



## DEPARTMENT OF TRANSPORTATION

Marc Elrich  
County Executive

Christopher R. Conklin  
Director

March 4, 2025

Ms. Grace Bogdan, Planner IV  
DownCounty Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
2425 Reedie Dr  
Wheaton, MD 20902

RE: Preliminary Plan No. 120250040  
PLD Lot 25 Redevelopment  
Preliminary Plan Letter

Dear Ms. Bogdan:

*This letter replaces MCDOT's Preliminary Plan letter dated March 3, 2025.*

We have completed our review of the revised preliminary plan uploaded to eplans on January 17, 2025. A previous version of the plans was reviewed by the Development Review Committee at its October 22, 2024, meeting. This plan is tentatively scheduled for the March 27, 2025, Planning Board meeting. We recommend approval of the plans subject to the following comments:

**Significant Comments**

1. The application includes dedicating, designing, and building a minimum of 14,995 square feet of the Eastern Greenway as a public park. The proposed development borders the northernmost portion of the future Eastern Greenway and allows for an interconnected park system. Montgomery County Parks will maintain the park and all its components.
2. Maple Avenue is classified as a Downtown Street with 2 existing travel lanes and a minimum right-of-way (ROW) of 60 feet. Plat #23643 shows the current ROW is 45-feet. Based on this plat, additional dedication of 7.5-feet is necessary.

Office of the Director

101 Monroe Street, 10<sup>th</sup> Floor, Rockville, MD 20850 · 240-777-7170 · 240-777-7178 Fax  
[www.montgomerycountymd.gov/mcdot](http://www.montgomerycountymd.gov/mcdot)

- a. The certified site plan shall reflect the following proposed improvements extending from the back of curb to the edge of the property line along the entirety of the project's frontage (shown on Plan 07-120250040-211 V3):

- 6.67-foot street buffer (varies)
- 6-foot sidewalk
- 2.83-foot frontage zone (varies)

NOTE: Elements of the proposed park encroach upon the right-of-way/typical cross-section. Montgomery County Parks will maintain these elements.

3. Highland Avenue is classified as a Downtown Street with 2 existing travel lanes and a minimum right-of-way (ROW) of 60 feet. Plat #23294 shows the current ROW is 40-feet. Based on this plat, additional dedication of 10-feet is necessary.

- a. The certified site plan shall reflect the following proposed improvements extending from the edge of the curb to the edge of the property line along the entirety of the project's frontage (shown on Plan 07-120250040-211 V3):

- 5.5-foot street buffer (varies)
- 8-foot sidewalk
- 4.33-foot frontage zone (varies)

NOTE: Elements of the proposed park located encroach upon the right-of-way/typical cross-section. Montgomery County Parks will maintain these areas.

4. Tilbury Street is classified as a Neighborhood Connector with 2 existing travel lanes and a minimum right-of-way (ROW) of 60 feet. Plat #23643 shows the current ROW is 40-feet. Based on this plat, additional dedication of 10-feet is necessary.

- a. The certified site plan shall reflect the following proposed improvements extending from the edge of the curb to the edge of the property line along the entirety of the project's frontage (shown on Plan 07-120250040-211 V3):

- 12-foot minimum street buffer
- 10-foot sidewalk
- NOTE: Elements of the proposed park encroach upon the right-of-way/typical cross-section. Montgomery County Parks will maintain these elements.

5. Per Plat #8589 there is an existing platted public alley 10-foot wide parallel to Wisconsin Avenue, running north/south along the PLD Lot 25 frontage. No additional dedication or improvements are necessary.

6. The applicant is seeking to abandon a large portion of the unused, unimproved 10'-wide paper alley that extends east/west to the south of the property. MCDOT concurs that there is no existing or planned use for this right-of-way and has no objection to its abandonment.

7. The right-of-way truncations are required per County Code Section 50.4.3.E.2.f.iii. Although the Planning Board has the authority to specify a greater or lesser truncation, MCDOT supports the proposed reduced truncation since additional right-of-way is not needed for MCDOT purposes.
8. **Sight Distance:** A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference. The applicant is responsible to ensure sight distance which should be clear of any existing or proposed obstructions within the line of sight (tree trimming and/or removal, relocation of existing utility pole, removal of street parking etc.) to achieve a minimum sight distance in each direction.
9. **Storm Drain Study:** The storm drain analysis was reviewed and is acceptable to MCDOT. No improvements are needed to the downstream public storm drain system for this plan. The existing 76"x48" HERCP box culvert and connected manholes located within the Eastern Greenway Park will be maintained by Montgomery Parks.
  - a. MCDOT recommends removing the proposed SWM 12" HDPE pipe connections (102 & 104) to the existing 76"x48" HERCP box culvert and make the connections at manholes.
10. The revised Traffic Impact Statement (TIS) dated January 17, 2025, was reviewed. Improvements based on the LATR requirement are noted on the TIS letter dated February 26, 2025.

11. **Transportation Demand Management (TDM) Plan Requirements**

TDM provisions of County Code 42A-26 apply to this development application. An owner or applicant for a development located in a District in a Red Policy Area must submit a Level 3 Project-based TDM Results Plan for a project with more than 40,000 gross square feet (gsf). The PLD Lot 25 Redevelopment project, located in the Bethesda TMD and Red Policy Area, proposes to develop more than 40,000 gsf. Hence, Level 3 TDM Results Plan must be approved by MCDOT and submitted prior to the issuance of any building permit by DPS.

A Level 3 TDM Results Plan requires a commitment by the owner or applicant to achieve a project Non-Auto Driver Mode Share (NADMS) goal that is 5% higher than the base NADMS goal for the District, which is the 55 percent NADMS goal for the Bethesda TMD (55% for residents and employees blended), and related commuting goals for that project. Level 3 Results plans must include the following:

- Appointment of a Transportation Coordinator (a person to work with MCDOT and TMD representatives to achieve NADMS and other commuting goals).
- Notification of the Transportation Coordinator's contact information
- Access to the Project (owner must provide space on-site by prior arrangement with MCDOT or TMD representatives to allow the department to promote TDM).
- TDM Information (TDM-related information must be displayed in a location(s) visible to employees, residents, and other project users).
- Selection of Strategies: The plan must include project-based strategies and demonstrate that the plan is achieving the goals established for the project.

- **Additional 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.
- **Additional Funding:** If strategies selected by the owner or applicant do not result in achievement of the project goals by 6 years after final occupancy, the Department may require increased funding by the owner for existing or new TDM strategies. Additional increases in funding may be required if goals have still not been met within 8 years of final occupancy.
- **Conduct independent monitoring** to determine if the project is meeting its goals, until the goals are achieved.

The Applicant shall coordinate with MCDOT Commuter Services Section (CSS) staff: Samuel Damesa at Samuel.Damesa@montgomerycountymd.gov or (240) 777-8384 and James Carlson at James.Carlson@montgomerycountymd.gov or (240) 777-8382 to implement the aforementioned recommendations of the Transportation Demand Management (TDM) plan for the new development project.

#### **Standard Comments**

12. 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.
13. Design all access points and alleys to be at-grade with the sidewalk, dropping down to street level between the sidewalk and roadway.
14. Ensure curve radii of 15-foot, or as small as practicable to accommodate target design vehicles without intrusion into bicycle or pedestrian travel ways.
15. 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 for proper executing procedures. All costs associated with such improvements shall be the responsibility of the developer.
16. Upgrade pedestrian facilities at intersections along the site frontage and at adjacent intersections to comply with current ADA standards.
17. Ensure that the curve radii are 15 feet or as small as practicable to accommodate target design vehicles without intrusion into bicycle or pedestrian travel ways.

18. If the proposed development will alter any existing streetlights, replacement of signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
19. Forest Conservation Easements are NOT ALLOWED to overlap any easement.
20. Stop sign locations, crosswalks and markings will be shown on the signing and marking plans and be reviewed and approved at the right-of-way permit stage.
21. The owner will be required to submit a recorded covenant for the operation and maintenance of any private storm drain systems, and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
22. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
23. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planting within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
24. 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 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.
25. Posting of a right-of-way permit bond is a prerequisite to DPS approval of the record plat. The right-of-way permit will include, but not necessarily be limited to, the following improvements:
  - a. Buffers, sidewalks and handicap ramps, storm drainage and appurtenances, and street trees along Maple Avenue, Tilbury Street and Highland Avenue per Significant Plan Review Comments.
  - 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. Developer shall provide streetlights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

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 of Transportation Policy

[SharePoint\teams\DOT\Director's Office\Development Review\Brenda\Preliminary Plan\PP120250040 PLD Lot 25 Redevelopment\120250040-PLD Lot 25 Redevelopment-DOT Preliminary Plan Letter\\_3.4.25](#)

Attachments: Approved Sight Distance Study

cc: Correspondence folder FY 2025

cc-e: Mark Terry MCDOT DTEO  
Atiq Panjshiri MCDPS RWPR  
Sam Farhadi MCDPS RWPR  
Rebecca Torma MCDOT OTP



**MONTGOMERY COUNTY, MARYLAND**  
 DEPARTMENT OF TRANSPORTATION  
 DEPARTMENT OF PERMITTING SERVICES

**SIGHT DISTANCE EVALUATION**

**Plan Number:**

**Project Name:**

**ENGINEER/ SURVEYOR CERTIFICATE**

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

*Scott Douglas Roser*

Signature

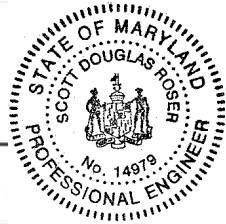
Professional Certification

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. Lic. No. 14979 Exp. Date. 07.02.2026

PLS/PE MD Reg. No

7/29/2024

Date



**Montgomery County Review:**

Approved

Disapproved:

By: 3/3/25

Date: Brenda M. Pardo

Maple Ave - Garage				
<b>CLASS</b>	Downtown Street			
<b>SPEED (MPH)</b>	25			
<b>APPROACHING MOTOR VEHICLES</b>				
<b>VERTICAL</b>	<b>TARGET (FT)</b>	<b>MEASURED (FT)</b>	<b>OK?</b>	
	<b>L</b>			
	<b>R</b>			
<b>APPROACHING MOTOR VEHICLES</b>				
<b>HORIZONTAL</b>	<b>Grade</b>	<b>TARGET (FT)</b>	<b>MEASURED (FT)</b>	<b>OK?</b>
<b>L</b>	-1.3%	240	240*	OK
<b>R</b>	-0.6%	280	400	OK
<b>APPROACHING BIKEWAYS</b>				
<b>HORIZONTAL</b>	<b>Grade</b>	<b>TARGET (FT)</b>	<b>MEASURED (FT)</b>	<b>OK?</b>
<b>L</b>	NA			
<b>R</b>	NA			
<b>APPROACHING SIDEWALK (IF DIRECTED)</b>				
<b>HORIZONTAL</b>	<b>Grade</b>	<b>TARGET (FT)</b>	<b>MEASURED (FT)</b>	<b>OK?</b>
<b>L</b>	NA	46	48.5	OK
<b>R</b>	NA	46	48.5	OK
<b>COMMENTS</b>				
* Near the Tee Intersection of Maple and Wisconsin Avenue				

FORM APPROVED	<u>11.8.2023</u> Date	REVISED	Montgomery County Department of Transportation
<i>Richard M. Cypel</i>		_____	
Chief, Division of Transportation Engineering Montgomery County Dept. of Transportation		_____	<b>Sight Distance Review Form</b>
<i>[Signature]</i>		_____	
Chief, Land Development Montgomery County Dept. of Permitting Services		_____	



**MONTGOMERY COUNTY, MARYLAND**  
 DEPARTMENT OF TRANSPORTATION  
 DEPARTMENT OF PERMITTING SERVICES

**SIGHT DISTANCE EVALUATION**

**Plan Number:**

**Project Name:**

**ENGINEER/ SURVEYOR CERTIFICATE**

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

*Scott V. Prosen*

Signature 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. Lic. No. 14979 Exp. Date. 07.02.2026

PLS/PE MD Reg. №

7/29/2024

Date



**Montgomery County Review:**

Approved

Disapproved:

By: 3/3/2025

Date: Brenda M. Pardo

Maple Ave - Loading			
<b>CLASS</b>	Downtown Street		
<b>SPEED (MPH)</b>	25		
<b>APPROACHING MOTOR VEHICLES</b>			
<b>VERTICAL</b>	<b>TARGET (FT)</b>	<b>MEASURED (FT)</b>	<b>OK?</b>
	<b>L</b>		
	<b>R</b>		
<b>HORIZONTAL APPROACHING MOTOR VEHICLES</b>			
	<b>Grade</b>	<b>TARGET (FT)</b>	<b>MEASURED (FT) OK?</b>
<b>L</b>	-1.3%	240	310 OK
<b>R</b>	-0.6%	280	400 OK
<b>HORIZONTAL APPROACHING BIKEWAYS</b>			
	<b>Grade</b>	<b>TARGET (FT)</b>	<b>MEASURED (FT) OK?</b>
<b>L</b>	NA		
<b>R</b>	NA		
<b>HORIZONTAL APPROACHING SIDEWALK (IF DIRECTED)</b>			
	<b>Grade</b>	<b>TARGET (FT)</b>	<b>MEASURED (FT) OK?</b>
<b>L</b>	NA		
<b>R</b>	NA		
<b>COMMENTS</b>			

FORM APPROVED <u>11.8.2023</u> Date  Chief, Division of Transportation Engineering Montgomery County Dept. of Transportation	REVISED _____ _____ _____ _____ _____ _____	Montgomery County Department of Transportation
 Chief, Land Development Montgomery County Dept. of Permitting Services		<h2>Sight Distance Review Form</h2>



January 8, 2025

Mr. Michael Workosky  
Wells + Associates  
1420 Spring Hill Road, Suite 610  
Tysons, VA 22102

Dear Mr. Workosky:

Thank you for the opportunity to review the Local Area Transportation Review (LATR) prepared by Wells + Associates, dated December 10, 2024, for the LOT 25 development (SHA Tracking #24APMO030XX) in Montgomery County, Maryland. The State Highway Administration (SHA) review is complete, and we are pleased to respond.

- Proposed access to the 235 dwelling units is via two (2) site access to Maple Ave.
- The following intersections were analyzed under existing, background and future conditions:
  1. Vehicular Analysis
    - a. Wisconsin Avenue (MD 355) intersection with Rosedale Avenue and Battery Lane
    - b. MD 355 intersection with Maple Avenue
    - c. MD 355 intersection with Highland Avenue and Cordell Avenue
  2. Operational Analysis
    - a. Maple Avenue intersection with Site Residential Garage Access
    - b. Maple Avenue intersection with Site Loading Access
    - c. Maple Avenue intersection with Tilbury Street
    - d. Rosedale Avenue intersection with Alley
    - e. Maple Avenue intersection with Alley
- The report concludes that the study intersections would operate similarly without or with the redevelopment of Lot 25

**District 3 Traffic Comments (by Alvin Powell):**

1. We are satisfied that our comments have been adequately addressed. We offer no further comment at this time.

Mr. Michael Workosky  
SHA Tracking No.: 24APMO030XX  
Page 2 of 3  
January 8, 2025

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

1. TFAD does not have any remaining comments on the LATR report

**Traffic Development & Support Division (TDSD) Comments (by Akim Mahadiow):**

1. All our initial comments were addressed, and we have no further comments at this time

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 one (1) set of the proposed improvement plans (including a set of hydraulic plans and computations) and all supporting documentation to our online submission page <https://mdotsha.force.com/accesspermit>. 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 <http://www.roads.maryland.gov/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](mailto:KWoodroffe@mdot.maryland.gov).

Sincerely,



1/8/25

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

DG/ym

Mr. Michael Workosky  
SHA Tracking No.: 24APMO030XX  
Page 3 of 3  
January 8, 2025

**cc:** Mr. Alvin Powell, SHA – D3 Traffic  
Mr. Akim Mahadiow, SHA – TDSD  
Ms. Brenda Pardo, Montgomery County Planning Department – Development Review Engineer  
Mr. Darren Bean, SHA – RIPD  
Ms. Grace Bogdan, MNCPPC – Lead Reviewer  
Mr. Kwesi Woodroffe, SHA – Access Management Regional Engineer, District 3  
Ms. Obianuju Ani, SHA – TDSD  
Ms. Qianyu Hu, SHA – D3 Traffic  
Mr. Richard Brockmyer, Montgomery County Planning Department – Transportation Planner III  
Ms. Rola Daher, SHA – TFAD  
Mr. Robert Owolabi, SHA – D3 Traffic  
Mr. Scott Holcomb, SHA – TFAD



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Rabbiah Sabbakhan  
Director

January 10, 2025

Mr. Stephen Crum  
Macris, Hendricks & Glascock P.A.  
9220 Wightman Rd, STE 120  
Montgomery Village, MD 20886

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN** for  
West Chevy Chase Heights Lot 25  
Preliminary Plan #: 120250040  
SM File #: 294425  
Tract Size/Zone: 1.28 ac. / CRT  
Total Concept Area: 1.68 ac.  
Lots/Block: Lots 25, 23, 21, 19, 17, 15, 13, 11, 9,  
7 / Block 1  
Parcel(s): N/A  
Watershed: Lower Rock Creek  
Redevelopment (Yes/No): Yes

Dear Mr. Crum:

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 green roof, micro-bioretenion practices, and a partial waiver due to site constraints.

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. Although a Geotechnical Report was provided, it did not include pertinent information listed in the Soil Testing Guidelines for Stormwater Management Practices. The borings for the Greenway Parcel only went to a depth of five feet, and no infiltration testing was completed. The borings for the Residential Parcel did go to adequate depths and consistently show no groundwater present. If groundwater or bedrock is encountered in the field during construction, design changes for the micro-bioretenion areas and permit revisions may be required. In the absence of infiltration testing, it will be assumed that recharge will be provided in additional stone below the underdrain.



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

Mr. Stephen Crum  
January 10, 2025  
Page 2 of 2

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 Patrick Fitzgerald at 240-777-6362; [Patrick.fitzgerald@montgomerycountymd.gov](mailto:Patrick.fitzgerald@montgomerycountymd.gov).

Sincerely,



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

cc: Neil Braunstein  
SM File # 294425

**Residential Parcel**

ESD: Required/Provided 6,158 cf / 3,652 cf  
PE: Target/Achieved: 2.0"/1.2"  
STRUCTURAL: N/A  
WAIVED: 2,580 cf.

**Greenway Parcel**

ESD: Required/Provided 816 cf / 933 cf  
PE: Target/Achieved: 2.0"/2.3"  
STRUCTURAL: N/A  
WAIVED: N/A



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

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**DATE:** 04-Jan-25  
**TO:** Patrick La Vay - plavay@mhgpa.com  
Macris, Hendricks & Glascock  
**FROM:** Marie LaBaw  
**RE:** PLD Lot 25 Redevelopment  
120250040 820250030

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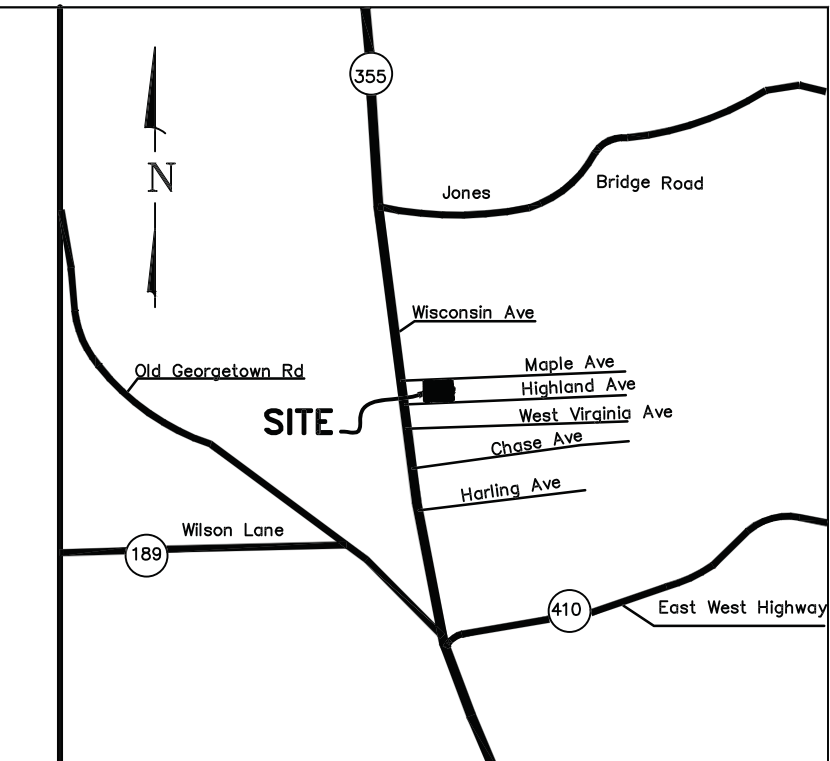
**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **30-Dec-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.

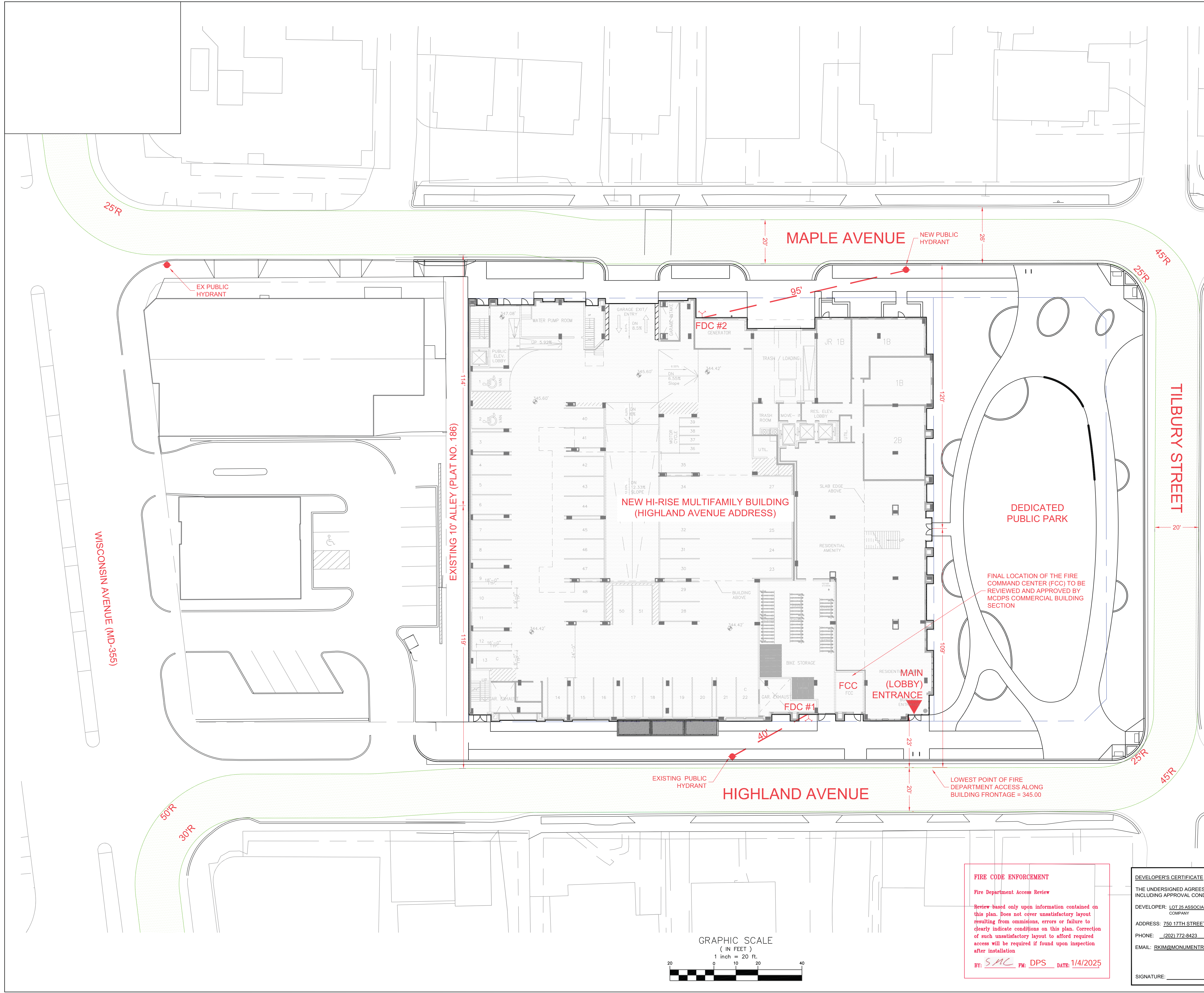
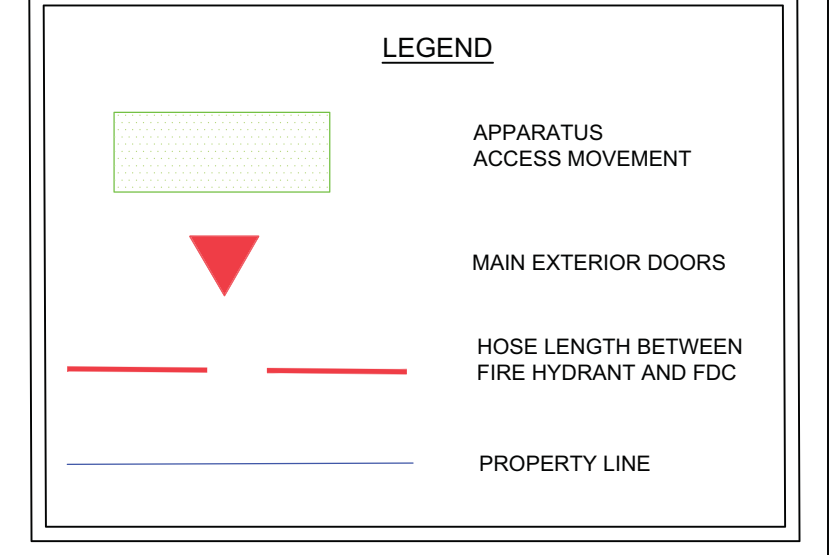


Professional Certification  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland. Lic. No. 35186 Exp. Date: 01.05.2026

LOT 25 ASSOCIATES LLC  
750 17TH ST., NW, SUITE 1100  
WASHINGTON DC, 20006



VICINITY MAP  
SCALE 1" = 2,000'



REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP HN23 WSSC 210NW05  
PLAT 186  
7TH ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

LOTS 7 to 26  
BLOCK 1  
WEST CHEVY CHASE  
HEIGHTS

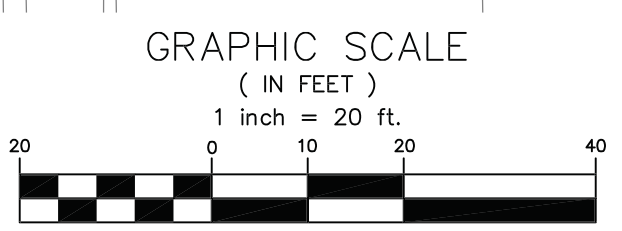
PROJ. MGR PGL  
DRAWN BY PGL  
SCALE 1" = 20'  
DATE 12.30.2024

PLD LOT 25  
REDEVELOPMENT  
820250030  
FIRE ACCESS PLAN

SP0.32  
PROJECT NO. 2022.240.21  
SHEET NO. 1 OF 1

**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: S.M.C. FM: DPS DATE: 1/4/2025

**DEVELOPER'S CERTIFICATE**  
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF SITE PLAN APPROVAL NO. 820250030 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.  
DEVELOPER: LOT 25 ASSOCIATES LLC RYAN KIM CONTACT PERSON  
ADDRESS: 750 17TH STREET, NW, SUITE 1100, WASHINGTON, DC 20006  
PHONE: (202) 772-8423  
EMAIL: RKIM@MONUMENTREALTY.COM  
SIGNATURE: \_\_\_\_\_





DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich  
County Executive

Scott Bruton  
Director

January 23, 2025

Mr. Grace Bodgan  
Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: PLD Lot 25  
Site Plan # 820250030

Dear Ms. Bogdan:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval of the development of up to 235-unit development including 20% MPDUs.

The PLD Lot 25 development is part of a larger General Development Agreement (GDA) with Montgomery County which requires 15% of the total dwelling units to be provided as MPDUs for those earning up to 70% AMI. An additional 11 units are to be provided as deeply affordable MPDUs for those earning up to 50% AMI, resulting in the project providing 20% of the units as MPDUs overall.

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 locations, layouts and bedroom mix will need to be approved by DHCA at the MPDU Agreement to Build stage.

Sincerely,

A handwritten signature in blue ink that reads "Maggie Gallagher".

Maggie Gallagher, Program Manager I  
Affordable Housing Programs Section

*Affordable Housing*

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

*Multifamily Housing*

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**DPS-ROW CONDITIONS OF APPROVAL****January 22, 2025****820250030 PLD Lot 25 Redevelopment**

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

**“07-SITE-820250030-211.pdf V4”** uploaded on/ dated **“1/17/2025”** and

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

1. We defer to MCDOT for the following items:
  - a. Proposed non-standard streetscape as well as associated maintenance, covenants and easements along Tilbury Street frontage and intersections with Highland and Maple avenues.
  - b. Existing storm drain system as well as associated maintenance, improvements, covenants and easements along Tilbury Street frontage.
  - c. Any street pavement adjustments along the frontages.
2. Ensure and provide safe truck turning movement for all (especially right turn) movements.