

Plan Review - Department Review Status

Project Name: **H161**

Workflow Started: **12/23/2025 07:11 AM**

Report Generated: **02/20/2026 12:03 PM**

CYCLE	DEPARTMENT	STATUS	REVIEWER
1	AREA DESIGN COORD		Sandra Pereira
	AREA ENVIRONMENT COORD		Amy Lindsey
	AREA TRANSPORTATION COORD		Richard Brockmyer
	AREA SITE PLAN	Incomplete	PD Reserved
	COUNTY TRANSPORTATION	Revision Requested	Rebecca Torma
	DPS ZONING	Incomplete	PD Reserved
	FIRE & RESCUE	Incomplete	PD Reserved
	HISTORIC PRESERVATION	Recommend For Approval	Brian Crane
	PARK PLANNING	Recommend For Approval	Darcy Buckley
	PEPCO	Incomplete	PD Reserved
	ROW PERMITTING	Recommend For Approval	Sam Farhadi
	SEDIMENT & STORMWATER	Incomplete	PD Reserved
	STATE HIGHWAY ADMINISTRATION	Recommend For Approval	Kwesi Woodroffe
	WASHINGTON GAS	Recommend For Approval	Jared Martin
	WATER & WASTEWATER POLICY	Recommend For Approval	Timothy Williamson
	WSSC	Incomplete	PD Reserved
	AREA TRANSPORTATION	Recommend For Approval	Carlos Pazmino
	AREA DESIGN	Incomplete	PD Reserved
AREA ENVIRONMENTAL	Revision Requested	Halley Johnson	



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REVIEW COMMENTS

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
12	1	WATER & WASTEWATER POLICY Timothy Williamson 2/3/26 1:56 PM	Comment DEP-WSWU Comments: The use of public (community) water service for this project is consistent with the existing W-1 water category designated for this site. The use of public (community) sewer service for this project is consistent with the existing S-1 sewer category designated for this site.			Resolved
13	1	WASHINGTON GAS Jared Martin 2/5/26 12:47 PM	Comment There are WGL facilities in the project limits. To obtain a GIS map of WGL facilities, please register for access to WGL's mapping portal and submit a request: https://mapcenter.washgas.com/Pages/login.aspx . When final plans are available, please provide them directly to WGL for full review; please contact kyle.dunn@washgas.com .			Info Only
14	1	AREA SITE PLAN Troy Leftwich 2/17/26 3:50 PM	Comment Explore opportunities to reposition the required Amenity Open Space to the front of the property or to a more accessible location. The zoning allows the building to be set back further on the site (0 feet rear setback); this option should be evaluated to improve site layout and accessibility. Per 4.9.19.C 1. A maximum of 50% of the required amenity open space may be located offsite within the TB Overlay zone. The Applicant should explore this option of the overlay. At the time of Site Plan submission, the Applicant must provide a minimum 10-foot-wide fire access. This building foot print should show how this access is feasible at this stage. What are the sizes for the proposed SWM facilities			Unresolved



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			<p>Applicant is seeking parking waiver additional space reduction to accommodate open space can be considered</p> <p>Draft addition Binding Elements At the time of Site Plan approval, the Applicant must address the following: Confirm that Fire Access has been reviewed and approved at the time of Site Plan acceptance. Incorporate sustainable design elements into the project.</p> <p>Planning Transportation Comment: Applicant needs to include a cross section for Parklawn Drive. Plans only provided cross sections for their bio-retention areas on their frontage</p>			
15	1	COUNTY TRANSPORTATION Rebecca Torma 2/18/26 8:58 AM	<p>Changemark DOT The square footage in this report is less than what is on the statement of justification. Please revise and correct.</p>	16-TrafficAdequacyForm_FinalSubmittal-H161.pdf		Unresolved
16	1	COUNTY TRANSPORTATION Rebecca Torma 2/18/26 8:59 AM	<p>Comment Please explain how the moving company operations work at this location.</p>			Unresolved
17	1	COUNTY TRANSPORTATION Rebecca Torma 2/18/26 9:00 AM	<p>Changemark DOT Please explain your operations further. how many trucks to the site, etc.</p>	15-LandUseReport_FinalSubmittal-H161.pdf		Unresolved
18	1	COUNTY TRANSPORTATION Rebecca Torma 2/18/26 10:30 AM	<p>Comment The driveway should align with the one located across the street. The offset of these driveways creates conflicts.</p> <p>Parklawn is a Town Center Street with an 80-foot right-of-way and a 25 mph target speed.</p> <p>The Bicycle Master Plan calls for separated bike lanes. Show how they fit within the right-of-way.</p> <p>Cross section shall include</p> <ol style="list-style-type: none"> 1. 0 feet for maintenance 2. 10 foot wide sidewalk 3. 6 foot buffer 			Unresolved



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			<p>4. 10 foot separated bike lanes 5. 6 foot buffer</p> <p>modifications to this cross section need a written justification</p>			
19	1	<p>COUNTY TRANSPORTATION Rebecca Torma 2/18/26 3:21 PM</p>	<p>Changemark DOT show the cross-section of the existing road, including the plan view. show lane markings.</p> <p>Provide storm drain analysis. provide sight distance certification.</p>	05 FLOATING ZONE PLAN-02.pdf		Unresolved
20	1	<p>AREA ENVIRONMENTAL Halley Johnson 2/19/26 11:28 AM</p>	<p>Changemark Environment Please show and note mitigation trees.</p>	05B-FloatingZonePlan_Sheet2_Final Submittal-H161.pdf		Unresolved
21	1	<p>AREA ENVIRONMENTAL Halley Johnson 2/19/26 11:28 AM</p>	<p>Changemark Environment Please keep in mind the terms of the exemption.</p>	05B-FloatingZonePlan_Sheet2_Final Submittal-H161.pdf		Unresolved
22	1	<p>PARK PLANNING Darcy Buckley 2/19/26 3:55 PM</p>	<p>Comment No apparent impacts to Montgomery Parks.</p>			Info Only

