

Attachment C



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

February 28, 2023

Ms. Jyotika Sharma
Soltesz, Inc.
2 Research Pl.,
Rockville MD 20850

Re: **SITE DEVELOPMENT STORMWATER
MANAGEMENT PLAN** for
Johns Hopkins Belward Campus
Site Plan No. 820220250
SM File #: 239332
Tract Size/Zone: 66.52 ac
Total Concept Area: 12 ac
Lots/Block: B
Parcel(s): C
Watershed: Muddy Branch

Dear Ms. Sharma:

Based on a review by the Department of Permitting Services Review Staff, the Site Development Plan for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of (16) Storm Filter Storm Pods, (47) Planter Boxes, and (23) Micro-bioretenion.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. Per your request the proposed direct treatment coverage of the road areas generating the most pollutant loading is incomplete and will be resumed with the submission of the detailed sediment control/stormwater management plan.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. 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 illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Montgomery County Department of Permitting Services, Water Resources Section.

This list may not be all-inclusive and may change based on available information at the time.



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

Ms. Jyotika Sharma
February 28, 2023
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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 Bill Musico PE at 240-777-6340.

Sincerely,



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

cc: Neil Braunstein
SM File # 239332

Belward Campus Dr. & Muddy Branch Rd.

ESD: Required/Provided 36,969 cf / 0.00 cf
PE: Target/Achieved: 1.8"/1.1"
STRUCTURAL: 37,300 cf
WAIVED: 0.00 cf.

Part of Beward Campus Parcel A

ESD: Required/Provided 90,409 cf / 91,830 cf
PE: Target/Achieved: 1.8"/1.1"
STRUCTURAL: 0.00 cf
WAIVED: 0.00 cf.

DPS-ROW CONDITIONS OF APPROVAL

March 1, 2023

***Revision: The conditions hereon supersede previous conditions of approval dated February 27, 2023.

820220250 Belward Campus - Parcel A and Belward Campus Drive

Contact: Sam Farhadi at 240 777-6333

We have reviewed site and landscape plans files that were uploaded on/ dated “2/17/2023”.

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

1. Please obtain MCDOT approval on the following conditions of their preliminary plan approval letter dated June 17, 2011 for preliminary plan 11996110A:
 - a. SWM concept plan comments.
 - b. 1: MCDOT review and approval for:
 - i. Site access details.
 - ii. Sight distance analysis.
 - iii. Road grades.
 - iv. Road improvements details and layout.
 - c. 10: CCT confirmation.
 - d. 11: Cycle track design and details.
 - e. 18: Transit requirements.
 - f. 19: TMAg requirements.
2. Ensure proposed Muddy Branch Road section fully conforms with the plan view grades.
3. Implement protected intersection design at all intersections along public roads.
4. Ensure Belward Campus Drive median islands design contribute to pedestrian safety.
5. Provide safe truck turning movement for all (especially right turn) movements.
6. Show existing ROW for the connection to the existing Belward Campus Drive. It is not quite clear how offsite improvements can be reviewed if adequate ROW does not exist.
7. Provide public sidewalk:
 - a. ensure 1’ of maintenance strip has been provided;
 - b. ensure/ show all sidewalks/ handicap ramps have matching receiving counterparts, are aligned and ADA connection is provided. Show/ label the existing sidewalks where connection is made.
 - c. Provide PIE if needed.
 - d. Ensure handicap ramps are located as close as possible to the intersection.
 - e. Ensure positive drainage toward ROW.
 - f. Clarify cycle track traffic management at either end of the site.
8. On landscaping plan, provide street trees per approved tree species list at the required spacing and clearances.

And the following needs to be a condition of the certified site plan:

1. Private streets to be built to the corresponding public road classification standards per County Code 50.4.3.E.4.c.



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

DATE: 16-Mar-23
TO: Stephanie Castor - scastor@solteszco.com
Soltesz, Inc
FROM: Marie LaBaw
RE: Belward Campus - Parcel A and Belward Campus Drive
820220250

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **15-Mar-23**. 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.

BELWARD CAMPUS TRAFFIC ORDER 02/27/23

Parking is as shown on revised Fire Access Emergency and Parking Plan

Limits of “No Parking Any Time” Regulations on following roads are:

1. Install No Parking any time: Belward Campus Drive from Muddy Branch Road to Road B3.
2. Install No Parking any time: Belward Campus Drive from Road B3 to Road C.
3. Install No Parking any time: Belward Campus Drive from Road C to Road D.
4. Install No Parking any time: Belward Campus Drive from Road D to Future Road D.
5. Install No Parking any time: Belward Campus Drive from Future Road D to property line.



MONTGOMERY COUNTY FIRE AND RESCUE SERVICE

Date: 02/27/2023

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: Belward Campus - Parcel A and Belward Campus Drive:
9951 Key West Avenue (MD-28) 0' NW of Darnestown Road

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.

Signature of Order Writer/I.D. #

Cc: Fire Code Enforcement Section
Attachment: Fire Lane Diagram



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

March 17, 2023

Ms. Tamika Graham, Planner III
Midcounty Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Revised

RE: Site Plan No. 820220250
Belward Campus

Dear Ms. Graham:

MCDOT normally does not review site plans; however, based on our June 17, 2011 letter's comments we are providing them. We have completed our review of the site plan uploaded to eplans on February 17, 2023. A previous plan was reviewed by the Development Review Committee at its meeting on October 25, 2022. At the time of preliminary plan, the applicant did not pay the MCDOT fee; therefore, each Site plan will pay the review fee based on its size and use. . ***This letter supersedes the previous MCDOT approval letter dated March 1, 2023.*** MCDOT recommends approval of the plan subject to the following comments:

Significant Plan Review Comments

1. Public Roads

- I. Belward Campus Drive – Final Design and Alignment of Belward Campus Drive, including protected intersections, subject to review and approval by Department of Permitting Services (DPS) at the time of certified site plan.

Office of the Director

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

- A. This roadway is classified as a Downtown Boulevard roadway. The minimum design speed for this roadway is to be 25 mph per the County Code 49-32 (Bill 24-22).
- B. Cross Section – The roadway cross section from roadway centerline is shown as:
 - 1. 24-foot median (48 feet total)
 - 2. 10-foot inside travel lane
 - 3. 11 foot outside travel lane
 - 4. 6-foot buffer between the travel lane and bike facility
 - 5. 6.5-foot one-way separated bike lane
 - 6. 7.5-foot tree lawn
 - 7. 10-foot sidewalk
 - 8. 1-foot maintenance strip (located outside the right-of-way); If the PUE is not expanded to 11 feet, then the applicant will need to get approval from the utility companies prior to approval of the plat that the 9-foot width is acceptable.
- C. Median – The applicant proposes to reduce the median to 48 feet to accommodate the additional width needed for stormwater management under sidewalk and tree lawn. This is the first project along the CCT to provide stormwater management for the roadway. The overall right-of-way is not reduced and remains at 150-feet.
- D. MCDOT will allow the stormwater management structures in ROW and under sidewalk. Final details will be approved at the time of right-of-way permit.
- E. The following items shall be addressed by the applicant at the Certified Site plan:
 - a. Road grade plans were received by MCDOT through email on February 23, 2023. In the area to the east of Muddy Branch Road, the alignment of Belward Campus Drive does not meet County requirements and may not provide for safe conditions. Specifically, the section includes a reverse curve without a minimum tangent separating the curves. This condition is located on a significant slope with negative super elevation generating concerns about run-off the road crashes, particularly in the westbound direction, which is downhill following a long flat and straight segment. MCDOT requests

the applicant revisit the design in this area to eliminate or mitigate these conditions prior to certified site plan. Design changes to the road in this segment may impact other elements of the site plan.

New information: A revised horizontal alignment to address the comment above was emailed to MCDOT on March 10, 2023. This alignment as shown on the plan is generally acceptable to MCDOT. The road grade plans at the writing of this letter have not been updated to reflect the changes. We continue to recommend that the road be super elevated. At the certified site plan, the applicant will need to provide the road grade plans for MCDOT review and approval.

- b. The applicant has submitted a design for the cross section that shows the sidewalk outside the right-of-way and without an easement. This sidewalk will need to be located within the right-of-way or in an easement. If it's located in an easement, then the Public Utility Easement will need to be expanded by the width of the easement for the sidewalk. The applicant will need to either dedicate additional right of way or execute a Declaration of Public Improvements Easement document. That document is to be recorded in the Land Records of Montgomery County, with the liber and folio referenced on the record plat.
- c. Protected Intersection and reduced curb radii: The applicant shall construct protected intersection design at all road intersections. The plan shows 35-foot radii at intersections along this road. MCDOT believes that additional modifications need to be made at time of certified site plan to reduce the radii with modifications to the protected intersections. Considering safety of the pedestrians and bicyclists, the smaller radii along the median and at the intersections will make vehicles travel slower.

- d. The applicant has identified a location for a floating bus stop along this roadway. The final location and details will be determined at certified site plan.
 - e. ***MCDOT will not allow for retaining walls in the right-of-way.***
- II. Muddy Branch Road: The following items shall be addressed by the applicant at the Certified Site plan:
- A. The cross section should match the plan view sheet. The grading on the plan view sheet shows a swale and the roadway cross section does not.
 - B. Install protected intersection design at all intersecting streets along the site's Muddy Branch Road street frontage.
 - C. Provide a left turn lane at the northern access to the site and enough queuing storage length for vehicles as agreed to by MCDOT. The timing of this improvement will be determined at certified site plan.
2. The applicant will be required to design, construct and install the traffic signal at the following locations:
- i. Muddy Branch Road and Belward Campus Drive intersection.
 - ii. Key West (MD 28) and John Hopkins Drive/PSTA intersection

These traffic signals shall include related pedestrian improvements and the plans for the traffic signals must be submitted with the first right-of-way permit submission. The traffic signals shall be operational prior to issuance of the first use and occupancy permit for this site plan or the opening of Belward Campus Drive, whichever comes first.

3. In order for sight distance to be met for the Private Road 'D' along Belward Campus Drive, street trees/any obstructions may not be installed in the line of sight. Further evaluation should be done prior at right-of-way permit.

Standard Plan Review Comments

1. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the DPS 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.
2. No steps, stoops or retaining walls for the development are allowed in County right-of-way (ROW). No door swings into county ROW.
3. Grade establishments for all new public streets and/or pedestrian paths must be approved prior to approval of the record plat.

4. The Forest conservation Easement is not allowed to overlap any other easement, including but not limited to slope and grading easements.
5. The storm drain analysis was reviewed and is acceptable to MCDOT. No improvements are needed to the downstream public storm drain system for this plan.
6. The sight distances studies plan, and profiles have been accepted.
7. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
8. In all underground utility installations, install identification tape or other "toning" device approximately 2-ft above the utility.
9. 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 (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
10. If the proposed development will alter or impact any existing County maintained transportation system management component and systems (i.e., traffic signals, signal poles, handboxes, Accessible pedestrian signals, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.) in any way, the developer will be required to submit plans to relocate the impacted facilities. please contact Mr. Kamal Hamud of our Transportation Systems Engineering Team at (240) 777-2190 for proper executing procedures. All costs associated with such relocations and or modifications shall be the responsibility of the applicant. The applicant will also be required to participate upgrading traffic signals with Accessible Pedestrian Signals (APS) and ADA ramps.
11. Trees in the County ROW – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS ROW Plan Review Section.
12. Prior to approval of the record plat by DPS, the applicant will need to enter into a Traffic Mitigation Agreement with the Planning Board and this Department. The applicant should coordinate with Ms. Sandra Brecher, Chief of the Commuter Services Section. Ms. Brecher may be contacted at Sandra.Brecher@montgomerycountymd.gov or at 240-777-8380.
13. We recommend that the applicant coordinate with Mr. Corey Pitts, of Montgomery County DOT regarding the Bus Rapid Transit (BRT) on Belward Campus Drive . Mr. Pitts can be reached at Corey.Pitts@montgomerycountymd.gov or at 240-777-7217.
14. Posting of a ROW 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. Street grading, paving, curbs and gutters, sidewalks, bike lanes and handicap ramps, storm drainage and appurtenances, and street trees along Belward Campus Drive
- b. Sidewalks, bike lanes and handicap ramps, storm drainage and appurtenances and street trees along Muddy Branch Road.
- c. Traffic signal and related pedestrian improvements at the Belward Campus Drive and Muddy Branch Road intersection.
- d. Traffic signal and related pedestrian improvements at the Key West and Johns Hopkins Drive intersection.

NOTE: the Public Utilities Easement is to be graded on a side slope not to exceed 4:1.

- e. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements.
- f. Permanent monuments and property line markers, as required by Section 50.4.3(G) of the Subdivision Regulations.
- g. Erosion and sediment control measures as required by Chapter 19 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 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.
- h. Developer shall ensure final and proper completion and installation of all utility lines underground, for all new road construction.
- i. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Tamika Graham
Site Plan No. 820220250
March 17, 2023
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Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me for this project at Rebecca.torma@montgomerycountymd.gov or at (240) 777-2118.

Sincerely,

Rebecca Torma

Rebecca Torma, Manager
Development Review Team
Office of Transportation Policy

Sharepoint/transportation/director's office/development review/Rebecca/developments/820220250 Belward Campus.docx

cc-e: Phil Isaja, Soltesz
Matt Folden; M-NCPPC MidCounty
Sam Farhadi, MCDPS RWPR
Atiq Panshiri, MCDPS RWPR