

Marc Elrich
County Executive

Christopher R. Conklin *Director*

February 23, 2024

Mr. Parker Smith, Planner III Midcounty Planning Division The Maryland-National Capital Park & Planning Commission 2425 Reedie Drive, 14th Floor, Wheaton, MD 20902

> RE: Preliminary Plan and Traffic Impact Study (TIS) Letter-**Revised** Plan No. 120230160 9801 Georgia Avenue

Dear Mr. Smith:

This letter supersedes the previous letter dated February 5, 2024. We have completed our review of the revised Preliminary Plan uploaded in eplans dated January 5, 2024, and revised TIS dated November 6, 2023. The plan was reviewed by the Development Review Committee at its meeting on September 12, 2023.

The subject property is fronting the public street maintained by Maryland State Highway Administration (MDSHA). Therefore, MCDOT does not have any jurisdiction other than the maintenance and operation of the traffic signal, sidewalk, bus stop, bus shelter, or shared use path along the MDSHA maintained rights-of-way (ROW). Per Montgomery County Code Chapter 50 Section 4.2, MCDOT shall provide the recommendations about the right-of-way maintained by MDSHA per the review of the preliminary plan and TIS for the attention of the concerned agencies. We recommend approval of the plan subject to the following comments for the ROW maintained by the County:

Preliminary Plan Significant Comments:

1. Forest Glen Passageway: MCDOT is working towards completing 15 % design for the Forest Glen passageway that will have an entrance on this property at the northeast corner of Forest Glen and MD 97, Georgia Avenue. The passageway will run under MD 97 to connect to the Forest Glen Metro station This passageway is to help pedestrians and bicyclists to obtain safe

and efficient access to the Metro Station and is mentioned in the Forest Glen Montgomery Hills Sector Plan approved and adopted in March 2020.

Based on the trip generation rates for pedestrian and auto modes, the new development will significantly increase the pedestrians at this intersection; therefore, justify the dedication of approximately 3824 +/- SF of area for the Forest Glen Passageway. Currently both the AM and PM periods have approximately 200 pedestrians for three hours, or 67 pedestrians in the peak hour. Per the TIS scoping form, the development will add an additional 30 non-motorized trips during each of the AM and PM peak hours that will increase the pedestrian volumes by 45%. We believe that most of the pedestrian traffic will occur at the intersection of Georgia Avenue (MD-97) and Forest Glen Road, which is already congested. Dedication will not impact the developer's permitted densities, nor will it affect their development footprint. Therefore, we are requesting dedication for the full area (3824 SF) for the Forest Glen Passageway.

Per MCDOT design at the writing of this letter we believe that approximately 3824 +/- SF of area will be required for the passageway and it should be shown on the certified preliminary plan. In addition to the 3,824 +/- SF, the open space/civic green along the 9801 Forest Glen Road property will be needed to construct the passageway, MCDOT will require a Temporary Construction Easement. The recommended dedicated area and the temporary construction easement shall be finalized prior to recording the plat in coordination with Montgomery County Department of Permitting Services (MCDPS) and MCDOT. Please coordinate with Ms. Rebecca Park for the Capital Improvement Project (CIP) project (P501911). Ms. Park can be reached at 240-777-7263 or at Rebecca.Park@montgomerycountymd.gov.

2. Georgia Avenue (MD-97):

- a. The Master Plan of Highways and Transitways classifies it as a Boulevard divided with 6 lanes Divided and Planned Bus Rapid Transit (BRT). The ROW is master planned to be 110-feet as shown in the plans.
- b. We recommend the applicant contact Ms. MarieFrance Guiteau with Maryland State Highway Administration (MDSHA) for impacts to the subject site due to the Georgia Avenue (MD-97) widening and resurfacing CIP project # MO2245171. Ms. Guiteau could be reached at 410-545-8885 or at mguiteau@mdot.maryland.gov.
- c. We recommend that the applicant contact Mr. Corey Pitts, with MCDOT regarding the BRT on Georgia Avenue (MD-97). Mr. Pitts can be reached at 240-777-7217 or at Corey.Pitts@montgomerycountymd.gov.

3. Forest Glen Road:

a. Per Master Plan of Highways and Transitways, it is classified as an Area Connector with 2-lanes and a ROW of 80-ft. The Bicycle Master Plan recommends a sidepath on the

- east side. Per Complete Streets a minimum street buffer of 6-ft and minimum Sidewalk of 6-ft.
- b. We agree with the roadway cross sections as shown on Sheet No. PP-3A uploaded to eplans on January 5, 2024. At the time of Woodland Drive ROW permit, MCDPS and/or MCDOT will determine if the applicant will install the Forest Glen frontage Improvements including the sidewalk at the ultimate location within the ROW or pay a fee-in-lieu as part of the Passageway CIP project. The fee-in-lieu cost estimate for the improvements shall be approved by MCDOT/MCDPS.
- c. At the time of the Woodland Drive ROW permit, the applicant shall coordinate with MCDOT for the construction of the plaza area within the subject property as it would be part of a temporary construction easement.
- d. The intersection of Forest Glen Road with Georgia Avenue is maintained by MDSHA so defer to them for any improvements. See Comment #2(b) above.
- 4. Woodland Drive: We agree with the applicant reducing the travel lanes and installing street parking along the frontage to comply with the traffic calming requirements. The typical roadway cross section for Woodland Drive shall include the following as shown in the Sheet PP-3A uploaded to eplans on December 08, 2023.
- 5. Proposed Driveways:
 - a. Woodland Drive: The driveway shall be per MC-302.01 (Commercial Driveway) and any modification to the driveway shall be approved by MCDPS.
 - b. Georgia Avenue (MD-97): We defer to MDSHA for review and approval.
- 6. The existing handicap ramp on the west leg of the Forest Glen Road and Woodland Drive intersection shall be removed. At the ROW permit for Woodland Drive applicant shall install handicap ramps on the north and east leg on both sides of the roadway of the Forest Glen Road and Woodland Drive intersection or pay fee-in-lieu as determined by MCDPS as part of the sidewalk along Forest Glen Road. The applicant shall coordinate with Ms. Rebecca Park of our Division of Transportation Engineering to work out the details to align with the sidewalk along Forest Glen Road. Ms. Park can be reached at 240-777-7263 or at Rebecca.Park@montgomerycountymd.gov.
- 7. Proposed On-Street Parking: Proposed on-street parking must be a minimum of 35 feet away from the intersections with proper traffic signs per Montgomery County Code 31-17.
- 8. There is an existing bus stop location along the Georgia Avenue (MD-97) site frontage which should be shown on the Preliminary Plan. Any relocation/impacts/improvements to the existing bus stops to incorporate the frontage improvements should be coordinated with Mr. Wayne Miller of our Division of Transit Services, RideOn bus facilities. Mr. Miller may be contacted at Wayne.Miller2@montgomerycountymd.gov or at 240-777-5836.

9. Sight Distance:

- a. We accept the sight distance for access on Woodland Drive with the condition that prior to ROW permit the proposed parking spaces or any proposed trees will be removed within the line of sight. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference with this letter.
- b. We defer to MDSHA for the access on Georgia Avenue (MD-97) approval.

10. Storm Drain:

- a. We agree with the applicant's proposal of installing an Alpha Slip Liner to the existing three (3) downstream pipe runs (From Storm Drain Structure D-100 to Ex-0) to improve the proposed 10-year HGL to 3.0 ft below the existing 10-year HGL.
- b. We defer to MDSHA for any improvements required (if any) to the existing storm drain for any runoff to Georgia Avenue (MD-97).

Standard Plan Review Comments:

- All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site
 plans should be submitted to the 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 / sidepath and roadway.
- 3. Upgrade pedestrian facilities at all intersections as needed to comply with current ADA standards.
- 4. No steps, retaining walls or door swings into county the ROW. No private vaults are permitted in the County ROW.
- 5. Relocation of utilities along existing roads to accommodate the applicant's required roadway improvements shall be the responsibility of the applicant.
- 6. Erosion and sediment control measures as required by Section 50-35(j) 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 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 MCDPS.
- 7. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County ROW and all drainage easements.
- 8. Posting of the ROW permit bond is a prerequisite to MCDPS approval of the record plat. The ROW permit will include, but not necessarily be limited to, the following improvements:

- a. Curbs and gutters, sidewalks and handicap ramps (if any), storm drainage and appurtenances, streetlights and street trees along Forest Glen Road per Significant Plan Review Comment # 3b.
- b. Curbs and gutters, sidewalks and handicap ramps (if any), storm drainage and appurtenances, streetlights and street trees along Woodland Drive.
- c. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.

TIS Comments:

- 1. As part of the Vehicular analysis three different Scenarios were analyzed:
 - a. Scenario 1-Two site access points, a full access on Woodland Drive and a right-in/right-out along Georgia Avenue (MD-97): With two site access points [a full access on Woodland Drive and a right-in/right-out along Georgia Avenue (MD-97)] as in Scenario 1, may reduce the vehicles performing a challenging U-turn from the site at an unsignalized intersection. This Woodland Drive access would either add additional traffic to already congested intersection of Forest Glen Road and Georgia Avenue (MD-97) or may create unsafe left turns at unsignalized intersection at Georgia Avenue (MD-97) & Bonnywood Lane/Tilton Drive.
 - b. Scenario 2-A right-in/right-out along Georgia Avenue (MD-97): With access only along Georgia Avenue (MD-97) as in this scenario, will require all vehicles existing the site to maneuver a challenging weave across three lanes of a high-speed high-volume roadway and perform a U-turn at an unsignalized. Also, the northbound left turning/u-turning vehicles at Georgia Avenue (MD-97) will extend into the through lane. Lastly, truck loading would occur through the one access point and may require large trucks to back into the site. Due to these reasons the intersection would operate at an unsafe level. In addition, backing into the site along Georgia Avenue would be difficult.
 - c. Scenario 3: Two site access points, a full access on Woodland Drive, a right-in/right-out along Georgia Avenue (MD-97) and traffic signal at the intersection of Georgia Avenue (MD-97) & Bonnywood Lane/Tilton Drive:
 With the proposed traffic signal, the subject site traffic and surrounding neighborhood
 - traffic (north of Sherwood Drive) is likely to be diverted to the signalized intersection to head southbound on Georgia Avenue (MD-97) to access I-495. By signalizing this intersection, it makes the traffic operations including the pedestrian crossing safer.

Therefore, we recommend Scenario 3, considering safe traffic operations of the subject site as well as the neighborhood. Per the revised MDSHA letter dated January 29, 2024, a traffic signal was agreed with a permanent U-turn restriction at the intersection. We recommend MDSHA require the applicant design and install the traffic signal including Accessible Pedestrian Signal (APS) at Georgia Avenue (MD 97) and Bonnywood Lane/Tilton Drive and should be operational prior to the opening of the subject site.

- 2. If, at the time the Applicant submits for permits to construct one of the required LATR Off-Site Improvements, the improvement is no longer necessary or desirable, because: i) it has been constructed as part of a capital improvement project by a government agency, or, ii) the applicable master plan has changed and no longer requires or suggests the improvement, the Applicant can propose an alternative LATR Off-Site Improvement from the priority list of improvements provided in the subject Staff Report that is of similar value, and this alternative improvement, if reviewed and approved by Planning Staff, can be substituted and shown on a revised Certified Preliminary Plan.
- 3. Before issuance of first above-grade building permit or ROW permit for preliminary/site plan required ROW improvements (whichever comes first), the Applicant must make a payment of \$1,275,636 to the Montgomery County Department of Transportation towards the Forest Glen Sidewalk CIP project located in the Forest Glen and Kensington/Wheaton policy areas. The payment will be indexed to the Federal Highway Administration's National Highway Construction Cost Index from the mailing date of the Planning Board resolution to the date of application for the first above-grade building permit or ROW permit (whichever comes first). Proof of payment is required.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Deepak Somarajan, our Development Review Team for this project at deepak.somarajan@montgomerycountymd.gov or (240) 777-2194.

Sincerely,

Deepak Somarajan, Engineer III
Development Review Team

Deepak Somarajan

Office of Transportation Policy

M:\Subdivision\Deepak\Preliminary Plan Plan\ 120230160-9801 Georgia Avenue\Letter\120230160-9801 Georgia Avenue-Prelim Plan Revised Letter.docx

Attachment: Sight Distance Form

cc: SharePoint\Correspondence Folder FY'24

cc-e: Michael Goodman VIKA Maryland LLC

Erin Girard Miles & Stockbridge

Matthew Folden MNCPPC Richard Brockmyer MNCPPC

Kwesi Woodroffe MDSHA District 3

MarieFrance Guiteau MDSHA

Atiq Panjshiri MCDPS RWPR Sam Farhadi MCDPS RWPR Daniel Sheridan MCDOT DTE Rebecca Park MCDOT DTE Corey Pitts MCDOT DTE Tiara McCray MCDOT DTE Mark Terry MCDOT DTEO Wayne Miller MCDOT DTS Rebecca Torma MCDOT OTP



MONTGOMERY COUNTY, MARYLAND

DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Plan Number: 1-20230160

Project Name: 9801 Georgia Avenue

ENGINEER/ SURVEYOR CERTIFICATE

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

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approved: Peepak Somarajan
2/5/2024

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FORM APPROVED 11.8.2023 Date Date	REVISED	Montgomery County Department of Transportation	
Chief, Division of Transportation Engineering Montgomery County Dept. of Transportation Chief, Land Development Montgomery County Dept. of Permitting Services		Sight Distance Review Form	

control on the minor road.

Street parking spaces to be removed and/or relocated outside sight triangles at permitting



MONTGOMERY COUNTY, MARYLAND

DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

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Signature

52939

PLS/PE MD Reg. №

Date

Montg	omery County Review:
X A	pproved
☐ Di	sapproved:
By: Z	Deepak Somarajan
Date:	2/5/2024

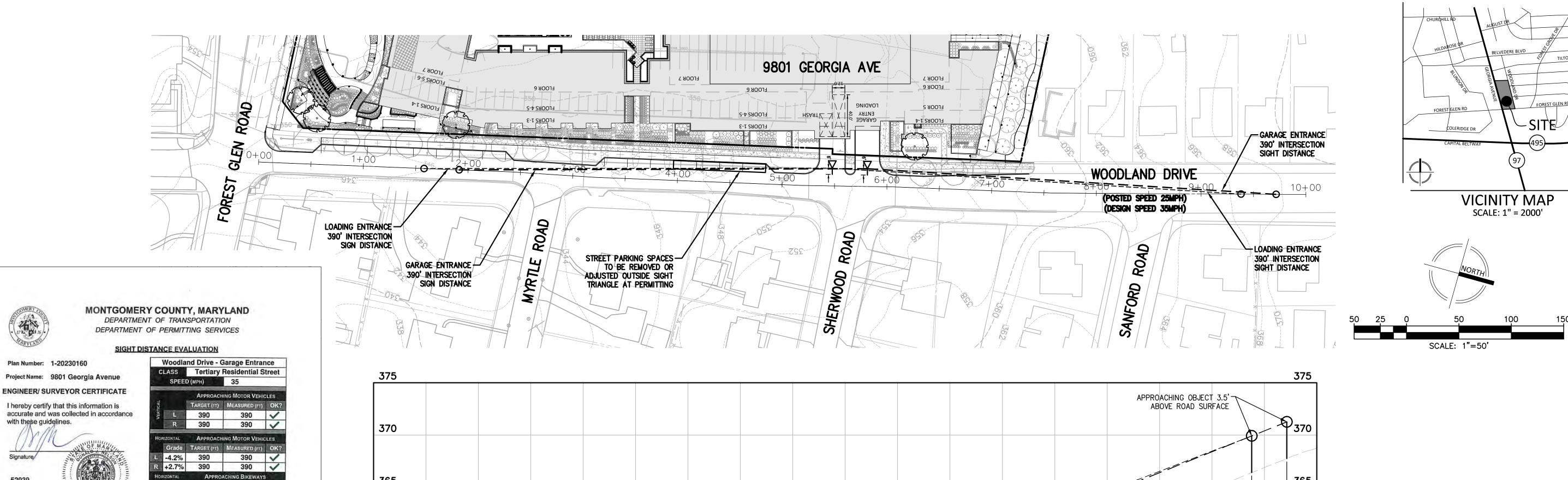
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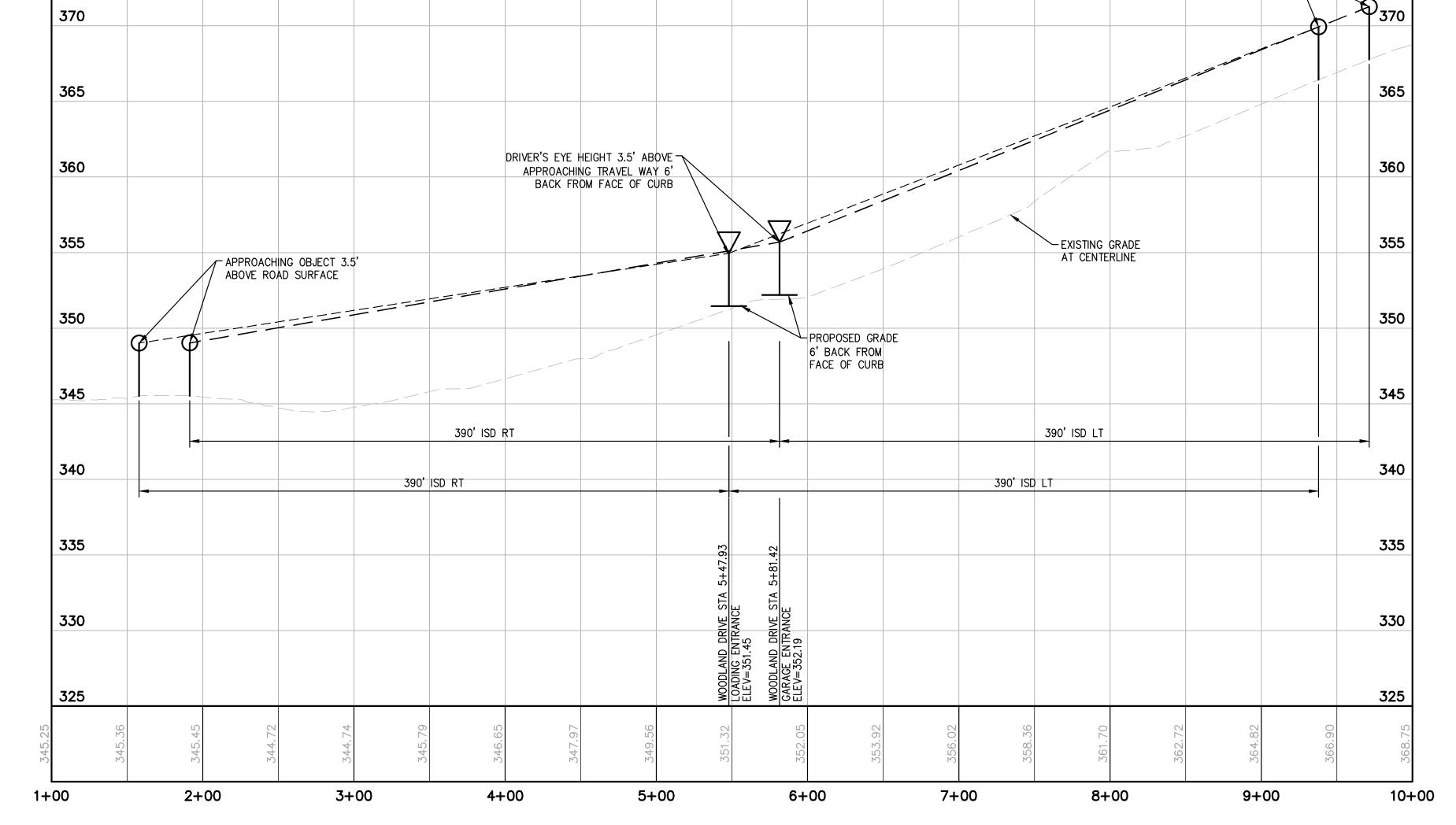
FORM APPROVED 11.8.2023 Date	REVISED	
Chief, Division of Transportation Engineering Montgomery County Dept. of Transportation		
- Thirm		
Chief, Land Development Montgomery County Dept. of Permitting Services		

Montgomery County Department of Transportation

Street parking spaces to be removed and/or relocated outside sight triangles at permitting

Sight Distance Review Form





WOODLAND DRIVE PROFILE

HORIZ. 1"=50' VERT. 1"=5"

LEGEND:

APPROACHING OBJECT 3.5' ABOVE MAJOR ROAD SURFACE

DRIVER EYE HEIGHT 3.5' ABOVE INTERSECTING ROAD SURFACE

— — — SIGHT DISTANCE LINE

20251 Century Blvd., Suite 400

Germantown, MD 20874 301.916.4100 | vika.com Our Site Set on the Future.

> PREPARED FOR: JLB REALTY, LLC 8120 WOODMONT AVE SUITE 850 BETHESDA, MD 20814 240.223.5350 CONTACT: GRAHAM BROCK

DESIGN CONSULTANTS

gbrock@jlbpartners.com

PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301.916.4100 CONTACT: MICHAEL GOODMAN, PE ARCHITECT MOYA DESIGN PARTNERS 1308 19TH ST. NW

WASHINGTON, DC 20036 202.816.MOYA CONTACT: FEDERICO OLIVERA-SALA LANDSCAPE ARCHITECT LANDDESIGN 200 SOUTH PEYTON STREET ALEXANDRIA, VA 22314 703.549.7784 CONTACT: MATT CLARK

ATTORNEY MILES & STOCKBRIDGE 11 N WASHINGTON STREET SUITE 700 ROCKVILLE, MD 20850 301.517.4804 CONTACT: ERIN GIRARD

TRAFFIC ENGINEER LENHART TRAFFIC CONSULTING 645 BALTIMORE ANNAPOLIS BLVD SUITE 214 SEVERNA PARK, MD 21146 410.216.3333 CONTACT: NICK DRIBAN

9801 Georgia Avenue

WHEATON ELECTION DISTRICT NO. 13 MONTGOMERY COUNTY, MARYLAND WSSC GRID: 212NW02 TAX MAP: JP12

> SIGHT DISTANCE PLAN

WOODLAND DRIVE



PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER ENGINEER'S NAME: DONALD J. NELSON, P.E.

DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIK MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

DRAWN BY: DESIGNED BY: ___

SHEET NO.

DATE ISSUED: <u>JULY 2023</u> PROJECT VM50562

SIGHT-001

LAYOUT: S001-W, Plotted By: nelson

Plan Number: 1-20230160

with these guidelines.

PLS/PE MD Reg. №

Montgomery County Review:

Approved

Montgomery County Dept. of Transportation

Montgomery County Dept. of Permitting Services

Tintha W

Chief, Land Development

4

Plan Number: 1-20230160

with these guidelines.

PLS/PE MD Reg. №

Signature

FORM APPROVED

Chief, Land Development

Project Name: 9801 Georgia Avenue

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance

Montgomery County Review:

11.8.2023 Date

Disapproved:

Tittley M. Cyple

Montgomery County Dept. of Transportation

Montgomery County Dept. of Permitting Services

Disapproved:

170

COMMENTS Per Speed Study included in the LATR Report dated

0/20/23 prepared by Lenhart Traffic Consulting, Inc, the 85th Percentile speed for Woodland Dr is 35mp

Montgomery County

Department of Transportation

Sight Distance Review Form

Woodland Drive - Loading Entrance

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Per Speed Study included in the LATR Report dated

10/20/23 prepared by Lenhart Traffic Consulting, Inc.

the 85th Percentile speed for Woodland Dr is 35mph Per AASHTO 2018 §9.5.3.2.1, no grade adjustments

are required for Case B - intersections with stop

Street parking spaces to be removed and/or

relocated outside sight triangles at permitting

Montgomery County

Sight Distance Review Form

APPROACHING MOTOR VEHICLES

APPROACHING BIKEWAYS

SPEED (MPH) 35

Per AASHTO 2018 §9.5.3.2.1, no grade adjustments are required for Case B - intersections with stop

Street parking spaces to be removed and/or

REVISED

MONTGOMERY COUNTY, MARYLAND

DEPARTMENT OF TRANSPORTATION

DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

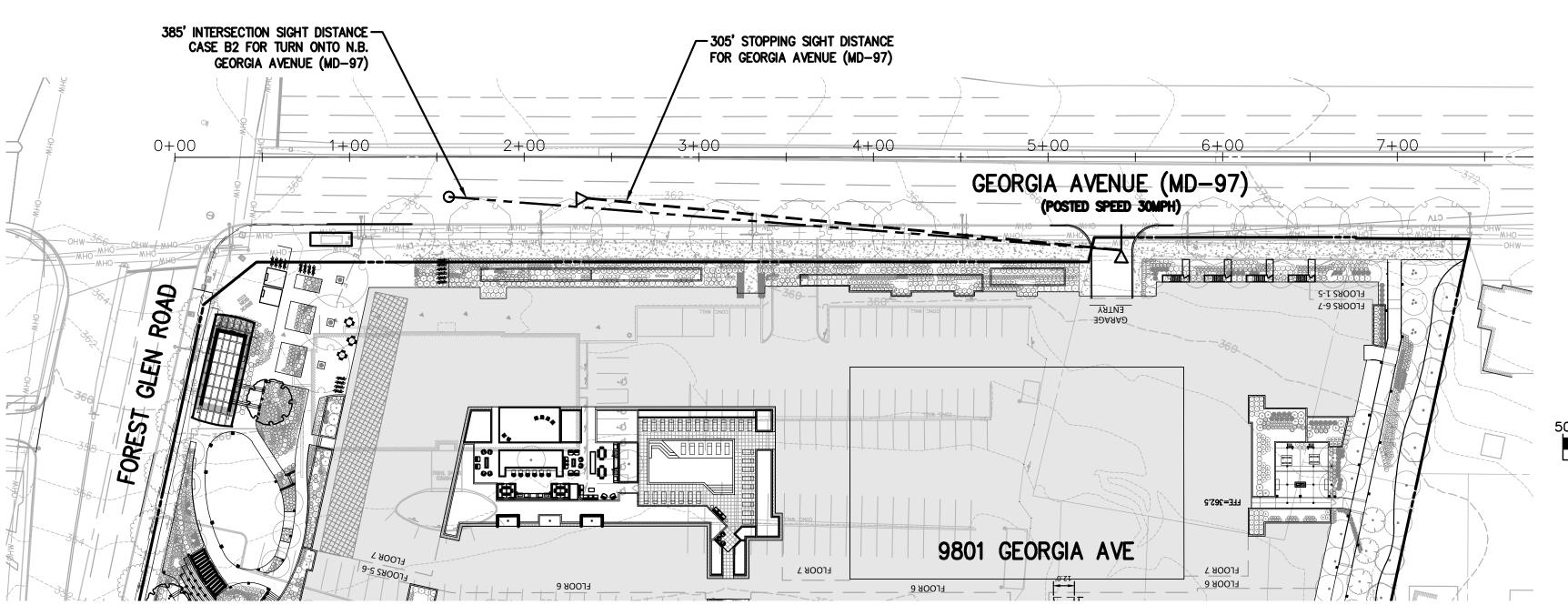
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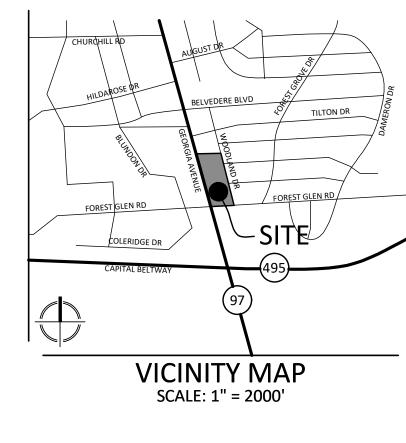
OBJECT ABOVE GRADE

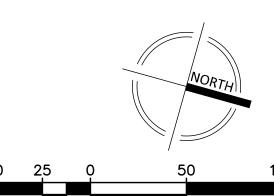
 ∇ EYE HEIGHT 3.5' ABOVE GRADE

INTERSECTION SIGHT DISTANCE LINE

STOPPING SIGHT DISTANCE LINE







SCALE: 1"=50'

202.816.MOYA CONTACT: FEDERICO OLIVERA-SALA LANDSCAPE ARCHITECT

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PREPARED FOR:

SUITE 850

240.223.5350

JLB REALTY, LLC 8120 WOODMONT AVE

BETHESDA, MD 20814

CONTACT: GRAHAM BROCK gbrock@jlbpartners.com

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER

VIKA MARYLAND, LLC

20251 CENTURY BOULEVARD SUITE 400

CONTACT: MICHAEL GOODMAN, PE

MOYA DESIGN PARTNERS

GERMANTOWN MD, 20874

301.916.4100

ARCHITECT

1308 19TH ST. NW WASHINGTON, DC 20036

LANDDESIGN 200 SOUTH PEYTON STREET ALEXANDRIA, VA 22314 703.549.7784 CONTACT: MATT CLARK

ATTORNEY

MILES & STOCKBRIDGE 11 N WASHINGTON STREET SUITE 700 ROCKVILLE, MD 20850 301.517.4804 CONTACT: ERIN GIRARD TRAFFIC ENGINEER

LENHART TRAFFIC CONSULTING
645 BALTIMORE ANNAPOLIS BLVD SUITE 214 SEVERNA PARK, MD 21146 410.216.3333 CONTACT: NICK DRIBAN

9801 Georgia Avenue

WHEATON ELECTION DISTRICT NO. 13 MONTGOMERY COUNTY, MARYLAND WSSC GRID: 212NW02 TAX MAP: JP12

> SIGHT DISTANCE PLAN

GEORGIA AVENUE



PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER ENGINEER'S NAME: DONALD J. NELSON, P.E. LICENSE No.: 52939 EXPIRATION DATE: JULY 11, 2024

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC.
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DRAWN BY: DESIGNED BY: ___

DATE ISSUED: <u>JULY 2023</u> PROJECT VM50562

SIGHT-002

Sight Distance Measurement and Evaluation Worksheet

Project: 9801 Georgia Avenue Preliminary Plan: 120230160 Date: 7/14/2023

Georgia Avenue (MD-97) Evaluation

Posted Speed = 30 mph

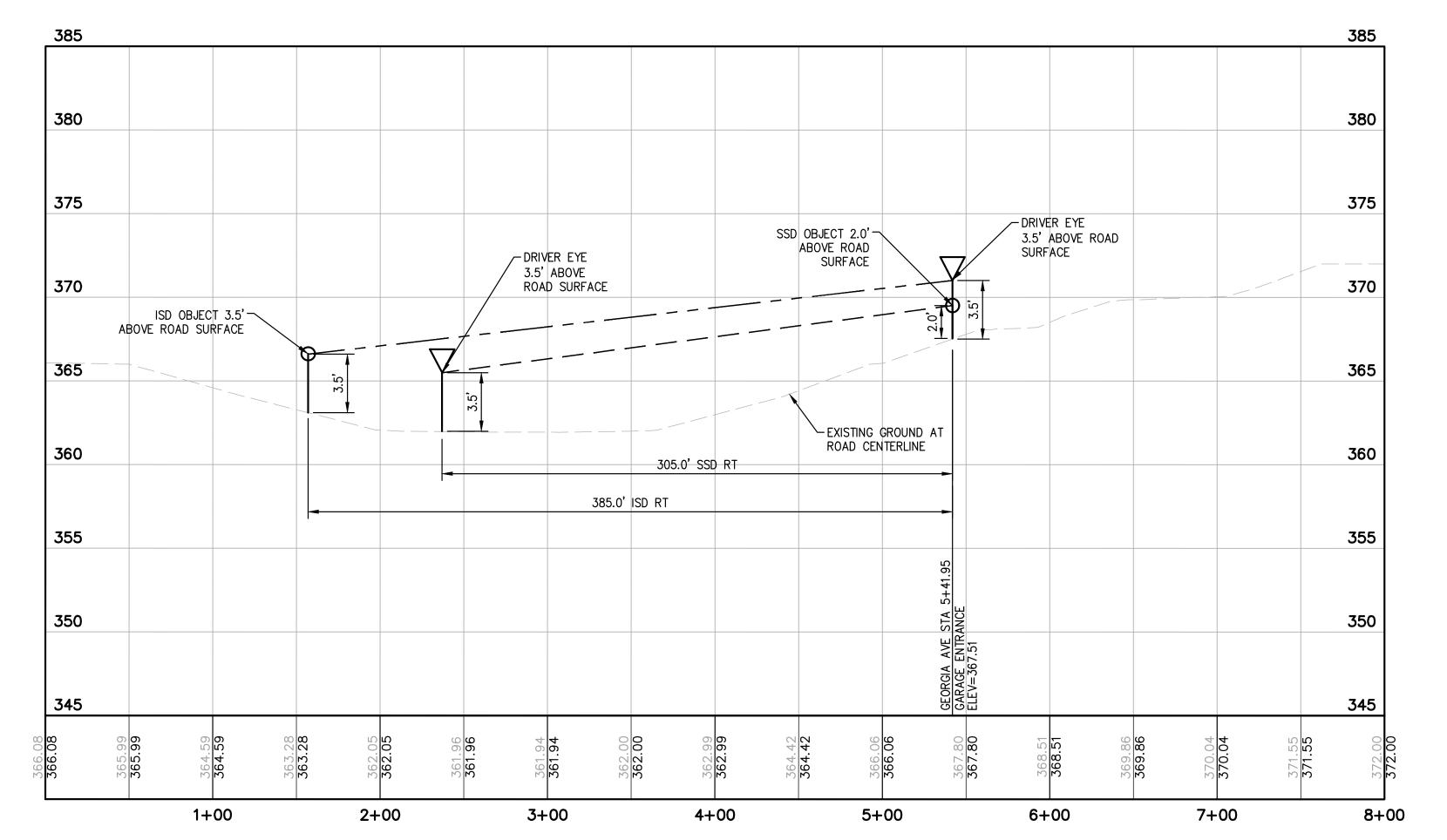
Designed Speed = Posted Speed + 10 mph = 40 mph (EAPD Policy)

Turning Movement	State Standard ISD Requirement Based on Design Speed	Reduced ISD Requirement Based on Posted Speed*
Right Turn from Driveway 1 Stop Control, AASHTO Case B2 (2018 AASHTO Greenbook Table 9-9)	385 ft	290 ft

*Substandard Condition meeting this requirement may be acceptable upon consideration of site specific traffic and safety conditions, feasibility constraints, etc. Mitigation may be required for any substandard condition.

Stopping Sight Distance (SSD): SSD Required for the Design Speed: 305 ft (2018 AASHTO Greenbook, Chapter Table 3-1)

Garage Intersection		
INTERSECTION SIGHT DISTANCE (ISD) 2018 AASHTO Greenbook, Chapter 9.5	MEASUR	EMENT (ft)
 3.5' driver's eye height at proposed access 	LEFT	RIGHT
 3.5' object on approaching lane 	385	N/A
 Decision Point 14.5' from edge of major road travel way 	365	1071
STOPPING SIGHT DISTANCE (SSD)	MEASUR	EMENT (ft)
2018 AASHTO Greenbook, Chapter 3.2.2		- 90.594
 2.0' object placed at proposed access 	LEFT	RIGHT
 3.5' driver's eye height on approaching lane 	305	N/A

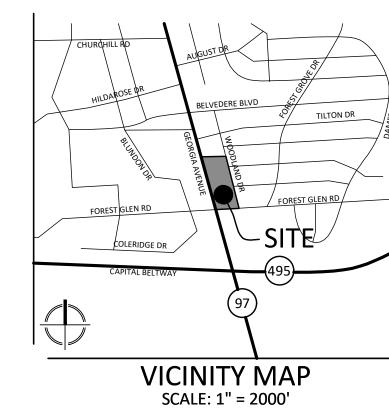


SIGHT DISTANCE - GEORGIA AVENUE PROFILE

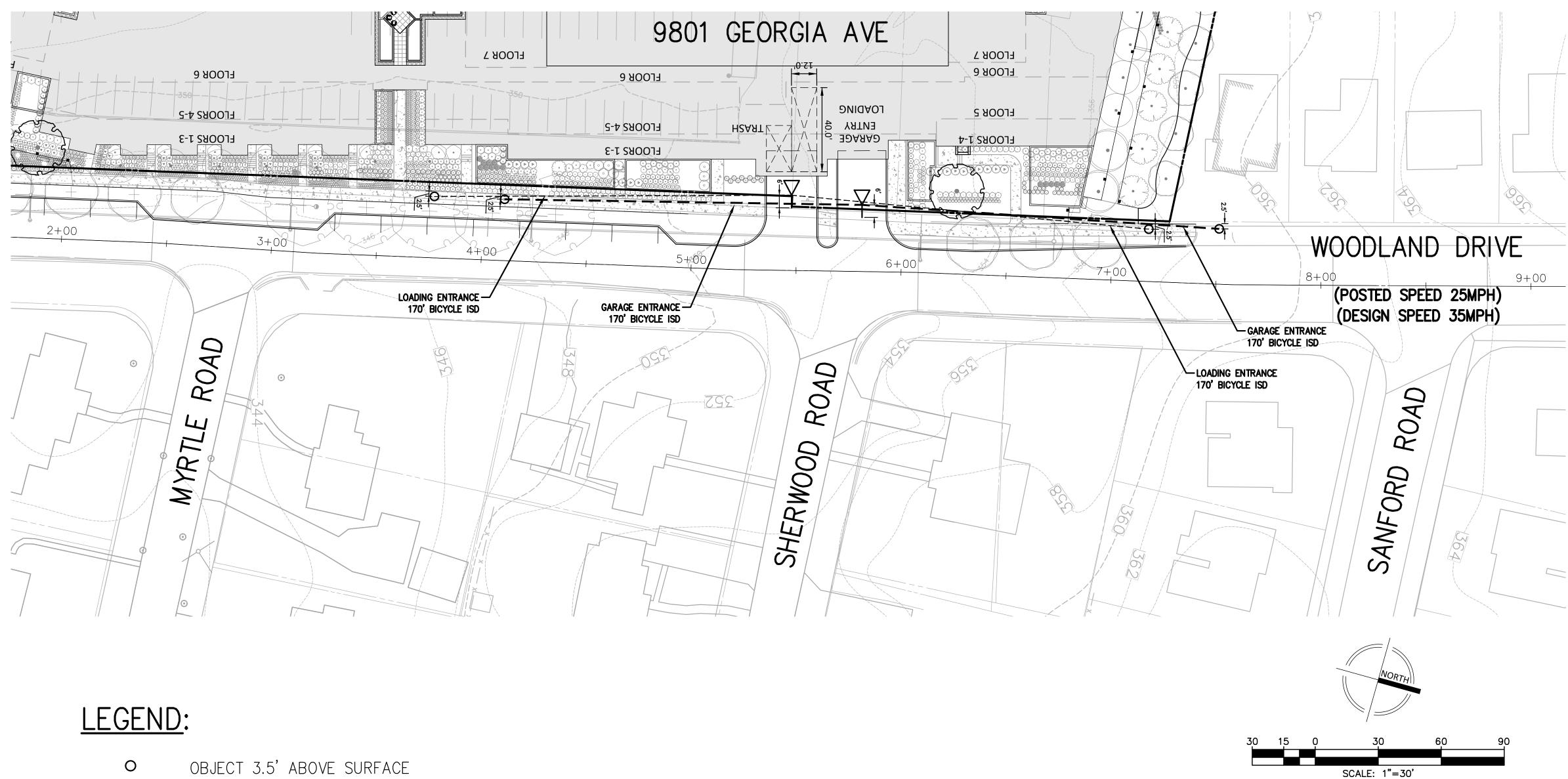
HORIZ. 1"=50'

LAYOUT: S002-G, Plotted By: nelson

SHEET NO.







OBJECT 3.5' ABOVE SURFACE

SIGHT DISTANCE LINE

LAYOUT: S003-WB, Plotted By: nelson

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PREPARED FOR: JLB REALTY, LLC 8120 WOODMONT AVE SUITE 850 BETHESDA, MD 20814 240.223.5350 CONTACT: GRAHAM BROCK gbrock@jlbpartners.com

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301.916.4100 CONTACT: MICHAEL GOODMAN, PE ARCHITECT MOYA DESIGN PARTNERS 1308 19TH ST. NW WASHINGTON, DC 20036

202.816.MOYA CONTACT: FEDERICO OLIVERA-SALA LANDSCAPE ARCHITECT
LANDDESIGN
200 SOUTH PEYTON STREET ALEXANDRIA, VA 22314 703.549.7784 CONTACT: MATT CLARK

ATTORNEY MILES & STOCKBRIDGE 11 N WASHINGTON STREET SUITE 700 ROCKVILLE, MD 20850

301.517.4804 CONTACT: ERIN GIRARD TRAFFIC ENGINEER LENHART TRAFFIC CONSULTING
645 BALTIMORE ANNAPOLIS BLVD SUITE 214 SEVERNA PARK, MD 21146 410.216.3333 CONTACT: NICK DRIBAN

9801 Georgia Avenue

WHEATON ELECTION DISTRICT NO. 13 MONTGOMERY COUNTY, MARYLAND WSSC GRID: 212NW02 TAX MAP: JP12

> **BICYCLE** SIGHT DISTANCE PLAN

WOODLAND DRIVE



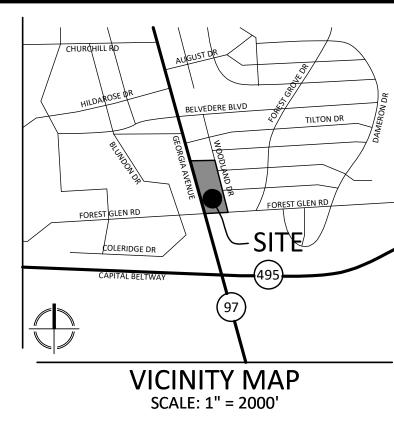
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER ENGINEER'S NAME: DONALD J. NELSON, P.E. LICENSE No.: 52939
EXPIRATION DATE: JULY 11, 2024

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MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

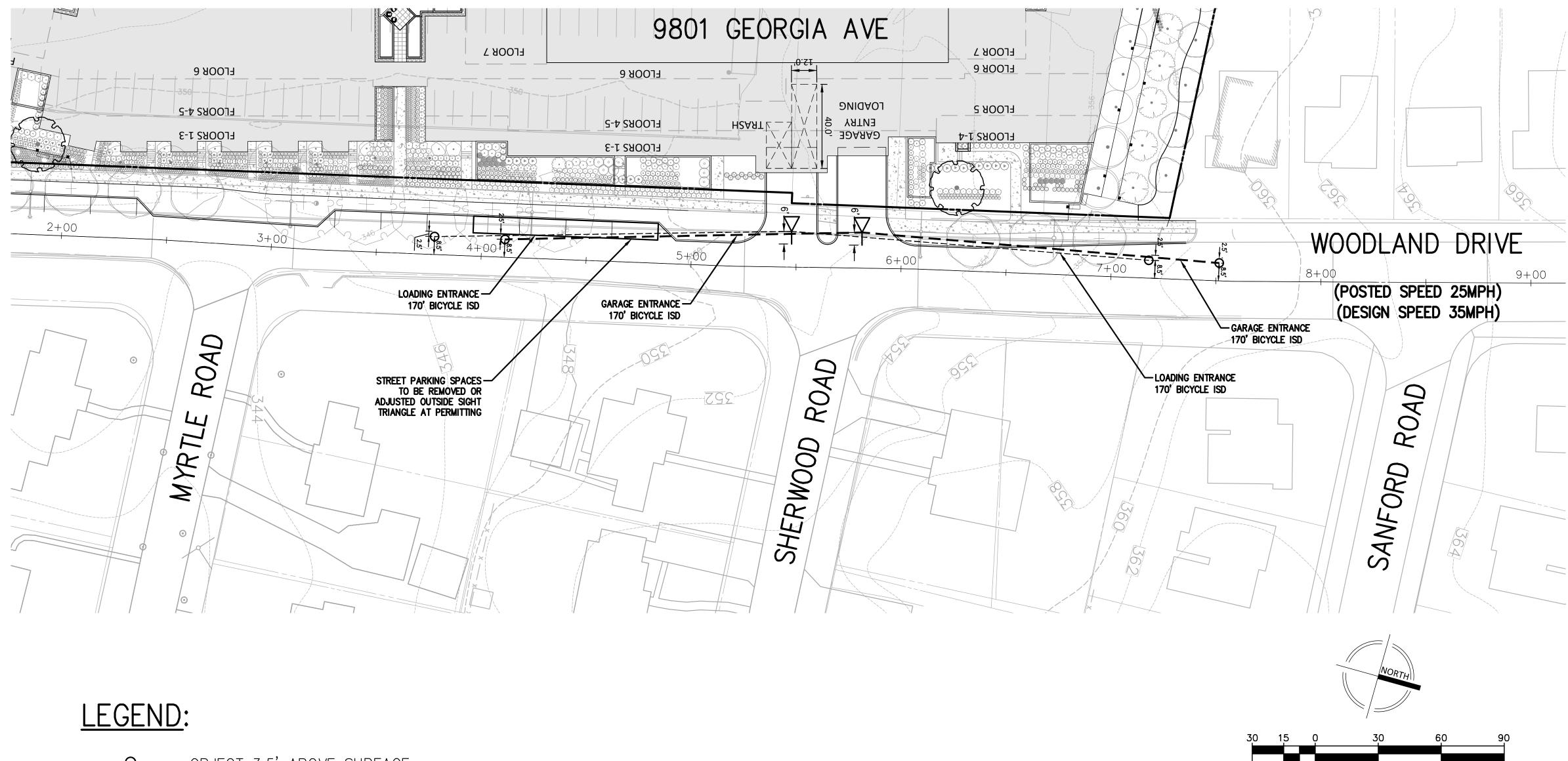
DRAWN BY: DESIGNED BY: ___ DATE ISSUED: <u>JULY 2023</u>

PROJECT VM50562 SIGHT-003

SHEET NO.



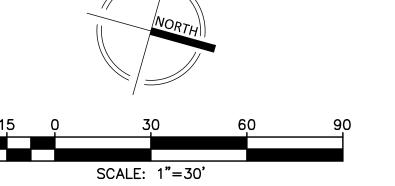




OBJECT 3.5' ABOVE SURFACE

SIGHT DISTANCE LINE

LAYOUT: S004-WB, Plotted By: nelson



20251 Century Blvd., Suite 400 Germantown, MD 20874 301.916.4100 | vika.com Our Site Set on the Future.

PREPARED FOR: JLB REALTY, LLC 8120 WOODMONT AVE SUITE 850 BETHESDA, MD 20814 240.223.5350 CONTACT: GRAHAM BROCK gbrock@jlbpartners.com

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301.916.4100 CONTACT: MICHAEL GOODMAN, PE ARCHITECT MOYA DESIGN PARTNERS 1308 19TH ST. NW WASHINGTON, DC 20036

202.816.MOYA CONTACT: FEDERICO OLIVERA-SALA LANDSCAPE ARCHITECT
LANDDESIGN
200 SOUTH PEYTON STREET ALEXANDRIA, VA 22314 703.549.7784

CONTACT: MATT CLARK ATTORNEY MILES & STOCKBRIDGE 11 N WASHINGTON STREET SUITE 700 ROCKVILLE, MD 20850 301.517.4804 CONTACT: ERIN GIRARD

TRAFFIC ENGINEER LENHART TRAFFIC CONSULTING
645 BALTIMORE ANNAPOLIS BLVD SUITE 214 SEVERNA PARK, MD 21146 410.216.3333 CONTACT: NICK DRIBAN

9801 Georgia Avenue

WHEATON ELECTION DISTRICT NO. 13 MONTGOMERY COUNTY, MARYLAND WSSC GRID: 212NW02 TAX MAP: JP12

> **BICYCLE** SIGHT DISTANCE PLAN

WOODLAND DRIVE SHARED LANE



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER ENGINEER'S NAME: DONALD J. NELSON, P.E. LICENSE No.: 52939
EXPIRATION DATE: JULY 11, 2024

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VIOLATIONS MAY RESULT IN PROSECUTION. ONLY
APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS
MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

DRAWN BY: DESIGNED BY: ____ DATE ISSUED: <u>JULY 2023</u>

PROJECT VM50562 SIGHT-004

SHEET NO.



Wes Moore Governor Aruna Miller Lieutenant Governor Paul J. Wiedefeld Secretary William Pines, P.E. Administrator

December 26, 2023 Revised January 3 & 29, 2024

Mr. Michael M. Lenhart, P.E. Lenhart Traffic Consulting, Inc. 645 Baltimore Annapolis Blvd, Suite 214 Severna Park, MD 21146

Dear Mr. Lenhart,

Thank you for the opportunity to review the **Second** (2nd) **LATR and Operations Analysis**, **dated July 14, 2023** (**revised November 6, 2023**), prepared and submitted by **Lenhart Traffic Consulting, Inc. on November 9, 2023** for the proposed **9801 Georgia Avenue** Improvement (**SHA Project No. 23APMO021XX**) on **MD 97** (Georgia Avenue- Mile Point **1.68**) in **Montgomery County**, Maryland. This review also includes Mr. Nick Driban's e-mail responses of 12/13/2023 and 12/14/2023.

The Maryland State Highway Administration (SHA) has reviewed the TIS and is pleased to respond with this TIS Review Approval with comments letter.

- This project is located in the northeast corner of the MD 97/Forest Glen Road intersection. It currently consists of a development with a 31,590 square foot medical-dental office building. The proposed redevelopment includes razing the existing office building and constructing 390 mid-rise multifamily units with approximately 5,000 square feet of first floor retail space
- An access evaluation is being conducted to determine the preferred access configuration via MD 97 (Georgia Avenue) and/or Woodland Drive. The existing access point along Forest Glen Road will be eliminated

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

Travel Forecasting & Analysis Division (TFAD) Comments (Provided by Scott Holcomb):

- 1. TFAD noticed that the estimated PM peak trips for the existing Medical Office Building shown on Exhibit 2 need to be 26 entering and 61 egressing trips rather than 32 and 56, respectively. This will have minimal impact to the analyses and should be revised only if resubmitting the report.
- 2. The eastbound and westbound left turn and through volumes at the MD 97 and Bonnywood Lane/Tilton Drive intersection are not coded in the Synchro models for all scenarios other than Scenario 3 due to complications with those movements in an

Attachment F - Agency Letters Mr. Michael M. Lenhart, P.E.

SHA Tracking No.: 23APMO021XX

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December 26, 2023

Revised January 3 & 29, 2024

unsignalized environment in model calibration. Therefore, TFAD notes that the delay and queue results for those other scenarios may be worse than reported for those side streets, including Scenarios 1 and 2.

- 3. In reference to our previous comment regarding the missing u-turn traffic along MD 97, TFAD acknowledges that the volumes have been updated. TFAD noticed that the u-turn traffic is coded as left turn traffic as the Synchro modeling allows for the u-turn to be coded as a shared movement along with the left turn traffic. Traditionally, this is acceptable, however since the turning speeds are usually lower for u-turning vehicles (default 9 MPH for a u-turning vehicle compared to the left turns occurring at 15 MPH), there is additional clearance time required for these motorists and thus impacting performance and queuing. This further supports trying to limit U-turns on MD 97 which is achieved with Scenario 3.
- 4. Based on the queue results provided in the report it appears that access Scenario 2 (access to only NB MD 97) has severe impacts to traffic flow on northbound MD 97 south of Tilton Drive due to U-turns and weaving, making this option less desirable than Scenario 3. We support Scenario 3, instead, with the two access points + the signal at Tilton Drive.

If you have any questions, please contact Mr. Scott Holcomb at sholcomb@mdot.maryland.gov

Traffic Development & Support Division (TDSD) Comments (Provided by Obianuju Ani):

- 1. Based on recent right turn restrictions as shown in the <u>link</u> and attached, the Synchro files should be coded to reflect the restrictions.
- 2. We concur with scenario 3, signalizing the intersection of MD 97 & Bonnywood Ln./Tilton Dr. intersection based on the diversion assumptions. To achieve those assumptions, we concur with District 3 Traffic Engineering's request that a permanent U-turn restriction be implemented along northbound MD 97 at the MD 97 and Tilton Drive/Bonnywood Lane intersection. This restriction will discourage site-related vehicles from weaving across the three northbound lanes of MD 97 to access the northbound left turn bay at the mentioned intersection to be able to travel southbound along MD 97.
- 3. We concur with scenario 3, signalizing the intersection of MD 97 & Bonnywood Ln./Tilton Dr. intersection based on the diversion assumptions.
- 4. We recommend carrying through the lane drop from adjacent MD 192 intersection as a deceleration lane into the site along MD 97.
- 5. Pedestrian amenities should be provided to cross MD 97 at the proposed new signal.

If you have any questions, please contact Ms. Obianuju Ani at oani@mdot.maryland.gov

Attachment F - Agency Letters

Mr. Michael M. Lenhart, P.E.

SHA Tracking No.: 23APMO021XX

Page 3 of 4

December 26, 2023

Revised January 3 & 29, 2024

District 3 Traffic Comments (Provided by Alvin Powell):

- 1. We concur with the findings of the study that a traffic signal is warranted at the intersection of MD 97 and Tilton Drive/Bonnywood Lane.
- 2. SHA requests that a permanent U-turn restriction be implemented along northbound MD 97 at the MD 97 and Tilton Drive/Bonnywood Lane intersection. This restriction will discourage site-related vehicles from weaving across the three northbound lanes of MD 97 to access the northbound left turn bay at the mentioned intersection to be able to travel southbound along MD 97.
- 3. We recommend that site access should be provided primarily via Woodland Drive. To the greatest extent possible, traffic egress should be redirected towards the rear of the site onto Woodland Drive.

The SHA concurs with the report findings for this project as currently proposed and will not require the submission of any additional traffic analyses. However, an access permit will be required for all construction within the SHA right of way. Please submit electronically (via our online system https://mdotsha.force.com/accesspermit) the proposed improvement plans (including a set of hydraulic plans and computations) and all supporting documentation (including a point-by-point response) 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.

Please note, if this project has not obtained an SHA access permit and begun construction of the required improvements within five (5) years of this approval, extension of the permit shall be subject to the submission of an updated traffic impact analysis in order for SHA to determine whether the proposed improvements remain valid or if additional improvements will be required of the development.

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 1-800-749-0737 (x7347), or via email at kwoodroffe@mdot.maryland.gov or shaamdpermits@mdot.maryland.gov.

Sincerely,

for Derek Gunn, P.E.

District Engineer, District 3, SHA

DG/eui

Attachment F - Agency Letters
Mr. Michael M. Lenhart, P.E.
SHA Tracking No.: 23APMO021XX

Page 4 of 4

December 26, 2023

Revised January 3 & 29, 2024

cc: Obianuju Ani, SHA – TDSD

Natasha Aidoo, SHA - District 3 Traffic

Richard Brockmyer, Montgomery County Planning Dept

Nick Driban, Lenhart Traffic Consulting, Inc.

Alvin Powell, SHA – District 3 Traffic

Scott Holcomb, SHA – TFAD

Kwesi Woodroffe, SHA – District 3 Regional Engineer.

Urooj Zafar, ADE – Project Development, SHA - District 3



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich County Executive Scott Bruton Director

February 8, 2024

Mr. Parker Smith Montgomery County Planning Department 8787 Georgia Avenue Silver Spring, Maryland 20910

> Re: 9801 Georgia Avenue

> > Site Plan # 820230130

Dear Mr. Smith:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval subject to the condition that the Applicant modify their floorplans to comply with the bedroom count percentages as recommended in the Forest Glen Montgomery Hills Sector Plan.

The development referenced above is within a CRT Zone (CRT-2.5, C-2.5, R-2.5, H-120). Section 4.5.1.A.(1) of Chapter 59 states that the intent of CRT zones is to implement the recommendation of applicable master plans.

The Forest Glen Montgomery Hills Sector Plan states, on page 74 that:

Any optional method project that includes residential dwelling units should provide a minimum of 15 percent MPDUs. In addition, with redevelopment a minimum of 25 percent of units should be two-bedroom units and five percent of the units should be three-bedroom units. Additionally, given the investment by the County in the Metro access tunnel construction, the Plan recommends 10 percent of the units also be provided as affordable to households earning at or below 100 percent of Area Median Income (AMI).

Although the development is meeting the requirements of Chapter 25A by providing 15 percent MPDUs, they are not substantially meeting the recommendations of the Forest Glen Montgomery Hills Sector Plan, and therefore of the zoning requirements, by either providing 10 percent of the units at 100 percent AMI and/or providing 25 percent of the units as 2-bedroom units and 5 percent of the units as 3-bedroom units,

Division of Housing

1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • www.montgomerycountymd.gov/dhca

Landlord Tenant Affairs Affordable Housing

Multifamily Housing



To substantially comply with the Master Plan recommendations, DHCA requests that the applicant provide 5 percent 3-bedroom units at the time of the Agreement to Build. As currently shown on their plans, 25 percent of the units should remain two-bedroom units to also comply with the Master Plan.

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

Sincerely,

Maggie Gallagher, Program Manager I Affordable Housing Programs Section

Myt Gallyl

DPS-ROW CONDITIONS OF APPROVAL

***Revision: The conditions hereon supersede previous conditions of approval dated January 9, 2024.

820230130 9801 Georgia Avenue

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

"07-SITE-820230130-004.pdf V5" uploaded on/ dated "1/5/2024" and "32-INTERIM-820230130-001.pdf V2" uploaded on/ dated "12/8/2023" and

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

- 1. Interim condition:
 - a. Please ensure ultimate frontage improvements within Woodland Drive are implemented as part of this phase.
 - b. Please notate on the plan:
 - i. Only public electric vaults/ utilities (owned and maintained by the utility company) can be located within ROW.
 - ii. The manor in which Forest Glen Road improvements will be constructed. They will be implemented per MCDOT preliminary plan 120230160 approval letter dated February 5, 2024 condition 3 under "Preliminary Plan Significant Comments".
- 2. Please clarify/ notate on the ultimate improvement plan along Forest Glen Road:
 - a. utility undergrounding by MCDOT tunnel CIP 501911.
 - b. future taking of the tunnel area by WMATA as per MCDOT preliminary plan 120230160 approval letter dated February 5, 2024 condition 1 under "Preliminary Plan Significant Comments".
 - c. The manor in which Forest Glen Road improvements will be constructed. They will be implemented per MCDOT preliminary plan 120230160 approval letter dated February 5, 2024 condition 3 under "Preliminary Plan Significant Comments".
 - d. road widening per SHA CIP plans.
- 3. Transitions from proposed to existing sections need to be approved by MCDOT. Impacting the parking across street on Woodland Drive may not be allowed.
- 4. Provide public sidewalk:
 - a. 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.
 - b. sidewalks, ramps and associated crossing for the NE to SE corners of the intersection of Forest Glen Road and Woodland Drive need to be provided per MCDOT preliminary plan 120230160 approval letter dated February 5, 2024 condition 6 under "Preliminary Plan Significant Comments".
 - c. Public and private sidewalks when adjacent each other need to have the physical limits of maintenance provided or free and clear PIE/ ROW for the additional sidewalk is needed.
 - d. Label the sidewalk width clearly on the plan.

DPS-ROW CONDITIONS OF APPROVAL

- e. Clarify the different sidewalk shading beginning at the intersection of Forest Glen Road and Woodland Drive and follow MC-111.01.
- f. Provide PIE if needed.
- g. Ensure positive drainage toward ROW.
- 5. Chokers to meet DPS criteria.
- 6. On landscaping plan:
 - a. provide adequate green panel and street trees per required spacing and clearances at interim *and* ultimate conditions. Please note, where OH wires are present approved minor species need to be provided and in other locations major species.
 - b. Ensure and notate that all non-woody landscaping in ROW need to be per MC-704.01.

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

- 1. The proposed storm drain system layout will be reviewed and approved at the time of ROW permit. It will include addressing the followings:
 - a. The acute angle at the connection to the existing system at the intersection of Myrtle Road and Woodland Drive.
 - b. Curb recesses at the existing storm drain structures on Woodland Drive.
 - c. Improvements within the storm drain easement (a maintenance and liability agreement is required).



Department of Permitting Services Fire Department Access and Water Supply Comments

DATE: 15-Jan-24

TO: Michael Goodman

VIKA, Inc

FROM: Marie LaBaw

RE:

9801 Georgia Ave 820230130

PLAN APPROVED

1. Review based only upon information contained on the plan submitted 15-Jan-24 .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.

VIKA Maryland, LLC 20251 Century Blvd.

Suite 400 Germantown, MD 20874 301.916.4100

vika.com

January 15, 2024

Fire Department Access and Water Supply

ATTN: S Marie LaBaw, PhD, PE Department of Permitting Services 2425 Reedie Drive, 7th Floor Wheaton, Maryland 20902

RE: SP#820230130 9801 Georgia Avenue

Dear Dr. LaBaw,

FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from ommisions, 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: 5 MC FM: 43 DATE: 1/15/2024

We are writing to you regarding the 9801 Georgia Avenue project in Montgomery County, Maryland. The project will be comprised of multi-family units as well as ground floor commercial on the South East corner of the site, adjacent to the intersection of Forest Glen and Georgia Avenue. Based on previous emails and teams meetings, we are providing documentation pertaining to Section 4 of the Fire Safety Code- Fire Department Apparatus Access and Water Supply for an Alternative Application. This alternative application pertains to the ground floor commercial site. This document describes the Performance-based design for the commercial use(s) and how they alter from the prescriptive code.

The item(s) described below for the commercial use pertains to Section 9 / Item C: A non-residential occupied structure must provide access to the occupied interior through a main, side-hinged door, via a clear and unobstructed walkable grade, within 50 feet of fire department apparatus access.

Commercial Use:

Performance based Design: Commercial access distance will be 142' from the fire department apparatus access. The access will be designed to have clear path to the entry door. There will be no gates or other obstacles preventing access to the entry door and the grade does not create an impossible route. The commercial use will have an automatic sprinkler system. There will be multiple window openings in this commercial use, on the west and south elevations. The building will be within 150' of a fire department access point as indicated on the drawings.

Please contact our office should you have any questions or concerns. Thank you for your time.

Sincerely,

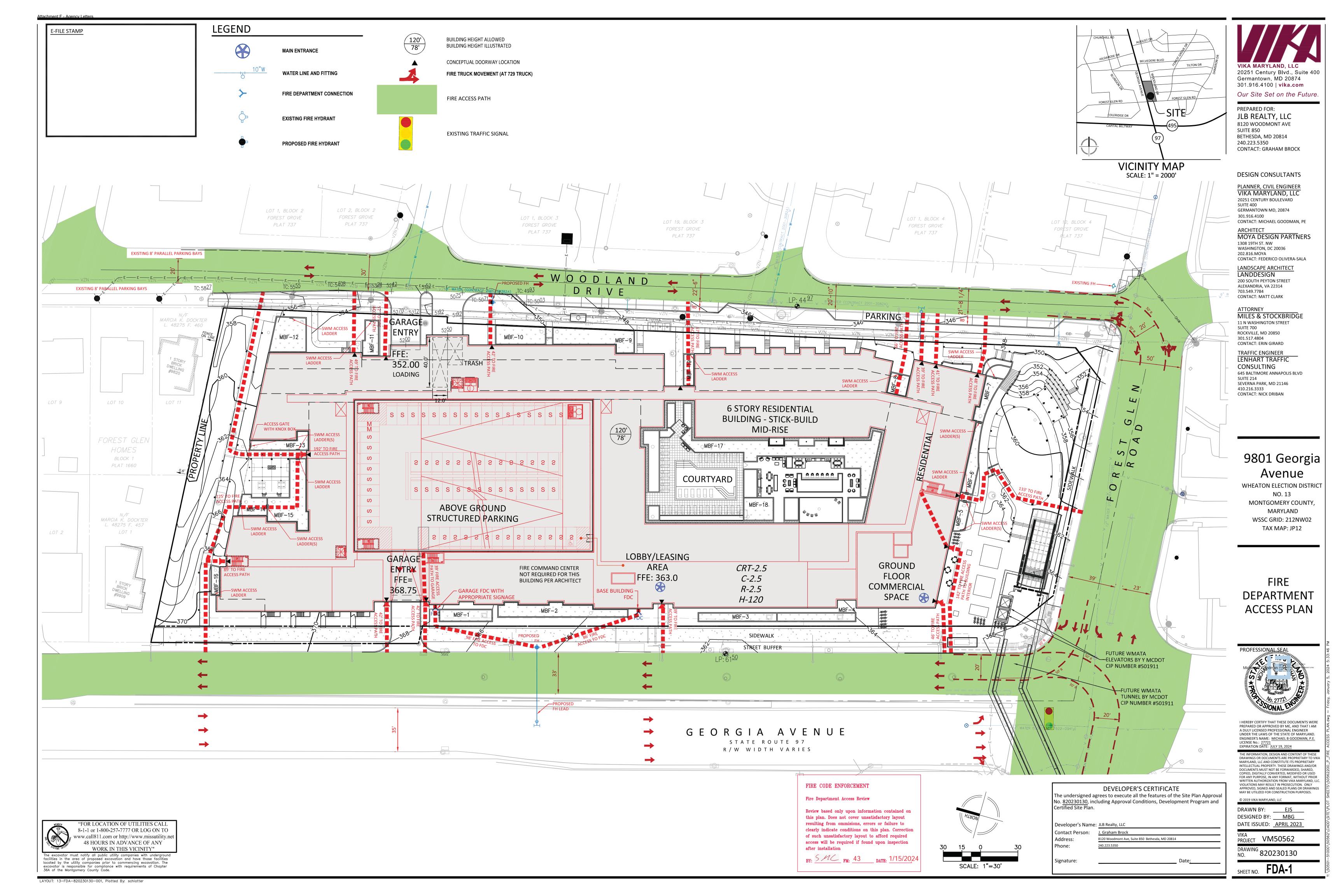
Michael B Goodman

Digitally signed by Michael B Goodman

DN: Chellichael B Goodman

ON: Chellichael B

Michael B. Goodman, PE





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich County Executive Rabbiah Sabbakhan Director

January 11, 2024

Mr. Donald J. Nelson VIKA Maryland, LLC 20251 Century Boulevard, Suite 400 Germantown, MD 20874

Re: **COMBINED STORMWATER MANAGEMENT**

CONCEPT/SITE DEVELOPMENT STORMWATER MANAGEMENT PLAN for

9801 Georgia Avenue

Preliminary Plan #: 120230160, 820230130

SM File #: 289760 Tract Size/Zone:

3.97 ac. / CRT-2.5,C-2.5,R-2.5,H-120

Total Concept Area: 4.70 ac. Lots/Block: Lots 1-3, Block 1

Parcel(s): A

Watershed: Sligo Creek Redevelopment (Yes/No): Yes

Dear Mr. Nelson:

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 Planter Box Micro-Bioretentions. Due to project constraints a partial waiver of stormwater management requirements was requested and is hereby 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 project.
- 3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
- 4. MCDPS stormwater management requirements for this project are met without the need for Micro Bioretention practices MBF-1, MBF-2 and MBF 4, as shown on the approved stormwater management concept plan. These are being required by the Maryland State Highway Administration (MSHA). The design for these will be approved by MSHA. Construction inspection and ongoing maintenance will be overseen by MSHA. MCDEP will not be responsible for inspection or maintenance of these practices. Final location and design of these practices will be



Mr. Donald J. Nelson January 11th, 2024 Page **2** of **2**

determined at the detailed sediment control construction plan phase, prior to issuance of the Sediment Control Permit. Construction of these MSHA practices will be coordinated with the

sediment control design for the project and relevant design sheets must be included as a part of the MCDPS sediment control permit package prior to plan approval.

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 Elvina Newton Tryer at 240-777-6342 or Elvina.NewtonTryer@montgomerycountymd.gov.

Sincerely,

Mark Etheridge, Manager Water Resources Section

Mark (Theridge

Division of Land Development Services

cc: Neil Braunstein SM File # 289760

ESD: Required/Provided 25,355 cf / 20,938 cf

PE: Target/Achieved: 2.2"/1.8" STRUCTURAL: N/A cf WAIVED: 3,639 cf cf.