of disturbance area is less than 1 acre. No forest or champion trees will be cleared during the project. This activity does not trigger reforestation requirements. One specimen black locust tree will be cleared during the project and as a result a Tree Save Plan is required to be submitted for review and approval with the Preliminary Plan of Subdivision.

The Forest Conservation Exemption Request No. 42020018E for Part of Lot 16, Block 13 Edgemoor is confirmed with the Tree Save Plan Provision. The revised Simplified NRI/FSD submitted on August 26, 2019 for the project is approved with the Tree Save Plan Provision. The Tree Save Plan Provision is the requirement to submit for review and approval a Tree Save Plan for the project with the Preliminary Plan of Subdivision pursuant to Chapter 22A-6(b) of the Forest Conservation Law.

Any changes from the confirmed Forest Conservation Exemption Request and approved Simplified NRI/FSD may constitute grounds to rescind or amend any approval actions taken.

Sincerely,

Stephen Peck
Senior Planner
Development Applications and Regulatory Coordination
M-NCPPC - Montgomery County Planning Department

CC: Colleen Bowers, MHG