



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher Conklin
Director

September 14, 2021

Mr. Tsaiquan Gatling, Senior Planner
Down-County Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive
Wheaton, Maryland 20902

RE: Administrative Plan No. 62020008A
Edgemoor Lots 20, 21 & P/O Lot 2

Dear Mr. Gatling:

We have completed our review of the administrative plan uploaded to Eplans on August 11, 2021. A previous version of this plan was reviewed by the Development Review Committee (DRC) at its meeting on August 3, 2021. 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 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.

Significant Plan Review Comments

1. Moorland Lane is classified as a Secondary roadway with a 60' right-of-way. The applicant shall dedicate five (5) feet along the existing p/o Lot 2 frontage as shown on Sheet 4.
2. The applicant shall construct a five (5) foot wide, concrete sidewalk within the right-of-way along the frontage as shown on the plan and cross section of Sheet 4.
3. The storm drain study was reviewed by MCDOT. The right-of-way permit shall include review, approval and construction of upgrading the existing inlet at the northeast corner of the Glenbrook Road/Edgemoor Lane intersection to an A-15 inlet.
4. The Moorland Lane pavement will need to be widened to a minimum twenty (20) feet along the property frontage per MCDPS Fire & Rescue requirements as shown on Sheet 4.

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

Standard Plan Review Comments

5. The sight distance study has been accepted. A copy of the accepted Sight Distance Evaluation certification form is enclosed for your information and reference.
6. Relocation of utilities along Moorland Lane to accommodate the required roadway improvements shall be the responsibility of the applicant.
7. Trees in the County rights-of-way – spacing and species are to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
8. Posting of a right-of-way permit bond is a prerequisite to DPS approval of the record plat. The right-of-way permit will include, but not necessarily be limited to, the following improvements:
 - A. Grading, paving, curb, gutter, sidewalk and street trees along Moorland Lane.
 - B. Storm drain along Glenbrook Road.
 - C. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.
 - D. Erosion and sediment control measures as required by Montgomery County Code 19-10(02) and on-site stormwater management, where applicable, shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.

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

Sincerely,

William Whelan

William Whelan
Development Review Team
Office of Transportation Policy



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

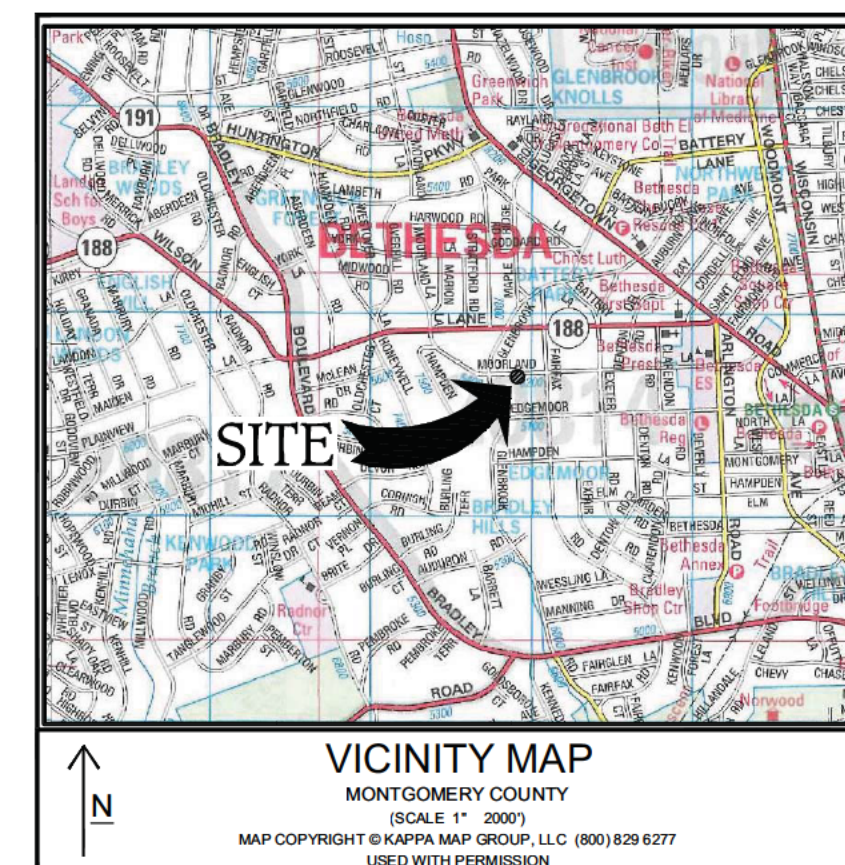
DATE: 13-Sep-21
TO: Rich Ingram - RIngram@cpja.com
Charles P. Johnson & Associates, Inc.
FROM: Marie LaBaw
RE: Edgemoor - Lots 20 21 & Pt. Lot 2 Block 8
62020008A

PLAN APPROVED

1. Review based only upon information contained on the plan submitted 11-Sep-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.

***** Detached single family unit is height restricted *****

EDGEMOOR - LOTS 20, 21 & P/O LOT 2, BLOCK 8
ADMINISTRATIVE SUBDIVISION PLAN M-NCPPC
#62020008A



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: SAC PM 43 DATE 9/13/2021

FIRE HEIGHT RESTRICTED - SINGLE FAMILY DETACHED HOME DETAIL

GENERAL NOTES:

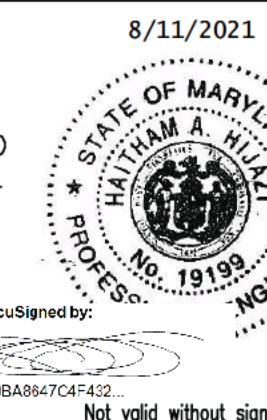
1. Proposed one- and two-family dwellings less than 30 feet apart are subject to height restrictions. The maximum window sill height on the 3rd floor (or upper half story) is limited to 27' above grade as measured 15 feet from the front of the house.
2. One and two-family dwellings of three (3) stories (27' to highest sill, including false dormers) or less must provide access to the occupied interior through a main, side-hinged door within 150 feet of a fire department access route.

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 NUMBER : 19199

EXPIRATION DATE : 7/16/2023



UPDATES/REVISIONS:
08/10/21 ADDRESS FDA REVIEW COMMENTS. RPI

ADMINISTRATIVE SUBDIVISION PLAN #62020008A
FIRE DEPARTMENT ACCESS PLAN
5310 / 5314 MOORLAND LN. & 7507 GLENBROOK RD.
WSSC: 209NW05 MAP / GRID: HN12
EDGEMOOR-LOTS 20, 21 & P/O LOT 2, BLOCK 8
BETHESDA (7th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9094
www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT:	WSSC GRID:	TAX MAP:
9428 Hampden Lane Bethesda, MD 20814	209NW05	HN12
DESIGN:	RPI	SHEET
DRAFT:	RPI	1
DATE:	MAY 2021	OF
SCALE:	AS NOTED	1
FILE NO.: 2020-1072-II		

COPYRIGHT © LATEST DATE: JERSON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher Conklin
Director

September 14, 2021

Mr. Tsaiquan Gatling, Senior Planner
Down-County Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive
Wheaton, Maryland 20902

RE: Administrative Plan No. 62020008A
Edgemoor Lots 20, 21 & P/O Lot 2

Dear Mr. Gatling:

We have completed our review of the administrative plan uploaded to Eplans on August 11, 2021. A previous version of this plan was reviewed by the Development Review Committee (DRC) at its meeting on August 3, 2021. 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 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.

Significant Plan Review Comments

1. Moorland Lane is classified as a Secondary roadway with a 60' right-of-way. The applicant shall dedicate five (5) feet along the existing p/o Lot 2 frontage as shown on Sheet 4.
2. The applicant shall construct a five (5) foot wide, concrete sidewalk within the right-of-way along the frontage as shown on the plan and cross section of Sheet 4.
3. The storm drain study was reviewed by MCDOT. The right-of-way permit shall include review, approval and construction of upgrading the existing inlet at the northeast corner of the Glenbrook Road/Edgemoor Lane intersection to an A-15 inlet.
4. The Moorland Lane pavement will need to be widened to a minimum twenty (20) feet along the property frontage per MCDPS Fire & Rescue requirements as shown on Sheet 4.

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

Standard Plan Review Comments

5. The sight distance study has been accepted. A copy of the accepted Sight Distance Evaluation certification form is enclosed for your information and reference.
6. Relocation of utilities along Moorland Lane to accommodate the required roadway improvements shall be the responsibility of the applicant.
7. Trees in the County rights-of-way – spacing and species are to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
8. Posting of a right-of-way permit bond is a prerequisite to DPS approval of the record plat. The right-of-way permit will include, but not necessarily be limited to, the following improvements:
 - A. Grading, paving, curb, gutter, sidewalk and street trees along Moorland Lane.
 - B. Storm drain along Glenbrook Road.
 - C. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.
 - D. Erosion and sediment control measures as required by Montgomery County Code 19-10(02) and on-site stormwater management, where applicable, shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.

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

Sincerely,

William Whelan

William Whelan
Development Review Team
Office of Transportation Policy