

# ATTACHMENT C



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Department of Permitting Services  
Fire Department Access and Water Supply Comments

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**DATE:** 02-May-20  
**TO:** Alan Barney - abarney@dewberry.com  
Dewberry  
**FROM:** Marie LaBaw  
**RE:** 12500 Ardennes  
820200080

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## PLAN APPROVED

1. Review based only upon information contained on the plan submitted **02-May-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 \*\*\***

**\*\*\* 1/10/2024 New site plan - 820240050 \*\*\***



October 5, 2023  
Montgomery County Department of Permitting Services  
Fire Department Access and Water Supply  
255 Rockville Pike, 2nd Floor  
Rockville, MD 20850

Attn: Marie LaBaw  
RE: 12500 Ardennes Avenue; Statement of Performance Based Design  
820240060

Dear Ms. LaBaw,  
The project at 12500 Ardennes Avenue proposes to construct a 213-unit apartment building, with 5 floors of wood construction over 2 levels of podium construction including 1 level of parking at the first floor.

**Matters of Clarification:**  
**Item 1:** Montgomery County has amended Section 18.2.3.2.3.6 of NFPA 1 to require that every point on the exterior of a sprinklered building shall be within 450 ft of compliant FD vehicular access via a 15-foot-wide clear and walkable grade.

**Response:** The proposed building is less than 75' to the highest floor, with IIA construction above a 1A podium. However, the design of the building incorporates multiple Emergency systems as listed below. As we had discussed in our meeting, you had accepted the rear fire access path to be a minimum of 4' clear width between handrails, and since the building is equipped with automatic sprinklers, emergency egress from the windows is not required, and will be provided via two exit paths per floor. The SWM bio-planters are between 3' and 5' higher than the adjacent patio deck, and therefore not accessible. The planters do not block the fire response to the 2nd level entrances. The building has fire department access from two streets; and the minimum 4-foot clear width pathway and exterior stairs provide access to the rear of the building and podium level courtyard via two secured access points, one off each street, with a Knox box for fire department access. Emergency egress from the windows is not required per IBC Section 1006.2.1 where the dwelling unit is equipped with automatic sprinkler system per IBC Section 903.3.1.1 or 903.3.1.2 and provides access to two building exits per floor.

In addition, the following is a list of building construction information and additional emergency systems provided within the building:

- This building is podium building -2 levels of IA construction below a 3-hour rated slab with IIA, 5 story building above.
- The building will have a full NFPA 13 sprinkler system per IBC 903.3.1.1
- The Building height is approximately 68 feet (<75 ft) to the highest floor level, and roof height is approximately 80 feet, which is below the allowable height of 85 feet per code.
- Maximum Building floor area does not exceed the allowable building area for IIA building type.
- Exit stairwells are within a 2-hour shaft enclosure with a standpipe system.
- This building is not a high-rise, however many of the same Emergency systems apply, such as:
  - Smoke detection in accordance with Section 907.2.13.1
  - Fire Alarm System in accordance with Section 907.2.13.1
  - Standpipe system as required by Section 905.3

Page 1 of 2

Ms. Marie LaBaw  
12500 Ardennes Avenue- Statement of Performance Based Design  
820240060 October 5, 2023

- Emergency voice/ alarm communication provided in accordance with Section 907.5.2.2
- Emergency responder radio coverage per Section 510 of the International Fire Code
- Fire Command Center complying with Section 911 provided in a location approved by the fire department - NOTE: Comment 2 below
- Standby and Emergency power- our building is required to have a generator.

**Item 2:** Podium construction will require a fire command center. Provide schematic location at site plan to be finalized at building permit.

**Response:** A fire command center has been added to the ground floor, as shown on the Fire Access Plan, as required by IBC and Montgomery County Executive regulations.

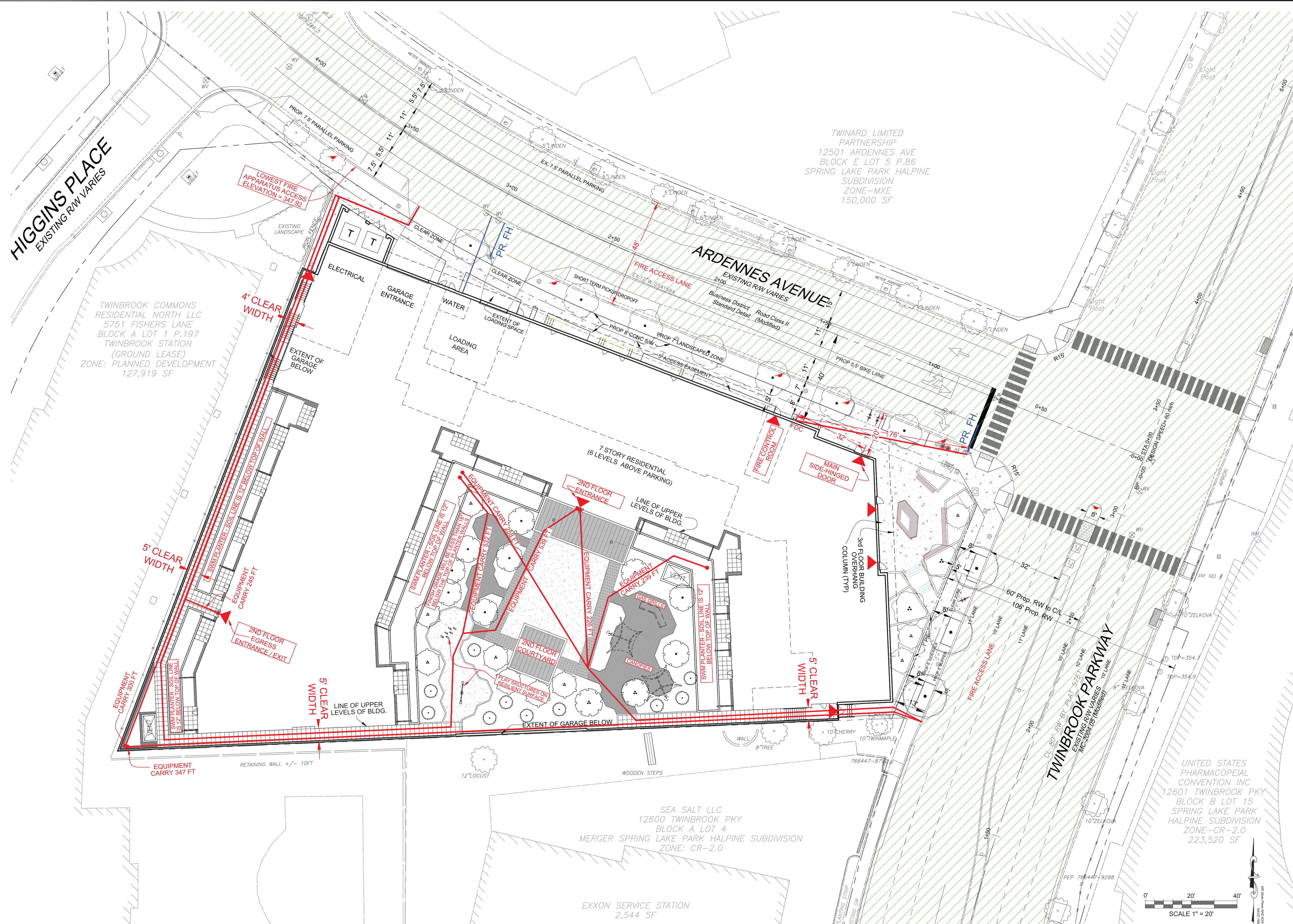
Please consider these constraints and conditions in your approval of this Fire Access Plan.

Sincerely,



Alan Barney, PE  
Dewberry Engineers, Inc

Page 2 of 2



**Note:**

- All storm water planters on the second level will be approximately 40 inches - 56 inches in height from finished grade.
- Thru access from these storm water planters to the building face is limited.
- Access to the SWM planters will be provided across the courtyard. The landscaping and grading in the community courtyard will be graded at less than 1:25 to provide a clear and walkable access. The ground will be less than 18" below the top of the planter walls around the full perimeter of the community courtyard.
- Vegetation inside the SWM planters will be less than 18" high.

**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: 1/10/2024

**Legend**

	FIRE HYDRANT
	FIRE LANE SIGNAGE
	EXISTING FIRE ACCESS LANE

**Developer's Certificate**  
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO. 820240060 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.  
Developer: Twinbrook Ardennes Owner, LLC. Melvin Byrd, Jr  
Company Contact Person  
Address: 4550 Montgomery Avenue, 4th Floor  
Bethesda, Maryland 20814  
Phone: 212.798.4083  
Signature: \_\_\_\_\_


**Dewberry**  
DEWBERRY ENGINEERS INC.  
2101 GATHER ROAD SUITE 340  
ROCKVILLE, MD 20850  
PH: 301.948.8300 FX: 301.258.7607  
www.dewberry.com

**CONTACT**  
KEVIN MACK  
2101 GATHER ROAD SUITE 340  
ROCKVILLE, MD 20850  
PH: 301.337.2861  
www.dewberry.com

**APPLICANT / DEVELOPER**  
BOBBY BYRD  
c/o TWINBROOK ARDENNES OWNER, LLC.  
4550 MONTGOMERY AVE., 4TH FL.  
BETHESDA, MD 20814  
O212.798.4083

**SITE PLAN**  
12500 Ardennes  
12500 Ardennes Ave, Rockville, MD 20852  
LOT P3 / BLOCK A / PARCEL N184  
MONTGOMERY COUNTY, MARYLAND  
4th ELECTION DISTRICT  
SHEET 10000 DIBER 2446, FOLD 15  
WSSC SHEET MAP 216N06, TAX MAP GRID C063

SEAL



01/10/2024

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.: 29891 Expiration Date: 01/14/2026

SCALE: AS SHOWN

No.	DATE	BY	Description

DRAWN BY: DV  
CHECKED BY: KM  
APPROVED BY: PS  
DATE: DECEMBER 2023

TITLE: Fire Department Access Plan

PROJECT NO.: 50164970

SHEET NO.: 13-FDA-820240060





DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich  
*County Executive*

Scott Bruton  
*Director*

January 22, 2024

Ms. Emily Tettelbaum  
Montgomery County Planning Department  
2425 Reedie Drive  
Wheaton, MD 20902

Re: 12500 Ardennes  
Site Plan # 820240060

Dear Ms. Tettelbaum:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval for up to two-hundred thirteen (213) total units including up to fifty-four (54) (25%) MPDUs in Rockville, MD.

An Agreement to Build must be submitted to, reviewed, and executed by DHCA before building permits are obtained from the Department of Permitting Services (DPS). The final MPDU, layouts will need to be approved by DHCA at the MPDU Agreement to Build stage.

Sincerely,

A handwritten signature in black ink, appearing to read "Adrian Hopson", written over a light gray rectangular background.

Adrian Hopson, Planning Specialist III  
Affordable Housing Programs Section

*Affordable Housing*

**Division of Housing**  
*Landlord Tenant Affairs*

*Multifamily Housing*

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1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • [www.montgomerycountymd.gov/dhca](http://www.montgomerycountymd.gov/dhca)

[montgomerycountymd.gov/311](http://montgomerycountymd.gov/311)



240-773-3556 TTY

**820240060 12500 Ardennes**

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

**“07-SITE-820240060-004.pdf V2”** uploaded on/ dated **“12/17/2023”** and

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

1. Please obtain MCDOT approval for the following comments of their sketch plan 320180200 approval letter dated June 14, 2019 as amended under the amended sketch plan 32018020A:
  - a. 4b and 5a: the separated bike lanes configuration along Twinbrook Pkwy frontage (improvements and/ or fee-in-lieu).
  - b. 5c: TIS.
  - c. 9: TDM.
2. On landscaping plan:
  - a. Provide street trees per approved tree species list at the required spacing and clearances.
  - b. Ensure and notate that all non-woody landscaping in ROW need to be per MC-704.01.
  - c. Ensure of sufficient soil volume for the street trees.
3. Please note other than crossings, only public utilities (installed and maintained by the utility company) can be placed within public ROW.



OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich  
*County Executive*

Christopher R. Conklin  
*Director*

January 31, 2024

Ms. Emily Tettelbaum, Planner III  
Mid-County Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
2425 Reedie Drive  
Wheaton, MD 20902

RE: Sketch Plan No. 32018020A  
12500 Ardennes  
Sketch Plan & Traffic Impact Study Letter

Dear Ms. Tettelbaum:

We have completed our review of the sketch plan uploaded to eplans on December 17, 2023. A previous version of the plans was reviewed by the Development Review Committee at its November 21, 2023, meeting. We recommend approval of the plans subject to the following comments:

This letter replaces our previous letter dated June 14, 2019.

**Significant Review Comments**

1. Twinbrook Parkway is classified as a Town Center Boulevard (A-37) with six existing lanes. Per the Master Plan of Highways and Transitways, the minimum right-of-way (ROW) is 120-feet. Plat #23312 shows that the current ROW is 80-feet. Based on this plat, we recommend the Applicant dedicate the additional distance to achieve 60-feet from centerline.

The certified site plan shall reflect the following proposed frontage improvements from the edge of existing pavement to the property:

- 5-foot buffer
- 8-foot sidewalk
- 1-foot maintenance buffer

Note: The 1-foot maintenance buffer is to be located within the proposed Public Improvement Easement (PIE). The Declaration of PIE document is to be recorded in the Land Records of Montgomery County. The deed reference is to be provided on the record plat.

2. The applicant may provide a fee in lieu of the amount of \$48,742.15 for the proposed two way separated bikeway (south side) per bicycle master plan. The payment must be made prior to the issuance of any Right-of-Way permit, the Applicant must make the payment to MCDOT CIP # 507596. If CIP #507596 is no longer available, the Applicant's payment must go to an appropriate alternative CIP to construct nearby bikeway infrastructure as determined by Planning Staff and MCDOT.
3. Ardennes Avenue is in the City of Rockville. MCDOT defers to City of Rockville for all access and improvements to Ardennes Avenue.
4. We defer to City of Rockville for the Sight Distance for proposed access points.
5. **Storm Drain Study:** No portion of the subject site drains to the Montgomery County public storm drain system. We defer to City of Rockville for runoff from the site draining to an existing downstream storm drain system maintained by City of Rockville.
6. Prior to certified preliminary plan the stormwater management in the right-of-way must be approved by DPS.
7. Must follow the Twinbrook Urban Design Guidelines. Local standards and guidelines may override Complete Streets.
8. TDM Requirements: The Applicant shall coordinate with James Carlson at [james.carlson@montgomerycountymd.gov](mailto:james.carlson@montgomerycountymd.gov) or 240-777-8382 to implement the following recommendations for Transportation Demand Management (TDM) elements on the Subject Property.

Under Chapter 42A-23 of the Montgomery Code, the project is required to submit a Level 3 Project-Based TDM Results Plan. The project meets the location (Red Subdivision Staging Policy Area and the Twinbrook Metro Station Policy Area) and size threshold requirement (more than 40,000 gsf) for this plan level.

A Project-based TDM Results Plan requires a commitment by the owner or applicant to achieve a base NADMS that is 5% higher than the District's goal as well as related commuting goals at that project. The Plan must be submitted and approved by MCDOT prior to issuance of any building permit from DPS.

Level 3 Project-Based TDM Results Plans require the following:

- a. Appoint a Transportation Coordinator;

- b. Notify the Department of the Coordinator's contact information within 30 days of receipt of final use and occupancy (U&O) certificate;
- c. Provide space in the project for the promotion of TDM;
- d. Display TDM-relation information in highly visible location(s);
- e. Identify specific TDM actions to be implemented in order to achieve 5% above the Twinbrook MSPA commuter goals – i.e.: NADMS of 50% blended for employees & residents;
- f. Applicant and/or Substitution of Strategies: If strategies initially selected by the owner or applicant do not result in the project achieving goals by 6 years after final occupancy, revisions to the plan or strategies initially selected may be required;
- g. Additional Funding: Commit funding if the project does not achieve the goal within 6 years of final occupancy. Provide higher additional funding if the project has not achieved the goal within 8 years of final occupancy;
- h. Conduct independent monitoring to determine if the project is meeting its goals until the project's goals are achieved.

#### **Standard Comments**

1. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services (DPS) 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. Forest Conservation Easements are NOT ALLOWED to overlap any easement.
3. If the development is reconstructing or modifying any pedestrian facilities or traffic control devices/equipment (identified as "improvements") at an intersection or along their site frontage, the developer will be responsible to upgrade or bring into compliance those facilities to the current standards. At or before the right-of-way permit stage, please contact Mr. Kamal Hamud of our Transportation Systems Engineering Team at (240) 777-2190 or at [kamal.hamud@montgomerycountymd.gov](mailto:kamal.hamud@montgomerycountymd.gov) for proper executing procedures. All costs associated with such improvements shall be the responsibility of the developer.
4. Stop sign locations, crosswalks and markings will be reviewed and completed during the signing and marking stage.
5. No steps, stoops, balconies or retaining walls for the development are allowed in county right-of-way or public improvement easement. No door swings into county ROW.
6. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.

7. Ensure there are no obstructions or impedances along Walkways and Bikeways. Identify any utility appurtenances and vaults and ensure that they are ADA accessible. Grates are prohibited in areas where walking users are expected.
8. 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 DPS Right-of-Way Plan Review Section.

### **Traffic Impact Study**

This revised study, dated December, 2023, was prepared by Wells & Associates. The applicant proposes replacing the existing vacant single-level office building and surface parking with the construction of approximately 213 affordable, multi-family units with 100 parking spaces.

Access to the parking is proposed via a new curb cut on Ardennes Avenue. The 22-foot-wide curb cut is located approximately 95 feet east of Higgins Place in approximately the same location as the existing curb cut. Loading access also will be provided via Ardennes Avenue. The loading curb cut is proposed to be approximately 14 feet wide and will be located approximately 22 feet east of the proposed garage access.

We offer the following comments:

#### **Adequacy Determination:**

1. Per the 2020-2024 Growth and Infrastructure Policy adopted on November 16, 2020 (Council Resolution # 19-655) the following adequacy tests are required for the subject site:
  - a. The subject site is in the Red Policy Area (Twinbrook); therefore, the motor vehicle adequacy test **is not required**.
  - b. Since the proposed site is within the Red Policy Area and will generate between 50-99 peak hour person trips, the pedestrian, bicycle, and transit adequacy tests are required since the development generates more than 50-peak hour trips for each adequacy.

#### **Pedestrian System Adequacy:**

1. **Pedestrian Level of Comfort (PLOC):** The applicant has stated that based on the PLOC review, approximately 1,284 linear feet of off-site pedestrian facilities do not meet PLOC adequacy standards. The consultant has stated that right-of-way constraints along Twinbrook Parkway, shown in Appendix C, within the 400-foot study area preclude the Applicant from being able to make improvements to the sidewalks. Given these limitations, the applicant has outlined the identified deficiencies and improvements required to achieve an adequate PLOC score in Table 3-1 (Pg. 17). Specific improvements to be constructed are to be identified in consultation with Montgomery Planning and MCDOT. The details of design and construction will be included in the



certified site plan. All improvements should be completed prior to issuance of the last Use and Occupancy permit or building permit, whichever comes last.

2. Street Lighting: Based on the streetlight network review, 4 off-site streetlight poles do not meet adequacy standards. The segments of missing streetlight are identified in Figure 3-3B (Pg. 24). The applicant has listed the deficiencies and stated that due to right-of-way restrictions, the addition of new streetlights is not feasible.
3. ADA Compliance: The applicant has stated that five off-site curb ramps do not meet ADA adequacy standards and has stated 3 of them cannot be improved due to right-of-way constraints. Per the LATR, the applicant must fix Americans with Disabilities Act (ADA) noncompliance issues.

#### Bicycle System Adequacy:

1. Based on the Bicycle System Adequacy review completed by the consultant, the following was indicated:
  - a. The Level of Traffic Stress (LTS) in the study area is shown on Figure 3-5 (Pg. 30). As shown, Twinbrook Parkway within the study area is rated with high stress levels since bike facilities are not present along both sides of the road. In contrast, Ardennes Avenue, Fishers Lane west of Twinbrook Parkway, and Higgins Place exhibit moderate/low LTS ratings.
  - b. Due to the site's limited frontage on Twinbrook Parkway, on-street bike lane construction is not feasible since it would require bicyclists to transition into and out of travel lanes in a very short distance. The Applicant proposes to make a monetary contribution toward the future construction of separated bike lanes along the frontage of Twinbrook Parkway.

#### Transit System Adequacy

1. Based on the Bus Transit System Adequacy review, shown in Figure 3-6 (Pg. 28), there are five bus stops within the study area. One stop has a shelter (east side of Twinbrook Parkway north of Parklawn Drive). Two unsheltered stops are situated on Ardennes Avenue in the City of Rockville, and the remaining two are on Twinbrook Parkway in the County.
2. Due to a required minimum space of 20 feet by 7 feet, the consultant deems constructing bus shelters infeasible at either Twinbrook Parkway location lacking a shelter due to right-of-way restrictions and other constraints.

#### Vision Zero

1. An evaluation of vision zero standards included a review of accidents and speed studies. The subject study area does not include any segments identified as High Injury Network segments. We concur with consultant's findings in the report.
2. The consultant obtained crash data from the Maryland Open Data portal and identified 19 crashes that happened within 400 feet of the site boundary over the last five years. One non-intersection injury crash involving a pedestrian was identified and none were classified as fatal.
3. The consultant concluded that the proposed short-term parking along Ardennes Avenue will promote curbside activity, narrowing drivers' perception of the roadway and likely reducing travel

speeds. In addition, since the 85th percentile speed on Twinbrook Parkway falls within 120% of the posted speed limit, additional mitigation measures are not necessary.

LATR Proportionality Guide

1. The off-site improvements cost calculation based on the LATR Proportionality Guide is presented in Appendix C. As shown, the project is required to improve off-site deficiencies approximately \$1,472,831 in costs.
2. Per §VIII.D.1 of the LATR Guidelines, required mitigation is reduced proportionally based on the proportion of MPDUs. Since the entire project is affordable housing, the mitigation payment is reduced by 100 percent.

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 [brenda.pardo@montgomerycountymd.gov](mailto:brenda.pardo@montgomerycountymd.gov) or at (240) 777-7170.

Sincerely,

*Brenda M. Pardo*

Brenda M. Pardo, Engineer III  
Development Review Team  
Office to Transportation Policy

[SharePoint\teams\DOT\Director's Office\Development Review\Brenda\Sketch Plan\SP3202018020A\\_12500\\_Ardennes\Letters\3202018020A-12500\\_Ardennes-DOT Sketch Plan & TIS Letter\\_1.31.24](#)

cc: Correspondence folder FY 2024

cc-e: Matthew Gordon	Selzer Gurvitch Wertheimer & Polott, P.C.
Mark Terry	MCDOT DTEO
Atiq Panjshiri	MCDPS RWPR
Sam Farhadi	MCDPS RWPR
Rebecca Torma	MCDOT OTP



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Finalized: January 18, 2024  
Drafted: December 20, 2023

Mr. Richard Brockmyer, AICP  
Transportation Planner III  
Montgomery County Planning Department  
2425 Reddie Drive, Floor 13  
Wheaton, MD 20902

Dear Mr. Brockmyer:

Thank you for the opportunity to review the **Local Area Transportation Review (LATR) or TIS Review Submittal #1** prepared by **Well & Associates**, dated **September 2023** for the proposed **12500 Ardennes Property (SHA Project #: 23APMO027XX)** located on Ardennes Avenue, off Twinbrook Parkway, off MD 355 (Rockville Pike) at **Mile Point: 7.11** in **Montgomery County**, Maryland.

The State Highway Administration's (SHA) review has been completed and we are pleased to respond.

- The site is situated on the southwest corner of the Twinbrook Parkway/Ardennes Avenue intersection. It is approximately 1.7 acres with a vacant single level office building (21,700 SF) with 55 surface parking spaces.
- The development proposes to raze the existing building and construct approximately 213 affordable, multi-family units with 100 parking spaces.
- Access to the development will be via two (2) two full-movement curb cuts on Ardennes Avenue

Based on the information provided, please address the following comments in a point-by-point response:

**Regional and Intermodal Planning Division (RIPD) Comments by (Mr. Darren Bean)**

The proposed 12500 Ardennes Ave development does not impact MDOT SHA facilities. RIPD does not have any comments.

Mr. Richard Brockmyer, AICP  
SHA Tracking No.: 27APMO027XX  
Page 2 of 4  
Finalized: January 18, 2024  
Drafted: December 20, 2023

**District 3 Engineering Systems Team (EST) Comments By (Mr. Ahmad Al Kawabeh):**

The Engineering Systems Team has reviewed the subject project's TIS submittal #1 materials for conflict with any active or planned projects managed by our office. Currently, we don't have any in-design or planned projects within the vicinity of this development. We defer to District Traffic to provide comments on the TIA.

**Travel Forecasting and Analysis Division (TFAD) Comments by (Mr. Scott Holcomb):**

TFAD does not have any comments on the LATR report. No traffic analyses were performed as the project is in a Red Policy Area, and TFAD concurs with the trip generation prepared for the site.

**District 3 Traffic Engineering Team's Comments by (Mr. Alvin Powell):**

**General Comments**

1. The proposed project site is located at 12500 Ardennes Avenue in Rockville MD, which lies within the Red Policy Area based on Montgomery County's 2020-2024 Growth and Infrastructure Policy. The policy indicates the following in the [TL8] **Red Policy Area Standards**:
  - Any proposed development in Red policy areas is exempt from the LATR motor vehicle adequacy test. In lieu of the motor vehicle adequacy test, the assessment of transportation system performance in these areas should be performed through the biennial monitoring program, including a Comprehensive Local Area Transportation Review (or **comparable analysis**), to identify and prioritize master planned infrastructure implementation needs.

Accordingly, Maryland SHA requires an assessment of the transportation system performance through a comparable analysis.

The State Highway Administration (SHA) collects, maintains, and uses data on Maryland's highways to generate inputs for planning and system operations. As Maryland continues to grow, providing a high quality, reliable transportation system will be vital, creating the need for responsible planning and performance driven decisions to ensure safety, mobility, and multi-modal choices for the movement of people and goods.

2. We request that HCM capacity analyses and queuing analyses be provided for the following key intersection:
  - MD 355 (Rockville Pike) & Twinbrook Parkway
  - MD 586 (Veirs Mill Road) & Twinbrook Parkway



Mr. Richard Brockmyer, AICP  
SHA Tracking No.: 27APMO027XX  
Page 3 of 4  
Finalized: January 18, 2024  
Drafted: December 20, 2023

The HCM capacity and queuing analyses should be performed using the Synchro/SimTraffic software.

3. Please perform the HCM capacity and queuing analyses for the key intersections under the following scenarios:
  - Existing conditions
  - Background conditions
  - Future conditions

Please incorporate the following study periods as part of the scope of the study:

- AM Peak
  - PM Peak
4. Please be sure to detail in the report the 95<sup>th</sup> percentile queues and available queue storage for the following key study intersections:
    - MD 255 (Rockville Pike) & Twinbrook Parkway
    - MD 586 (Veirs Mill Road) & Twinbrook Parkway

Please include the Synchro and SimTraffic outputs in the appendix. Please also include the Synchro files as part of the submission.

If you have any questions, please contact Alvin Powell at: apowell@primeeng.com.

**Traffic Development & Studies Division (TDSD) Comments by (Mr. Yeshitla Argaw):**

We have reviewed the subject TIS and offers no comment for the following reasons.

1. The development borders county roads
2. The development is in the red zone. No motor vehicle adequacy requirement
3. We differ the pedestrian, bicycle and transit adequacy to Montgomery County.

Please submit electronically (via our online system <https://mdotsha.force.com/accesspermit>) the traffic impact study, all supporting documentation, and a point-by-point response addressing the comments noted above to the Access Management Division. Please reference the SHA tracking number on any future submissions. Please keep in mind that you can view the reviewer and project status via SHA Access Management Division web page at <https://www.roads.maryland.gov/mdotsha/pages/amd.aspx>.

Mr. Richard Brockmyer, AICP  
SHA Tracking No.: 27APMO027XX  
Page 4 of 4  
Finalized: January 18, 2024  
Drafted: December 20, 2023

If you have any questions, or require additional information, please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll-free number in Maryland only at 1-800-876-4742 (x7347) or via email at [kwoodroffe@mdot.maryland.gov](mailto:kwoodroffe@mdot.maryland.gov) or [shaamdpermits@mdot.maryland.gov](mailto:shaamdpermits@mdot.maryland.gov).

Sincerely,



1/18/2024

for Mr. Derek Gunn, P.E.  
District Engineer, District 3, SHA

DG/eui

cc: Ms. Natasha Aidoo, SHA - District 3 Traffic  
Ms. Obianuju Ani, SHA – OOTS TDSD  
Mr. Darren Bean, SHA - RIPD  
Ms. Rola Daher, SHA – TFAD  
Ms. Qianyu Hu, ADE – Traffic (Montgomery Cnty) SHA - District 3  
Mr. Scott Holcomb, SHA – TFAD  
Mr. Alvin Powell, SHA District 3 Traffic  
Mr. Deepak Somarajan, Montgomery County Department of Transportation  
Mr. Kwesi Woodroffe, SHA District #3 Regional Engineer  
Ms. Urooj Zafar, ADE – Project Development, SHA – District 3





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Hadi Mansouri  
Acting Director

April 1, 2020

Mr. Alan Barney, P.E.  
Dewberry  
2101 Gaither Road, Suite 240  
Rockville, MD 20850

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN** for  
Spring Lake Park/12500 Ardennes Avenue  
Site Plan #: 820200080  
SM File #: 285546  
Tract Size/Zone: 1.31Ac./CRT-2.0,C-1.5,R-2.0  
Total Concept Area: 1.46 Ac.  
Lots/Block: P3/A  
Parcel(s): N184  
Watershed: Lower Rock Creek

Dear Mr. Barney:

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 ESD to the MEP with the use of five micro-bioretenention planter boxes and a green roof. Additional treatment is provided via a structural underground filter. Due to site constraints full treatment may not be provided, so the request for a partial waiver of quantity is granted.

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. Use the latest design standards at the time of plan submittal.
5. The green roof is to be designed by a professional with green roof experience.
6. Provide a minimum of 373 square feet of 8" green roof. Try to provide additional green roof if possible.
7. Provide a copy of the riser diagram for the roof drains.



255 Rockville Pike, 2<sup>nd</sup> Floor, Rockville, Maryland 20850 | 240-777-0311  
[www.montgomerycountymd.gov/permittingervices](http://www.montgomerycountymd.gov/permittingervices)

*Mr. Alan Barney*  
*April 1, 2020*  
*Page 2 of 2*

8. All under ground parking garage is to drain to WSSC. Provide a copy of the riser diagrams to verify this condition.

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 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 David Kuykendall at 240-777-6332.

Sincerely,



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

MCE: CN285546 Spring Lake Park.DWK

cc: N. Braunstein  
SM File # 285546

ESD: Required/Provided 8332 cf / 4851 cf  
PE: Target/Achieved: 1.8"/1.05"  
STRUCTURAL: 1,851 cf  
WAIVED: 1.46 ac.

## Tettelbaum, Emily

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**From:** Etheridge, Mark <Mark.Etheridge@montgomerycountymd.gov>  
**Sent:** Tuesday, January 16, 2024 3:24 PM  
**To:** Tettelbaum, Emily  
**Subject:** RE: 12500 Ardennes SWM Letter

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

Hi Emily –

Yes, that approval is still valid for 820240060.

Mark C. Etheridge  
Manager  
Water Resources Section | Montgomery Co. Department of Permitting Services  
2425 Reddie Drive, 7th Floor  
Wheaton, MD 20902  
240-777-6338  
[Mark.etheridge@montgomerycountymd.gov](mailto:Mark.etheridge@montgomerycountymd.gov)



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**From:** Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>  
**Sent:** Tuesday, January 16, 2024 12:14 PM  
**To:** Etheridge, Mark <Mark.Etheridge@montgomerycountymd.gov>  
**Subject:** 12500 Ardennes SWM Letter

**[EXTERNAL EMAIL]**

Hi Mark,

I hope you are well. Could you confirm that the attached letter (dated April 1, 2020) is still applicable for Site Plan No. 820240060, 12500 Ardennes?

Thank You,  
Emily



### Emily Tettelbaum

Planner III, Midcounty Planning Division  
Montgomery County Planning Department  
2425 Reddie Drive, Floor 14, Wheaton, MD 20902  
[emily.tettelbaum@montgomeryplanning.org](mailto:emily.tettelbaum@montgomeryplanning.org)  
o: 301-495-4569

