



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Rabbiah Sabbakhan  
Director

March 2, 2023

Mr. Jared Carhart  
CAS Engineering  
10 South Bentz Street  
Frederick, Maryland 21701

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN** for  
7611 FAIRFAX RD BETHESDA, MD 20814  
Administrative Subdivision 620230060  
SM File #: 288864  
Tract Size/Zone: 41,783 sf  
Total Concept Area: 33,000 sf  
Lots/Block: 23 & 24, BLOCK 4  
Parcel(s): NA  
Watershed: Lower Rock Creek

Dear Mr. Carhart:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of Drywell (12), Permeable Pavers (300 S.F.).

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. 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.

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



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311  
[www.montgomerycountymd.gov/permittingservices](http://www.montgomerycountymd.gov/permittingservices)

Mr. Jared Carhart  
March 2, 2023  
*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 Bill Musico PE at 240-777-6340.

Sincerely,



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

cc: Neil Braunstein  
SM File # 288864

ESD: Required/Provided 997.5 C.F. / 999.0 C.F. (LOT 23) ; 755.3 C.F. / 848.0 C.F. (LOT 24)  
PE: Target/Achieved: 1.8 IN. / 1.80 IN. (LOT 23); 1.6 IN. / 1.80 IN. (LOT 24)  
STRUCTURAL: 0.00 cf  
WAIVED: 0.00 cf.



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

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**DATE:** 16-Mar-23  
**TO:** Jared Carhart - jcarhart@casengineering.com  
CAS Engineering  
**FROM:** Marie LaBaw  
**RE:** Lot 21, Block 4, Edgemoor - 7611 Fairfax Road  
620230060

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**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **16-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.



DEPARTMENT OF TRANSPORTATION

Marc Elrich  
*County Executive*

Christopher R. Conklin  
*Director*

April 26, 2023

Mr. Tsaiquan Gatling, Planner III  
Downcounty Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
2425 Reedie Drive, 13th floor,  
Wheaton, MD 20902

RE

Administrative Subdivision No. 620230060  
Edgemoor

Dear Mr. Gatling:

We have completed our review of the revised redlined preliminary plan uploaded to eplans on April 13, 2023. This plan was reviewed by the Development Review Committee at its January 3, 2023, meeting. We recommend approval of the plan subject to the following comments:

**Significant Preliminary Pan Comments:**

1. Fairfax Road:
  - a. Per Plat#19164 recorded in July 1993, this roadway is 50-ft wide right-of-way and therefore is classified as a Tertiary Roadway/Neighborhood Yield Street.
  - b. We recommend the applicant widen the sidewalk from the existing 3 ft to 5 ft.
2. Proposed Driveway:
  - a. We strongly recommend one driveway to Lot 23 instead of two. If two entrances are pursued then it should meet the MCDPS Policy ([https://www.montgomerycountymd.gov/DPS/Resources/Files/Land\\_Development/Drive\\_way%20Construction%20Permit%20Policy%20Guidelines.pdf](https://www.montgomerycountymd.gov/DPS/Resources/Files/Land_Development/Drive_way%20Construction%20Permit%20Policy%20Guidelines.pdf)).
  - b. The proposed driveway aprons shall be per MC-300.01.
3. **Storm Drain:** The storm drain analysis has been approved with the following condition:
  - The applicant has proposed to replace the existing Inlet I-1 from an A-10 to A-15 which increases the efficiency to 62% which still does not meet the 70% minimum efficiency required per the Storm Drainage Manual. At the right-of-way permit, the applicant shall

**Office of the Director**

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101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

*Located one block west of the Rockville Metro Station*

work with MCDPS for a solution to meet the minimum requirements per the Storm Drainage Manual.

4. Sight Distance: The sight distances study has been accepted with the following condition:
  - a. Remove permit parking at the right-of-way permit stage within the line of sight to achieve the minimum sight distance as per the attached certified sight distance form with this letter.

#### **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 Montgomery County Department of Permitting Services (MCDPS) 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.
2. Design all access points and alleys to be at-grade with the sidewalk, dropping down to street level between the sidewalk and roadway.
3. No permanent structures, including but not limited to steps, stoops, retaining walls or private stormwater management facilities are allowed in the County right-of-way.
4. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with MCDPS Right-of-Way Plan Review Section.
5. Permit and bond will be required as a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
  - a. Any Improvements such as sidewalk, handicap ramps (if any) and storm drain improvements within the Fairfax Road right-of-way.
  - b. 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.
  - 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 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 MCDPS 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 MCDPS.

Mr. Tsaiquan Gatling  
Administrative Subdivision No. 620230060  
April 26, 2023  
Page 3

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](mailto:deepak.somarajan@montgomerycountymd.gov) or at (240) 777-2194.

Sincerely,

*Deepak Somarajan*

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

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\Administrative Subdivision Review\ 620230060-Edgemoor\Letter\ 620230060-Edgemoor Admin Sub letter

Enclosures: Sight Distance

cc: SharePoint Correspondence FY 23

cc-e: Jared Carhart	CAS Engineering
Katherine Mencarini	M-NCPPC
Atiq Panjshiri	MCDPS RWPR
Sam Farhadi	MCDPS RWPR
Mark Etheridge	MCDPS WRM
Rebecca Torma	MCDOT OTP



**MONTGOMERY COUNTY, MARYLAND**  
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
 DEPARTMENT OF PERMITTING SERVICES

**SIGHT DISTANCE EVALUATION**

Facility/Subdivision Name:                     **EDGEMOOR**                     Preliminary Plan Number:   **1- 620230060**  

Street Name:                     **FAIRFAX ROAD**                     Master Plan Road Classification:                     **TERTIARY**                    

Posted Speed Limit:                     **25**                     mph

Street/Driveway #1 (                     **PROP LOT 23**                     ) Street/Driveway #2 (                     **PROP LOT 24**                     )

Sight Distance (feet)                      OK?  
 Right           **150**                                                    **OK\***                      
 Left           **150**                                                    **OK\***                    

Sight Distance (feet)                      OK?  
 Right           **150**                                                    **OK\***                      
 Left           **150**                                                    **OK\***                    

Comments:

**\*Permitted parking to be removed. See attached sketch.**

Comments:

**\*Permitted parking to be removed. See attached sketch.**

**GUIDELINES**

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*	
Tertiary - 25 mph	150'	Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)
Secondary - 30	200'	
Business - 30	200'	
Primary - 35	250'	
Arterial - 40	325'	
(45)	400'	
Major - 50	475'	
(55)	550'	

\*Source: AASHTO

**ENGINEER/ SURVEYOR CERTIFICATE**

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

                    *Janak J.*                      
 Signature  
 51012

                    04/11/2023                      
 Date

PLS/P.E. MD Reg. No.

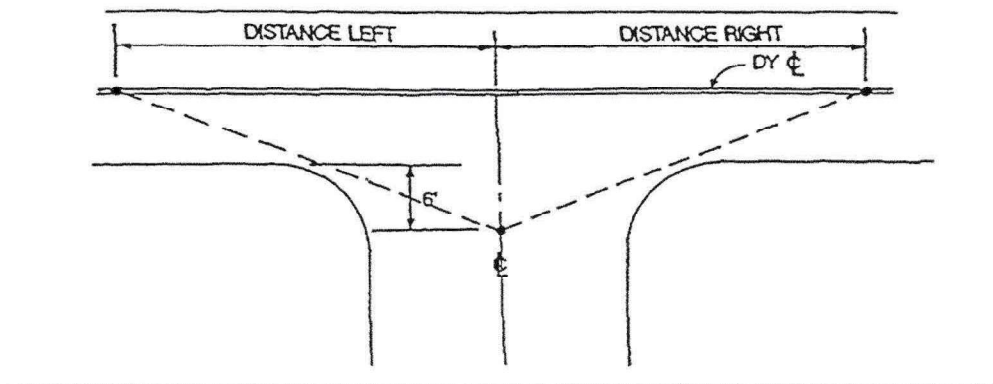
<b>Montgomery County Review:</b>	
<input checked="" type="checkbox"/>	Approved
<input type="checkbox"/>	Disapproved:
By:	<u>          <i>Deepak Somarajan</i>          </u>
Date:	<u>          04/26/2023          </u>



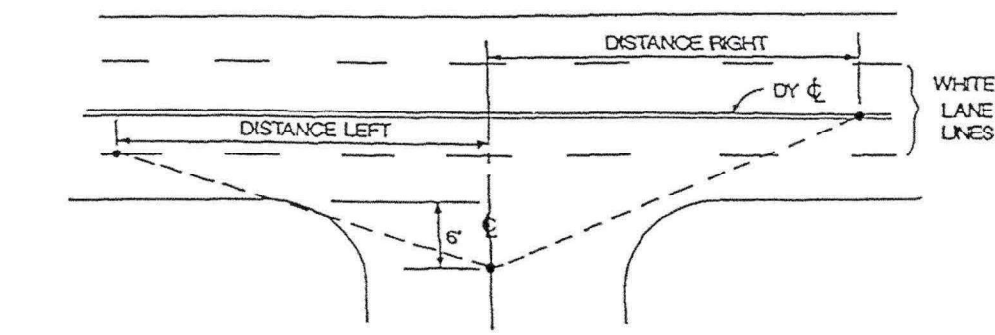
**MONTGOMERY COUNTY, MARYLAND**  
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
DEPARTMENT OF PERMITTING SERVICES

**SIGHT DISTANCE EVALUATION ATTACHMENT**

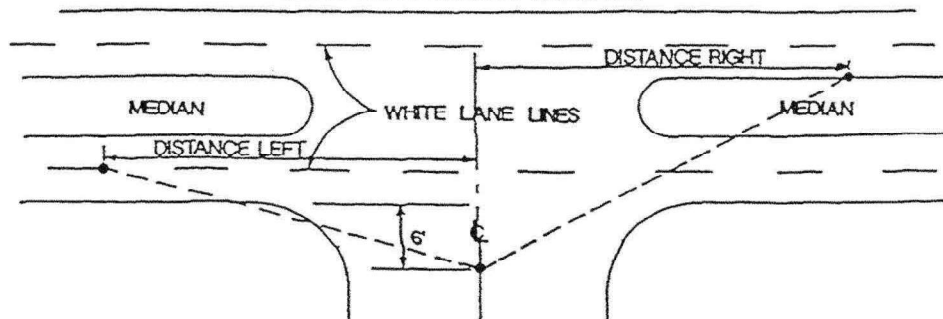
2 LANE UNDIVIDED ROADWAY



MULTI-LANE UNDIVIDED ROADWAY



MULTI-LANE DIVIDED ROADWAY

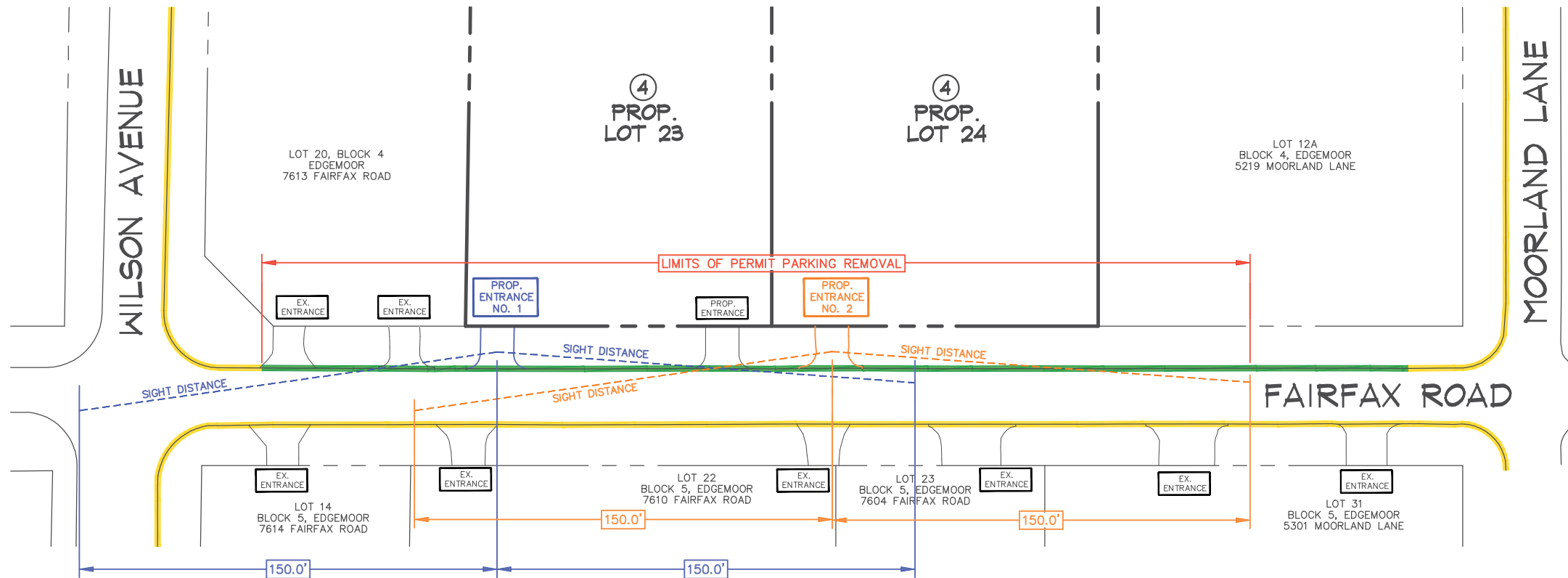




# SIGHT DISTANCE SKETCH (MNCPPC NO. 620230060)

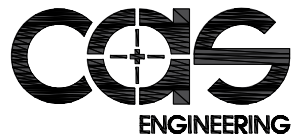
7611 Fairfax Road, Bethesda, MD 20814

Lot 21, Block 4, Edgemoor  
Proposed Lots 23 & 24



## LEGEND

EXISTING FEATURES	
	Ex. Permit Parking
	Ex. "No Parking"



10 South Bentz Street  
Frederick, Maryland 21701  
301-607-8031 office  
www.casengineering.com  
info@casengineering.com



JOB NO. 17-718	SCALE 1" = 50'
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