



DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
County Executive

December 13, 2013

Arthur Holmes, Jr.  
Director

Mr. Patrick Butler, Senior Planner  
Area 2 Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 120130110  
Grosvenor

*Patricia*  
Dear Mr. Butler:

We have completed our review of the amended preliminary plan that was signed and sealed on November 6, 2013. An earlier version of this plan was reviewed by the Development Review Committee at its meeting on February 25, 2013. We recommend approval of the plan subject to the following comments:

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 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.

1. Necessary dedication along Grosvenor Lane site frontage to achieve a seventy (70) foot wide right-of-way in accordance with the master plan. Necessary dedication along the Fleming Avenue site frontage to achieve a sixty (60) right-of-way for a secondary residential street.

If the applicant is unable to obtain off-site dedication along Fleming Avenue (between the northern property line and Grosvenor Lane) from the adjacent property owners prior to the issuance of the Fleming Avenue access and right-of-way construction permits, we will accept the adjacent property owners' grant of a Public Improvements Easement along their site frontage. This easement, to be replaced with dedication when that property redevelops, will need to be of sufficient width to accommodate the proposed frontage improvements.

2. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
3. Grant ten (10) foot wide Public Utilities Easements adjacent and contiguous to the rights-of-way for Grosvenor Lane and Fleming Avenue.
4. Grade establishments for all new public streets and/or pedestrian paths must be approved prior to submission of the record plat.

**Division of Traffic Engineering and Operations**

100 Edison Park Drive, 4th Floor • Gaithersburg, Maryland 20878  
Main Office 240-777-2190 • TTY 240-777-6013 • FAX 240-777-2080  
trafficops@montgomerycountymd.gov

5. With the exception of "Outfall No. 4" on Grosvenor Lane, the storm drain study indicates the site drains towards Interstates 270 and 495. The study also indicates a decrease in the post-development 10-year runoff volume at Outfall No. 4. We accept the consultant's conclusions.
6. Access and improvements along Interstates 270 and 495 as required by the Maryland State Highway Administration.
7. Private common driveways and private streets shall be determined through the subdivision process as part of the Planning Board's approval of a preliminary plan. The composition, typical section, horizontal alignment, profile, drainage characteristics, and maintenance of private common driveways and private streets, beyond the public rights-of-way, shall be approved by the Planning Board during their review of the preliminary plan.

We recommend the proposed private streets be located within individual parcels.

These private streets should be designed to satisfy emergency vehicle access and turning movement requirements.

8. We also recommend construction of five (5) foot wide concrete sidewalks on both sides of the private street that intersects Grosvenor Lane.
9. We have been advised of a proposal to allow a private street access from the site to Fleming Avenue. In conjunction with this connection, the applicants propose to widen the roadway pavement on Fleming Avenue to thirty (30) feet and construct a six (6) foot wide lawn panel, ten (10) foot shared use path, and two (2) foot wide maintenance strip across the site frontage up to the intersection with Grosvenor Lane. Parking will be allowed only on one side of the road. At the intersection with Grosvenor Lane, the applicants will construct an intersection choker (modified to narrow the roadway pavement width to twenty (20) feet). We support approval of these proposals.
10. We recommend the Montgomery County Planning Board require the applicant to construct off-site extensions of the shared use along Fleming Avenue to connect with nearby existing path and public park.
11. Prior to approval of the record plat by the Department of Permitting Services, submit a completed, executed and sealed MCDOT Sight Distances Evaluation certification form, for all existing and proposed driveway(s), for our review and approval.
12. Curb radii for intersection type driveways should be sufficient to accommodate the turning movements of the largest vehicle expected to frequent the site.
13. Truck loading space requirements to be determined in accordance with the Executive Branch's "Off-Street Loading Space" policy. On the certified site plan, delineate the location and dimensions of the proposed truck loading and/or dumpster spaces.
14. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.



15. The owner will be required to submit a recorded covenant for the operation and maintenance of private streets, 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.
16. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
17. If the proposed development will alter any existing street lights, 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.
18. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Bruce Mangum of our Transportation Systems Engineering Team at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
19. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
  - A. Widen Fleming Avenue to thirty (30) feet (measured from the existing west side curbline), and construct concrete curb and gutter, six (6) foot sodded lawn panel, construct ten (10) foot wide shared use path, enclosed storm drainage and appurtenances, and two (2) sodded maintenance strip across the site frontage – extended off-site to the intersection with Grosvenor Lane. At the intersection with Grosvenor Lane, the applicants will construct an intersection choker (modified to narrow the roadway pavement width to twenty (20) feet with parking on only one side of the road). Plant street trees within the lawn panel and provide handicap ramps within the limits of these improvements.
  - B. Extend the ten (10) foot wide shared use path along Fleming Avenue, to connect with the nearby existing path and park, if required as a condition of plan approval by the Planning Board.
  - C. Reconstruct the existing sidewalk across the Grosvenor Lane site frontage to five (5) minimum width in accordance with the Americans with Disabilities Act.

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

- D. 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.
- E. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.

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- F. 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 the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.
- G. Developer shall provide street lights 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 at [greg.leck@montgomerycountymd.gov](mailto:greg.leck@montgomerycountymd.gov) or (240) 777-2197.

Sincerely,



Gregory M. Leck, Manager  
Development Review Team

m:/correspondence/FY14/Traffic/Active/120130110, Grosvenor, MCDOT plan review ltr-FINAL.doc

cc: Michael Goergen; Society of American Foresters  
Jack Lester; 5400 Grosvenor LLC c/o EYA LLC  
Daniel E. Pino; Axiom Engineering Design  
Christopher L. Kabatt; Wells & Associates  
Barbara A. Sears; Linowes & Blocher, LLP  
Jody S. Kline; Miller, Miller & Canby, Chartered  
Scott Newill; MSHA AMD  
Preliminary Plan folder  
Preliminary Plan letters notebook

cc-e: Glenn Kreger; M-NCPPC Area 2  
Stephanie Dickel; M-NCPPC Area 2  
Khalid Afzal; M-NCPPC Area 2  
Edward Axler; M-NCPPC Area 2  
Catherine Conlon; M-NCPPC DARC  
Atiq Panjshiri; MCDPS RWPR  
Sam Farhadi; MCDPS RWPR  
Henry Emery; MCDPS RWPR  
Marie LaBaw; MCFRS  
Patricia Shepherd; MCDOT DTE  
Fred Lees; MCDOT DTEO  
Dan Sanayi; MCDOT DTEO  
Bruce Mangum; MCDOT DTEO  
Kyle Liang; MCDOT DTEO  
Monet Lea; MCDOT DTEO



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## FIRE MARSHAL COMMENTS

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**DATE:** 17-Dec-13  
**TO:** Daniel Pino (Axiom) - D.Pino@axiom-ed.com  
Axiom Engineering  
**FROM:** Marie LaBaw  
**RE:** Grosvenor  
120130110 820130130

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### PLAN APPROVED

1. Review based only upon information contained on the plan submitted **17-Dec-13** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R. Schwartz Jones  
Director

December 6, 2013

Daniel E. Pino, P.E.  
Axiom Engineering Design  
6990 Columbia Gateway Drive  
Columbia, MD 21043

Re: Stormwater Management **CONCEPT** Request  
for Grosvenor 2nd Revision  
Preliminary Plan #: 120130110  
SM File #: 245991  
Tract Size/Zone: 35.43 Ac./R-90  
Total Concept Area: 35.43 Ac.  
Parcel(s): P065 & P071  
Watershed: Lower Rock Creek

Dear Mr. Pino:

Based on a review by the Department of Permitting Services Review Staff, the **revised** 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 micro-bioretenention, drywells, and a submerged gravel wetland. Additional treatment is required and is provided by the use of two structural sand filters.

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

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.
5. All structures in open space areas must be on parcels dedicated to stormwater management. All structures will need easements and covenants. Retaining walls are not to be included within the easement areas.
6. All structures on stormwater parcels will need to have access provided to them. This must be a minimum of 12 foot wide. The access area must be a part of the parcel and not on private property.

7. Maximum drainage area to an underground structural storm water device is one acre.
8. You must provide safe conveyance for all outfalls down the slopes.
9. Stream/drainage ways for drainage points 1 & 2 will need improvements to insure safe conveyance of flows. Please set up a field meeting with MCDPS and MNCPPC and have the storm drain outfalls marked.
10. Use the latest MCDPS design standards when designing both ESD and Chapter 3 stormwater management structures.
11. At time of design plan submittal investigate the use of porous pavement. The product used for porous pavement/pavers must have MCDPS approval. If you are able to provide porous pavement you may be able to reduce the size of the structural under ground filters.
12. Utilities and their easements must not be in the storm water easements.
13. This approval supersedes the stormwater management concept approval dated September 9, 2013.

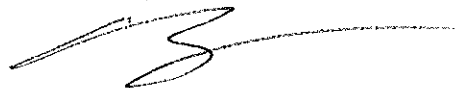
This list may not be all-inclusive and may change based on available information at the time.

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

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

Daniel E. Pino, P.E.  
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cc: C. Conlon  
SM File # 245991

ESD Acres:	33.43
STRUCTURAL Acres:	2.0
WAIVED Acres:	0.0





DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett  
County Executive

Richard Y. Nelson, Jr.  
Director

November 26, 2013

Ms. Stephanie Dickel  
Area 2 Division  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Site Plan No. 820130130

Dear Ms. Dickel:

The Department of Housing and Community Affairs (DHCA) has reviewed the revisions to the above-referenced plan. The proposed revisions are acceptable to DHCA with the following conditions:

- The Staging Sequence/Development Program for the MPDUs is essentially the same as the one DHCA approved in the letter of April 18, 2013.
- The MPDUs must include three (3) bedrooms, and each level that includes a bedroom or bedrooms must also include a full bath.

Sincerely,

Lisa S. Schwartz  
Senior Planning Specialist

cc: Daniel E. Pino, Axiom Engineering Design  
Jack Lester, EYA, LLC

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Division of Housing

Moderately Priced  
Dwelling Unit  
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& Loan Programs  
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Landlord-Tenant Affairs  
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