

Marc Elrich
County Executive

Christopher R. Conklin
Director



DEPARTMENT OF TRANSPORTATION

Date: 2/10/2021

CBA 916-A Foundation for Advanced Education in the Sciences (FAES)

MCDOT Reviewer: Deepak Somarajan

MNCPPC Reviewer: Matthew Folden

deepak.somarajan@montgomerycountymd.gov

240-777-2194

In an effort to improve our responsiveness and streamline development reviews, we will not be preparing a formal letter for this Plan. These comments reflect MCDOT's official comments on this Plan.

1. Based on the traffic operation analysis including the gap analysis dated February 1, 2021, we have the following comments:
 - a) We **agree** with the traffic consultant's conclusion in keeping the access on Old Georgetown Road (MD-187).
 - b) The existing access on West Cedar Lane operates as an egress only access. We **agree** with the consultants recommendation to keep the access as egress only but we believe with a right-out only movement by channelizing the existing access for right-out only movement based on the following reasons:
 - The existing access is close to the intersection with Old Georgetown Road (MD-187).
 - Access being in the right lane and the exiting vehicles have to cross three lanes to make the left.
 - An exiting bus stop west of the access drive and on the opposite side of the subject property.
 - Considering Traffic safety.

Office of the Director

101 Monroe Street, 10th Floor, Rockville, MD 20850 · 240-777-7170 · 240-777-7178 Fax
www.montgomerycountymd.gov/mcdot

montgomerycountymd.gov/311



301-251-4850 TTY

Mr. Matthew Folden
 Special Exception No. CBA 916-A
 February 10, 2021
 Page 2

2. At the Administrative Subdivision plan the following comments shall be addressed:
 - a. Old Georgetown Road (MD-187): Provide roadway cross sections for Old Georgetown Road (MD-187) which shall include the bike lanes, breezeway, & buffer. There is an existing a bike lane which was recently installed by MDSHA in the vicinity of the project. Please contact Mr. Kwesi Woodroffe at KWoodroffe@mdot.maryland.gov for future extension plans for the bike lanes.
 - b. West Cedar Lane: Provide roadway cross sections for West Cedar Lane on the plan.
 - c. The applicant is required, 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 Subdivision Plans and Documents"). The application can be found at the link below:
<https://www.montgomerycountymd.gov/dot-dir/Resources/Files/DevRevApplication.pdf>
 - d. **Storm Drain Analysis: INCOMPLETE.** Per the storm drain report dated January 2021, we have the following comments which shall be addressed at the Administrative Subdivision Plan:
 - i. The drainage area to Ex I-9 should be revised to include portions to the east upto the the existing inlet upstream of West Cedar Lane. The spread computations and the existing outfall pipe(s) computations should be revised accordingly.
 - ii. MDSHA approval required for the portion of the site draining to the public storm drain system maintained by MDSHA on Old Georgetown Road (MD-187).
 - e. There are existing bus stops on Old Georgetown Road and West Cedar Lane and should be maintained. WMATA has indicated that they would like both bus stops to have a 30-ft wide sidewalk connector to cover both front and rear doors. Please coordinate with Mr. Wayne Miller of our Division of Transit Services to coordinate improvements for the existing bus stops above to the RideOn bus facilities in the vicinity of this project. Mr. Miller may be contacted at Wayne.Miller2@montgomerycountymd.gov or at 240-777-5836.
 - f. Design all access points and alleys to be at-grade with the sidewalk, dropping down to street level between the sidewalk and roadway.
 - g. The driveway along West Cedar Lane should be per MC-302.01 (Commercial Driveway).

From: Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>
Sent: Tuesday, March 9, 2021 10:28 AM
To: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Cc: Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>
Subject: RE: FAES - Special Exception Case CBA-916-A - Request for Discussion

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

Matt,

The email can serve as conditional approval of the proposed improvements; the condition being that a formal review of detailed engineering plans must be performed.

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: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Sent: Tuesday, March 9, 2021 10:06 AM
To: Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>
Cc: Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>
Subject: FW: FAES - Special Exception Case CBA-916-A - Request for Discussion

Hi Kwesi,

Does the forwarded email below constitute your approval letter for this project, or should I be expecting a formal letter from you? I will append either the following email or a future letter to my staff report. If you intend to issue a letter, please do so by the end of this week.

Matt

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



From: Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>
Sent: Tuesday, March 9, 2021 9:39 AM
To: Tim Longfellow <tlongfellow@glwpa.com>
Cc: Folden, Matthew <matthew.folden@montgomeryplanning.org>; Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>; Somarajan, Deepak <deepak.somarajan@montgomerycountymd.gov>; Nick Driban <ndriban@lenharttraffic.com>; Patrick L. O'Neil <ploneil@lercheearly.com>; Kevin Foster <kfoster@glwpa.com>
Subject: RE: FAES - Special Exception Case CBA-916-A - Request for Discussion

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

Tim,

I'm okay with the frontage improvements as shown. With regard to whether or not a raised or painted median will be allowed; I will need to have our Traffic Section look at this.

Please submit detailed engineering plans (and any supporting documents) for the Access Permit improvements using the electronic submittal link below and a tracking number will be assigned and a comprehensive review performed. Also, use the attached sight distance form to submit the sight distance evaluation.

[Login | MDOT SHA's On-Line Access Management \(force.com\)](#)

Thanks, Kwesi

Kwesi Woodroffe
Regional Engineer
District 3 Access Management
MDOT State Highway Administration
KWoodroffe@mdot.maryland.gov

Office Hours

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

Fr: 6:30a-10:30a

9300 Kenilworth Avenue,

Greenbelt, MD 20770

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





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

June 26, 2020

Mr. Will Newman
Gutschick, Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, MD 20866

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
F. A. E. S. Social and Academic Center
9101 Old Georgetown Rd.
Special Exception CBA-916
SM File #: 285976
Tract Size/Zone: 1.55 ac/R-60
Total Concept Area: 1.55 ac/ 66,000 sq. ft.
Lots/Block: Contention, Parcel P497
Watershed: Lower Rock Creek, Class I

Dear Mr. Newman:

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 and Micro-bioretenention.

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. All facilities must be designed using latest available MCDPS guidance documents.

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/permitting-services

Mr. Will Newman
June 26, 2020
Page 2 of 2

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

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 Mary Fertig at 240-777-6340 or at mary.fertig@montgomerycountymd.gov.

Sincerely,

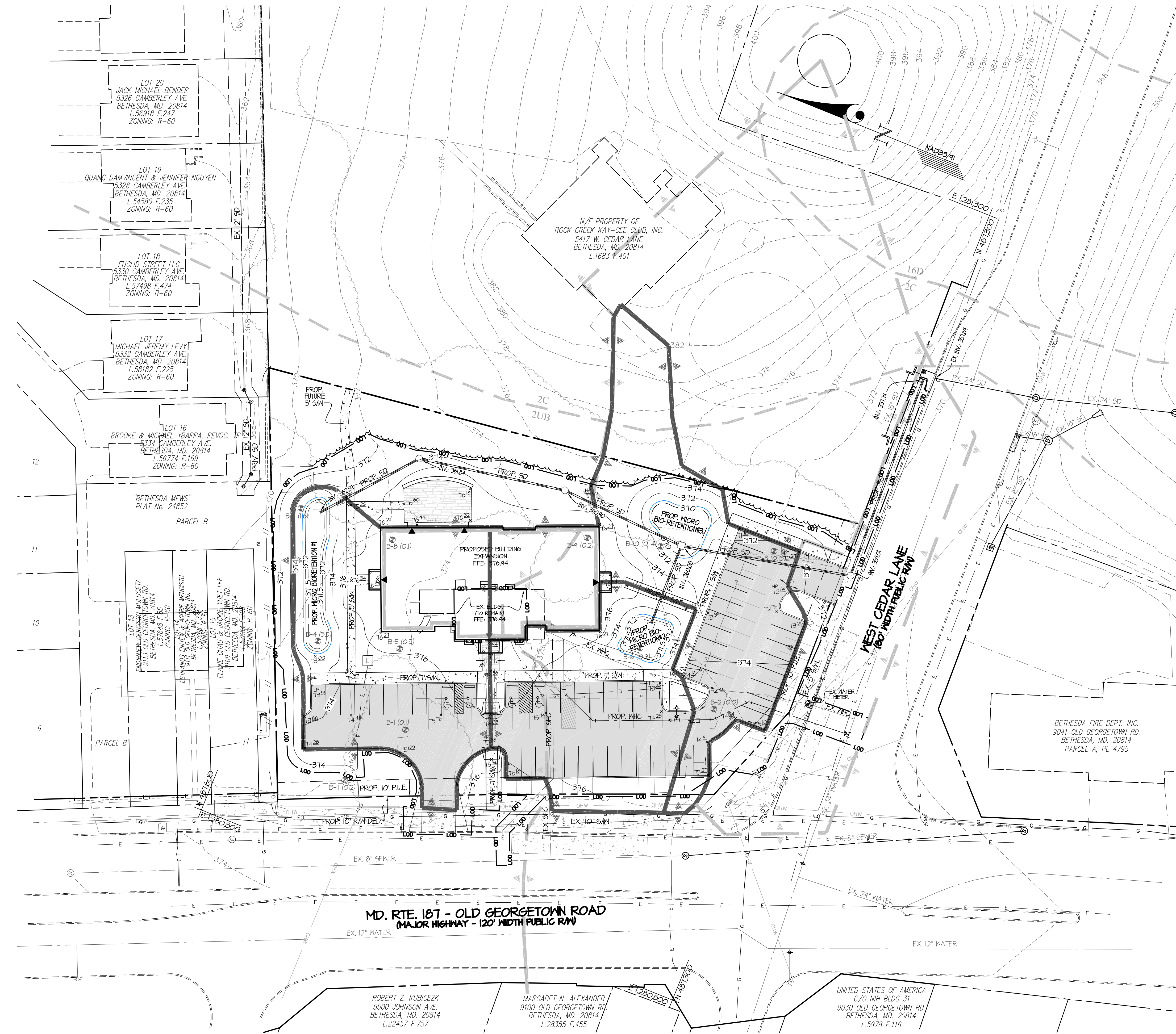


Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: MMF

cc: N. Braunstein
SM File # 285976

ESD: Required/Provided 4,686 cf / 4,741 cf
PE: Target/Achieved: 1.8"/1.8"
STRUCTURAL: n/a
WAIVED: n/a



SWM CONCEPT SUMMARY TABLE:

ENGINEER CONTACT INFO: GLW, ATTN: WILL NEWMAN
3901 NATIONAL DRIVE, SUITE 250
BURTONSVILLE, MD 20866
TEL: (301) 421-4024

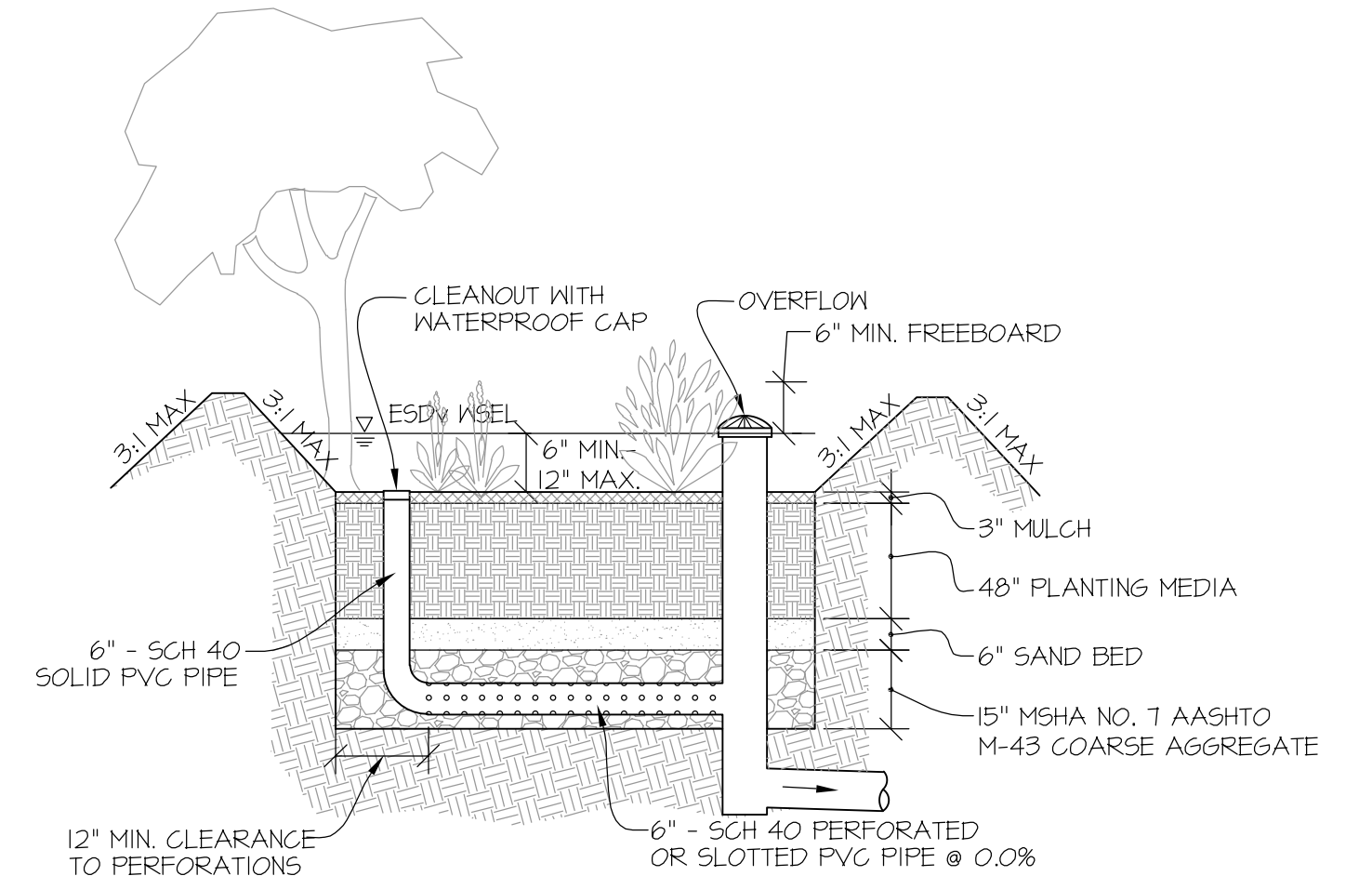
GENERAL PROPERTY INFORMATION:

SWM: 20200401000000000000
TYPE OF CONCEPT: SWM CONCEPT/SITE DEVELOPMENT COMBINED
MPC/FPC PROCESS: SPECIAL EXCEPTION CBA-916 (PREVIOUSLY APPROVED MAY, 1960)
PROPERTY ADDRESS: 9101 OLD GEORGETOWN RD. BETHESDA, MD 20814
PROPERTY LEGAL DESCRIPTION: CONTIGUOUS PARCEL P491
PROPERTY SIZE (AC/SP): 1.55 AC/665,509 SF
TOTAL CONCEPT AREA: 1.52 AC/666,000 SF
ZONING: R-60
WATERSHED AND STREAM CLASS: LOWER ROCK CREEK, CLASS 1
SPECIAL PROTECTION AREA: N/A
100 YR FLOODPLAIN: N/A
EX. % IMPERVIOUS/REDEVELOPMENT OR NEW DEVELOPMENT: 21% / NEW DEVELOPMENT
APPROVED NR/USD 42020102E ON MAY 1, 2020.

SWM SUMMARY:
TARGET PERFORMED ESDV: 1.87/1.87
TARGET ESDV/PROVIDED ESDV: 4.635 CU. FT./4.741 CU. FT.
ESD MEASURES: (3) MICRO BIO-RETENTION FACILITIES
STRUCTURAL STORAGE REQUIRED/PROVIDED: N/A
STRUCTURAL MEASURES: N/A
WAIVER REQUEST/OLG/NO/NO: NO
PROVIDED ESDV + STRUCTURAL STORAGE PROVIDED + REQUESTED TO BE MAINTAINED: 4.741 CU. FT.
OTHER INFORMATION:

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- HYDROLOGIC SOIL GROUP
- SB - SB - STREAM BUFFER
- WB - WB - WETLAND BUFFER
- W - W - WETLANDS
- US - US - WATERS OF THE US
- G - G - EX. GAS LINES
- LOO - LOO - LIMIT OF DISTURBANCE
- PROPOSED STORMDRAIN
- DRAINAGE DIVIDE TO MICRO BIORETENTION FACILITIES
- EX. DRAINAGE DIVIDE
- SOIL BORINGS W/ INFILTRATION RATES (IN/HR)



NOTE:
IF SIDE SLOPES > 3:1, PROVIDE LOW MAINTENANCE GROUND COVER.

MICRO BIO-RETENTION FACILITY TYPICAL CROSS SECTION

NTS

Combined SWM Concept/Site Development SWM Plan
Accepted
MMF
6/25/2020

SOILS

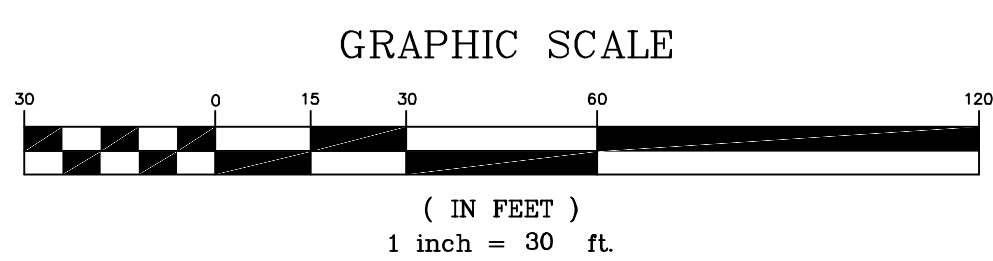
SYMBOL	SOIL NAME	PRIME FARMLAND	EROSION HAZARD	K-FACTOR	HYDRIC RATING	HYDROLOGIC GROUP	DRAINAGE CLASS
ZUB	Glenelg-Urban land complex, 0-8% slopes	NO	SLIGHT	0.2B	NONHYDRIC	B	WELL DRAINED

ACCORDING TO USDA - WEB SOIL SURVEY
Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture.
Web Soil Survey. Available online at <http://websoilsurvey.nrc.usda.gov/> accessed January 20, 2020.

ESDV SUMMARY TABLE

DEVICE #	TYPE	DRAINAGE AREA (SF)	ESDV PROVIDED (CF)
SWM 1	M-6	16,125 SF	1,966 CF
SWM 2	M-6	12,400 SF	1,331 CF
SWM 3	M-6	19,630 SF	1,645 CF
TOTAL		48,155 SF	4,741 CF

NOTE: TARGET ESDV = 4.635 CF



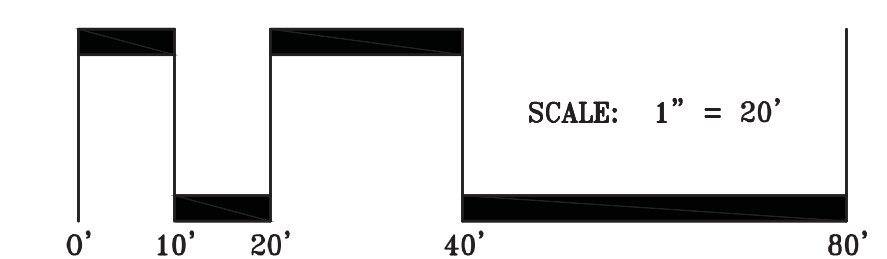


**Department of Permitting Services
Fire Department Access and Water Supply Comments**

DATE: 26-Feb-21
TO: Tim Longfellow
Gutschick Little & Weber, PA
FROM: Marie LaBaw
RE: FAES Social & Academic Center
620210100

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **26-Feb-21** .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.



PREPARED FOR: F.A.E.S. FOUNDATION FOR ADVANCED EDUCATION IN THE SCIENCES 10 CENTER DRIVE, ROOM 1N214 -- MSC1115 BETHESDA, MD. 20892 ATTN: CHRISTINA FARIAS TEL: (301) 594-8985	SCALE	ZONING	FIRE ACCESS PLAN F.A.E.S. SOCIAL & ACADEMIC CENTER 9101 OLD GEORGETOWN ROAD PARCEL 497 L. 4728 F. 560	G. L. W. FILE NO.
	1"=20'	R-60		16050
	DATE	TAX MAP -- GRID		SHEET
	FEB. 22, 2021	HP-11	BETHESDA ELECTION DISTRICT No. 7	1 OF 1