



Travilah Grove, Site Plan and Final Water Quality Plan 820130200



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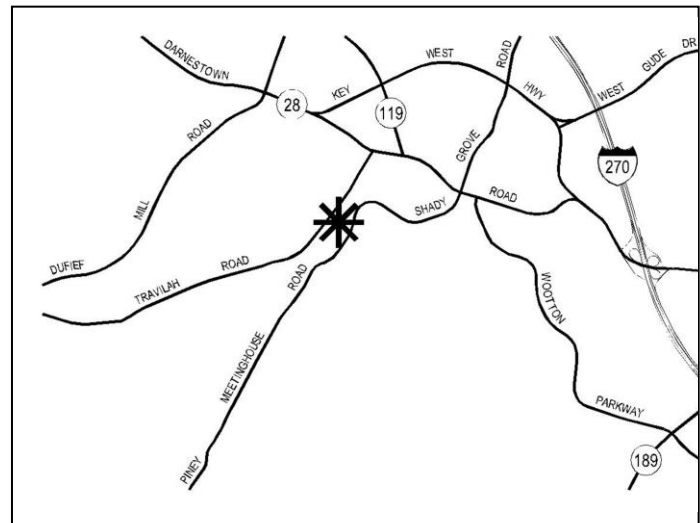


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Completed: 09-23-13

Description

- Request to construct five 60-foot high multi-family residential apartment buildings with a total of 300 dwelling units (for 298,938 SF [0.5 FAR]), including 38 MPDUs;
- Located at 14211 Travilah Road, approximately 630 feet northeast of Unicorn Way and 3,000 feet south of Darnestown Road (MD 28);
- On 13.72 gross acres in the CR-0.5 C0.5 R0.5 H80 Zone; in the Great Seneca Science Corridor (GSSC) Master Plan Area and the Piney Branch Special Protection Area (SPA);
- Applicant: Travilah Grove, LLC;
- Submitted: 02-19-13.



Summary

- Staff recommends **approval** of the Site Plan, including the Final Forest Conservation Plan and the Final Water Quality Plan, with conditions and adoption of the Draft Resolution.
- Applicant proposes standard method density; no sketch plan was required.
- The Subject Property is currently developed with a dilapidated one-story masonry building and two parking lots. The Property is a former unregulated landfill where tires were once buried, which caught on fire and as a result contaminated the soils. The Applicant has cooperated with the State of Maryland by participating in a soil remediation effort that was completed earlier this year.
- The development proposal will allow for demolition of the existing structures and construction of 298,938 square feet of residential development comprising 300 multi-unit dwellings at a maximum 0.5 FAR.
- Staff has not received any correspondence from noticed parties as of the date of this report.

SITE PLAN RECOMMENDATION AND CONDITIONS

Staff recommends approval of Site Plan 820130200, Travilah Grove, for construction of five 60-foot high multi-family residential apartment buildings with a total of 300 dwelling units, including 38 MPDUs on 13.72 gross acres in the CR-0.5 C0.5 R0.5 H80 Zone. The site plan is limited to a maximum 0.5 residential FAR totaling 298,938 square feet. All site development elements as shown on the site, landscape, lighting, and architectural plans received by the M-NCPPC on July 3, 2013, are required, except as modified herein, subject to the following conditions:

1. Preliminary Plan Conformance

The development must comply with the conditions of the approved Resolution for Preliminary Plan 120120290, including any amendments approved by the Planning Board.

2. Transportation – Pedestrian and Bicycle Facilities

- a. The Applicant must enter into a Traffic Mitigation Agreement with the Montgomery County Department of Transportation (MCDOT) and the Planning Board to participate in the Greater Shady Grove Transportation Management District (TMD) and assist the Transportation Management Organization (TMO) in achieving the 2010 *Great Seneca Science Corridor Master Plan's* Stage 2 non-auto drive mode share goal of 18%. The Traffic Mitigation Agreement must be executed prior to certification of the site plan.
- b. The Applicant must provide at least 138 bicycle parking spaces as follows:
 - 1) A total of 108 bike lockers or secured bicycle parking spaces distributed proportionally (0.35 spaces per unit) between the five apartment buildings in a well-lit area near the elevator or their entrance.
 - 2) Thirty-two (32) inverted-U bike racks located as follows:
 - a) Twenty-five (25) total racks or five (5) each located near the main entrances of the five apartment buildings.
 - b) Two (2) racks located at the pool and club house.

3. Maintenance

Maintenance of all on-site landscaping, lighting, hardscape, and site elements is the responsibility of the Applicant and subsequent owner(s).

4. Final Forest Conservation Plan

The Applicant must submit a revised Final Forest Conservation Plan for Staff approval that addresses the following items:

- a. The Category I conservation easement must be recorded prior to any clearing or grading on-site.
- b. A financial security agreement reviewed and approved by the M-NCPPC Associate General Counsel Office must be obtained for the planting requirements specified on the Final Forest Conservation Plan prior to any land disturbing activities occurring onsite.
- c. The Applicant must obtain M-NCPPC approval of a five-year maintenance and management agreement prior to M-NCPPC accepting any on-site planting.
- d. Total impervious surfaces for the entire site must not exceed 5.7 acres (approximately 43% of the net lot area).

5. Final Water Quality Plan

Total impervious surfaces for the entire site must not exceed 5.7 acres (44% of 13.05 acres).

6. Financial Security and Agreement

Prior to issuance of a building permit, the Applicant must provide financial surety in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance with the following provisions:

- a. The Applicant must provide a cost estimate of the materials and facilities, which upon Staff approval, will establish the initial surety amount.
- b. The amount of the bond or surety shall include plant materials, on-site lighting, and exterior site furniture.
- c. Prior to issuance of the building permit, the Applicant must enter into a Site Plan Surety Maintenance Agreement with the Planning Board in a form approved by the Office of General Counsel that outlines the responsibilities of the Applicant and incorporates the cost estimate.
- d. The Bond/Surety must be tied to the Development Program, and completion of plantings and installation of particular materials and facilities covered by the surety for the development will be followed by inspection and reduction of the surety.

7. Architecture

The final exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on the submitted architectural drawings, as determined by Planning Staff.

8. Development Program

The Applicant must construct the development in accordance with a development program that will be reviewed and approved by Planning Staff prior to the approval of the Certified Site Plan. The development program must include the following items in the schedule:

- a. Demolition of existing buildings may commence prior to approval of the Certified Site Plan after M-NCPPC inspection and approval of all applicable environmental protection devices.
- b. Street lamps and sidewalks adjacent to the proposed building(s) must be installed prior to the release of the use-and-occupancy permit for the new building(s). Street tree plantings may wait until the next planting season.
- c. Recreation facilities adjacent to any building, including the picnic/sitting area, open play areas, and sidewalks, must be installed prior to release of the use-and-occupancy permit for the building.
- d. Community-wide recreation facilities, including the swimming pool, community space, and indoor fitness facility must be installed before the release of a use-and-occupancy permit for the 4th residential building or within 24 months of completion of the 3rd residential building, whichever comes first.
- e. Clearing and grading must correspond to the construction phasing to minimize soil erosion and must not occur prior to approval of the Final Forest Conservation Plan, Sediment Control Plan, and M-NCPPC inspection and approval of all applicable environmental protection devices.
- f. The development program must provide for installation of on-site landscaping and lighting.
- g. The development program must provide phasing of dedications, stormwater management, sediment and erosion control, afforestation, and other features, as applicable.

9. Certified Site Plan

Before approval of the Certified Site Plan the following revisions must be made and/or information provided, subject to Staff review and approval:

- a. Include the Final Forest Conservation Plan approval, development program, inspection schedule, and Resolution approving this Site Plan on the approval or cover sheet.
- b. Confirm compliance with surface parking landscaping standards in Sec. 59-C-15.635 and modify as necessary.
- c. Ensure safe lighting levels within pool area and modify as necessary.
- d. Reconcile net tract area for impervious calculations.
- e. Remove unnecessary plan sheets, as required by Staff.
- f. Make corrections and clarifications to details, labeling, data tables, and schedules, as required by Staff.
- g. Ensure consistency of all details and layout among the site, landscape, and forest conservation plans.

Site Vicinity

[illegible]

Site Description

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The Property is bisected from the north/south by a 50-foot wide WSSC easement at its center. The easement is located approximately parallel to Travilah Road. Two WSSC high-pressure water mains (a 36-inch and a 60-inch pipe, respectively) are located in the easement. WSSC policy discourages construction activity in vicinity of water mains; and prefers an 80-foot building restriction line from such water mains. The Property is in public water and sewer categories W-3 and S-3, respectively.

The Property is a former unregulated landfill where a substantial number of used tires were once buried. A tire fire ignited at one point and burned for many days. As a result, the Applicant was required by the State of Maryland to remove and remediate tons of contaminated soil. During a site visit on August 27, 2012, as Preliminary Plan 120120290 was undergoing development review, Area 2 Planning Staff observed the soil removal process.

The 2.63-acre Traville Conservancy Inc. site to the east separates the Property from direct road frontage along Shady Grove Road. The vehicular access point from Shady Grove Road in the northeast portion is via a recorded access easement (Deed of Easements with a Liber 28318, Folio 753) from the Traville Conservancy Inc.



Aerial View

PROJECT DESCRIPTION

Previous Approvals

SMA

The Subject Property is also known as the Rickman property and was rezoned from the R&D Zone to CR-0.5 C0.5 R0.5 H80 Zone by Sectional Map Amendment following the May 4, 2010 approval of the Great Seneca Science Corridor Master Plan. Page 50 of the GSSC Master Plan states: “The CR Zone has a height limit of 40 feet for standard method of development.¹ However, a maximum height of 80 feet on this property could be considered to minimize imperviousness and encourage compact development, which may include parking underneath buildings (ground-level). The Rickman property is not subject to the Staging requirements.”

NRI/FSD

A Natural Resources Inventory/Forest Stand Delineation in 420121230 was approved on April 19, 2012.

Preliminary Plan

The Preliminary Plan of Subdivision 120120290 was approved to consolidate six parcels into one lot of record and included a Preliminary Forest Conservation Plan and a Preliminary Water Quality Plan. On November 8, 2012, the Planning Board approved Resolution MCPB No. 12-114 for the preliminary plan, and preliminary FCP and WQP.

Proposal

The proposal is for the construction of five 60-foot high multi-family residential buildings with a total of 300 dwelling units, including 38 MPDUs, and a clubhouse under the standard method of development. The existing structures and buildings will be demolished.

Buildings

Six buildings are proposed: five multi-unit apartment buildings with 44 to 64 units in each and a 6,500SF clubhouse. Three of the residential buildings and the clubhouse are located along Travilah Road at a slight angle from the perpendicular axis to maximize energy efficiency in relation to solar exposure. Two of the buildings are located to the southeast of the site across the WSSC easement. Each of the residential buildings will be approximately 60 feet tall, the clubhouse will be substantially lower.

Open Space

To the west of the clubhouse is a pool with open play areas in the lawns between the buildings and Travilah Road; this large open space is protected from the road by walls and plantings. Additional open spaces for passive and active recreation are scattered throughout the site. In total, almost ½ of the site is dedicated to permeable areas, much of it within conservation easements and providing biofiltration of stormwater.

Landscaping and Lighting

Proposed landscaping consists primarily of deciduous, ornamental, and evergreen trees around the perimeter of the site, softening the edges of buildings, and providing shade and comfort over the parking and open space areas. Site lighting is focused on the access driveways and the parking lot using decorative cutoff fixtures on 14-foot poles; much of the additional lighting will be provided at the building entrances.

¹ This height restriction on standard method is no longer extant and, therefore, does not apply.



Site Plan

Vehicular Circulation & Parking

Parking is provided on surface lots at the edges of the site and between buildings; the number of spaces is above the minimum required (328) and below the maximum allowed (409), averaging 1.29 spaces per unit for residents and visitors. The parking lots serve as *de facto* internal streets providing two access points along Travilah Road and one to Shady Grove Road. Each building has a trash enclosure in the parking lot near their building.

Pedestrian Circulation & Bicycle Parking

Pedestrians are provided with sidewalks along the front of each building and through the site. The clubhouse and recreation amenities are all connected to the buildings and parking areas via ADA-compliant sidewalks. Lead-in walks are provided along each entry driveway connecting the site to the greater pedestrian and bicyclist network. Significant public and private bike parking facilities will be provided at and within each building.

COMMUNITY OUTREACH

The Applicant has complied with all submittal and noticing requirements.

SITE PLAN ANALYSIS AND FINDINGS

Development Standards

The Travilah Grove site comprises 13.72 gross acres in the CR0.5 C0.5 R0.5 H80 Zone. The proposed five 60-foot high residential apartment buildings are for a maximum residential FAR of 0.5 or 298,938 square feet in the Standard Method of Development.

The following data table shows the application's conformance to the CR Zone's Development Standards required in 59-C-15-7:

Table 1: Development Standards Data Table - CR Zone Standard Method of Development

Development Standard	Allowed/Required	Proposed
Maximum Height (in feet)[Sec. 59-C-15.71]	80	60
Bicycle Parking [Sec. 59-C-15.62]		
Public (0.1 per unit per building & 2 for clubhouse)	32	32 ²
Private (0.35 per unit per building)	108	108
Parking (Spaces/Unit) [Sec. 59-C-15.63]	328 minimum, 409 maximum	388
Maximum Density (FAR) [Sec.59-C-15.71]	0.5 FAR	0.5
Minimum Setbacks (feet) [Sec. 59-C-15.72 (a) (1)] ³		
Abutting Residential	25	25
All other	0	0
Minimum Public Use Space (% of net tract) [Sec. 59-C-15.73]	10	10
Residential Amenity Space (20SF/unit up to 5,000SF) [Sec. 59-C-15.74]		
Indoor	5,000	5,000
Outdoor	5,000	5,000

General Requirements

Per 59-C-15.61-63 General Requirements, development in the CR Zones must comply with the several general requirements, including master plan conformance, bicycle parking, and parking.

Master Plan and Design Guidelines Conformance

Conformance with the master plan is a required finding of approval for a preliminary plan of subdivision; as this application differs little from the previously approved preliminary plan (shifts in parking and building layout), it remains in substantial conformance with the Great Seneca Science Corridor Master Plan. The Master Plan recommendation is for redevelopment of the site using the CR Zone, Standard Method of Development. The Subject Property is exempt from the staging requirements in the Master Plan.

² As conditioned.

³ (a) Where a tract of land is adjacent to a lot or parcel in a one-family residential or agricultural zone that is not improved with a commercial, industrial, or utility use, any building: (1) must have a minimum setback of 25 feet or the setback required by the adjacent lot or parcel, whichever is greater. The Subject Property abuts the existing Willow Oaks single-family subdivision to the south.

Design Guidelines

Proposed orientation of buildings has been adjusted to maximize solar orientation (see Attachments A and B). Buildings A-C are all located closest to Travilah Road and are oriented at an angle to the road to maximize solar energy exposure as called for in the Guidelines. In between Buildings B and C is a 6,528 square foot club house. To the west of the club house is an in-ground swimming pool with concrete patio. The pool will be enclosed with security fencing. A sidewalk system meanders around and in between Buildings A-C and the club house for pedestrian connections and active recreation opportunities. Picnic and seating areas are proposed in relation to the sidewalk system and club house.

Proposed surface parking area includes compact parking spaces in an effort to minimize impervious surface given the site's location within a SPA, while meeting the required number of spaces based on the unit mix. The site plan demonstrates the proposed number of parking spaces falls between the minimum and maximum range required under Article 59-E and the CR Zone, respectively as explained in the Applicant's Amended Justification Statement (see Attachment C).

Buildings D and E are located along the eastern portion of the site and closer to Shady Grove Road. Building orientation for these two buildings is almost parallel to Shady Grove Road due to the existing grade and other environmental features and constraints associated with the site. These two buildings could not be oriented so as to capture solar energy as Buildings A-C and the club house have been oriented.

A series of interconnected private drives and surface parking spaces provide two vehicular access points onto Travilah Road and one access point onto Shady Grove Road. The proposed site design and building orientation was sensitive to the two existing WSSC water mains that bisect the site, maintaining large setbacks from the lines and locating open space amenities outside of areas of primary concern.

Transportation

Transportation Demand Management

The site is located within the boundary of the Greater Shady Grove TMD. The Applicant must enter into a Traffic Mitigation Agreement with MCDOT and the Planning Board to participate in the Transportation Management Organization (TMO) and assist the County in achieving and maintaining the 2010 *Great Seneca Science Corridor Master Plan's* Stage 2 non-auto drive mode share goal of 18% and the ultimate goal of 30%. The Traffic Mitigation Agreement must be executed prior to certification of the site plan.

The *Master Plan* does not explicitly differentiate between vehicular trips generated by residents and employees or limit participation with the TMO to only non-residential developments. With fewer than 25 employees on-site at any one time, a traffic management plan is not required to be part of the Traffic Mitigation Agreement.

Pedestrian and Bicycle Facilities

A 6-foot-wide sidewalk exists along the Shady Grove Road frontage. Shared-use paths exist on the opposite sides of both Shady Grove Road and Travilah Road. Although a sidewalk does not exist along the Travilah Road frontage, the Applicant proposed a 5-foot-wide sidewalk with a green panel along the property frontage.

The internal pedestrian connections are ADA accessible between the apartment buildings and to/from the club house. Internal pedestrian connections with the necessary handicapped ramps delineated from the sidewalk on the east side of Buildings A, B, and C, through the parking area, and to the sidewalk on

the west side of Buildings D and E. In addition, handicap ramps are provided at the pedestrian crossing between the terminus of the lead-in sidewalk from Shady Grove Road and the opposite sidewalk between the club house and Building C.

Under Section 59-C-15.62 of the County Zoning Ordinance as a development located in the CR Zone, the Applicant must provide bicycle parking spaces for each residential building with 20 or more dwelling units as shown in the data table above.

The publicly accessible spaces must be inverted-U bike racks, or approved equal, and the privately accessible spaces must be bike lockers or a secured bike storage room distributed proportionally between the five apartment buildings in a well-lit area near the elevator or entrance.

Environment

Environmental Guidelines

The site consists of non-maintained field, areas of tree cover, and a 0.10-acre high priority forest stand in the southeastern portion of the site. There are no streams, stream valley buffers, wetlands or wetland buffers on-site.

The northwestern portion of the site drains to the Muddy Branch watershed and is designated as Class I-P Waters⁴ by the State of Maryland. The remainder of the site drains to the Piney Branch Tributary of the Watts Branch Watershed and is designated as Class I-P Waters by the State of Maryland. The entire eastern, southern, and central portions of the site are located within the Piney Branch Special Protection Area (SPA).

In addition to protecting water quality, the Piney Branch SPA was established to protect the globally rare, Serpentine Barrens, which is an ecosystem underlain by serpentine bedrock and supports a unique composition of plant species. The Subject Property contains serpentine bedrock throughout the site's proposed Limits-of-Disturbance (LOD) and is bordered to the east by a forested community meeting the characteristics of the rare serpentine ecosystem. This forest currently supports a community of the State-listed endangered, potato dandelion (*Krigia dandelion*) and is protected with an easement owned by Traville Conservancy Inc. A Natural Resources Inventory/Forest Stand Delineation for the Subject Property was approved on April 19, 2012 and it reflects these environmental features.

Final Forest Conservation Plan

This site is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code), and a Final Forest Conservation Plan ("FFCP") has been submitted for Planning Board approval (Attachment D). The FFCP required a total of 2.07 acres of afforestation. The Applicant proposes to meet this requirement by planting 0.98-acres of forest and meet the remaining 1.09-acres in landscape and tree canopy credit onsite. In addition, the Applicant proposes to place the 0.98-acres of forest planting and the 0.10-acres of retained forest in a Category I conservation easement.

⁴ Use I-P Waters that are suitable for: water contact sports; play and leisure time activities where the human body may come in contact with the surface water; fishing; the growth and propagation of fish (other than trout); other aquatic life, and wildlife; agricultural water supply, industrial water supply, and public water supply.

Forest Conservation Variance

Section 22A-12(b) (3) of Montgomery County Forest Conservation Law provides criteria that identify certain individual trees as high priority for retention and protection. Any impact to these trees, including removal or disturbance within the tree's critical root zone (CRZ) requires a variance. An Applicant for a variance must provide certain written information in support of the required findings in accordance with Section 22A-21 of the County Forest Conservation Law. The law requires no impact to trees that: measure 30-inches or greater, diameter-at-breast height (DBH); are part of an historic site or designated with an historic structure; are designated as a national, State, or County champion tree; are at least 75 percent of the diameter of the current State champion tree of that species; or trees, shrubs, or plants that are designated as Federal or State rare, threatened, or endangered species.

On October 25, 2012, the Planning Board approved Preliminary Forest Conservation Plan 120120290 with a variance request for the Subject Property to remove one specimen tree. This tree is a 36-inch DBH sweet cherry (*Prunus avium*). As mitigation for the removal of this tree, the Applicant proposes to plant three native canopy trees that are a minimum of 3-inch caliper on-site. The variance was included in the Planning Board's overall approval of the PFCP in 120120290. This proposed mitigation is shown on the FFCP.

Final Water Quality Plan

As part of the requirements of the Special Protection Area law, a Final Water Quality Plan must be reviewed in conjunction with a Site Plan⁵. Under the provision of the law, the Montgomery County Department of Permitting Services (DPS) and the Planning Board have different responsibilities in the review of a water quality plan. DPS reviews and acts on those elements of the water quality plan that relate to water quality protection performance goals, stormwater management, sediment and erosion control, and monitoring of best management practices. DPS has reviewed and approved the elements of the Final Water Quality Plan under its purview. The Planning Board's responsibility is to determine if environmental buffer protection, SPA forest conservation and planting requirements and site imperviousness limits have been satisfied.

Site Performance Goals

As part of the Final Water Quality Plan, two performance goals were established for the site: minimize storm flow run-off increases and minimize sediment loading and land disturbances with an emphasis on immediate stabilization.

Site Imperviousness

The Piney Branch SPA does not require a specified impervious limit on land development projects. The Applicant submitted an Impervious Area Exhibit that depicts 5.7-acres (44%) of the site as impervious area. This is higher than the percentage of impervious area on the Preliminary Plan due to an increase in the total parking spaces required by an updated unit mix, the addition of a sidewalk requested by Planning Staff, and an increased emergency access area to two of the buildings as required by Montgomery County Fire and Rescue Service (MCFRS). In addition, Planning Staff requested that the proposed buildings' orientation be designed to capture passive solar heating and cooling opportunities as specified by the Master Plan. This building orientation redesign prompted MCFRS to require an increased-size heavy paving area for the Clubhouse and Building C.

⁵Section 19-62 (b) of the Montgomery County Code states that "except as otherwise expressly provided in this Chapter, the requirements for a water quality inventory and a preliminary and final water quality plan apply in any area designated as a special protection area to a person proposing a land disturbing activity on privately owned property:....who is required by law to obtain approval of a development plan, diagrammatic plan, schematic development plan, project plan, special exception, preliminary plan of subdivision, or site plan.

Aside from these design considerations described above, the Applicant has taken steps to minimize the impervious surface area for the Site Plan. First, the total number of parking spaces has been reduced by six from the initial Site Plan submittal. This increases the area available for stormwater management and Environmental Site Design (ESD) features. Second, 10% of the provided parking spaces (38) have been reduced to the “small car space” size. This reduces the impervious surface area by approximately 1,500 square feet. Although not counted toward the reduction of impervious surface area, the Applicant also revised the Site Plan to provide two areas of parking with pervious paving, totaling 3,600 square feet, instead of using regular asphalt.

Other Final Water Quality Plan Considerations

There are no environmental buffers on-site. The Great Seneca Science Corridor Master Plan identified the Piney Branch SPA as containing remnants of a globally rare habitat supported by the serpentine rocks that underlie parts of the area. The entire Travilah Grove’s proposed LOD contains serpentine soils. The NRI/FSD identifies one high priority forest community within the southeastern portion of the Subject Property. This forested area is an extension of the forest community located along the eastern boundary of the Subject Property and along Shady Grove Road. This forest community, underlain with serpentine bedrock, currently supports a community of State-listed endangered potato dandelion. The Applicant proposes to retain this forest stand and to plant a forested buffer around this high priority forest and along most of the eastern boundary of the Subject Property. The Applicant proposes to place this forested buffer in a Category I Conservation easement to further protect the forest community around the State-listed plant. The Stormwater Concept Plan proposes to meet required stormwater management goals via installation of a combination of micro-bioretenment and pervious concrete (Attachment E). Redundant sediment controls are to be used throughout the site. The use of sediment traps with forebays that provide 125% of the normally required storage volume is acceptable for larger disturbed areas. Silt fence alone will not be allowed as a perimeter control; however, the use of super silt fence will be acceptable for small areas of disturbance.

Noise

The Applicant prepared a Traffic Noise Impact Analysis, dated February 22, 2013, for the Subject Property to assess the current and projected 2040 outdoor noise levels in relation to Shady Grove Road. A noise analysis is necessary to determine the projected interior and exterior noise levels requiring mitigation for residential units and outdoor recreational areas along both Travilah Road and Shady Grove Road. The Montgomery County “Staff Guidelines for the Consideration of Transportation Noise Impacts in Land Use Planning and Development” stipulate a 60 dBA Ldn maximum noise level for outdoor recreation areas and 45 dBA Ldn for indoor areas.

The Noise Analysis indicates that future unmitigated traffic noise levels above 60 dBA Ldn will only impact the eastern corner of Building E. Consistent with the noise guidelines, dwelling units that are impacted by traffic noise levels over 60 dBA Ldn should have interior noise no greater than 45 dBA Ldn. A residential unit of standard construction is expected to reduce exterior noise levels to interior levels by 20 dBA Ldn without modification. Therefore, since the noise levels are at 65 dBA Ldn for only the eastern corner of Building E, the interior noise levels should be mitigated by the standard construction of the building to 45 dBA Ldn.

The noise guidelines identify recreational open space areas as noise sensitive areas where residents should be able to enjoy the use of outdoor areas free of the annoyance and hazards associated with high noise levels. The projected noise levels for the outdoor open spaces, seating areas, and the pool area are at or below 60 dBA Ldn without any noise mitigation. Therefore, no additional noise mitigation measures are necessary.

Environmental Guidelines, FFCP, Final Water Quality Plan and Noise Analysis Recommendation

Based on 1) the additional planning requirements placed on the Applicant, including how the site's forest conservation requirement will be met as demonstrated in the FFCP and 2) the environmental limitations of the site, including the Final Water Quality Plan considerations discussed above, Staff recommends approval of the FFCP and the impervious surface area as shown on the Final Water Quality Plan with conditions.

FINDINGS

1. *The site plan conforms to all non-illustrative elements of a development plan, diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.*

This finding is not applicable; the site is not subject to a development plan, diagrammatic plan, schematic development plan, or project plan.

2. *The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approval under Chapter 56.*

An urban renewal plan is not applicable to the subject property. The Travilah Grove Site Plan No. 820130200 meets the requirements of the Montgomery County Zoning Ordinance for the CR Zone, using the standard method of development as shown on the Data Table, above, subject to the recommended conditions of approval. Specifically, the application provides a density and height within the limits of the standard method for the zone and it provides the setbacks, adequate bicycle and vehicle parking, public use space, and landscaping.

The proposed development also meets the requirements of conformance to the master plan and design guidelines as determined by the previous preliminary plan approval. Specifically, the proposal provides the density, height, and use recommended in the master plan. Most importantly for this master plan are the environmental aspects of development. As discussed in detail in the preliminary plan approval, the site has been sensitively designed to meet the environmental goals in the master plan while respecting a large WSSC easement, protecting an endangered plant with conservation easements, and retaining an economically viable project. Further, parking has been reduced below the maximum allowed and compact-spaces have been used to further reduce impermeable surfaces.

3. *The location of buildings and structures, open spaces, landscaping, recreational facilities, and pedestrian and vehicular circulation systems are adequate, safe and efficient.*

- a. Building Location

The buildings are located in an adequate, safe, and efficient manner. Several are oriented specifically to maximize energy efficiency and the remaining buildings are located to manage site constraints including grades, WSSC easements, and conservation easements. Each building is located close to parking and open space and has direct access to the centrally located clubhouse. Finally, the buildings are appropriately setback from the detached residential units to the south.

b. Open Spaces & Recreation

The open spaces provide adequate, safe, and efficient opportunities for recreation and relaxation and provide a pleasing and healthy environment for play and general enjoyment. Several types of recreational amenities are provided, including a pool, clubhouse with fitness and community space, open play areas, and picnic spaces. These facilities exceed the quantitative and qualitative requirements of the Planning Board's recreation guidelines as detailed on the site plan.

c. Landscape and Lighting Plans

The landscaping and lighting provides an adequate, safe, and efficient environment complementing the site design and open space amenities. Significant numbers of trees will provide canopy for comfort and shade throughout the site and lighting will ensure a safe environment throughout the parking area and along pedestrian paths. Finally, buffering is provided along the edges of the Property abutting the detached residential units.

d. Pedestrian and Bicycle Facilities

Adequate, safe, and efficient sidewalks are provided throughout the Property connecting all of the buildings, open spaces, and amenities. Sidewalks also connect to the adjacent streets providing access to the greater pedestrian network. Bicycle facilities will be provided at and within each of the residential buildings and at the clubhouse.

e. Vehicular Circulation

Adequate, safe, and efficient vehicular facilities are provided by the development. Access points remain unchanged from the approved preliminary plan, which was reviewed by MCDOT and the Fire Marshal. Parking is provided along the internal drives in front of each residential building; handicapped spaces are provided near the entry points.

4. *Each structure and use is compatible with other uses and other site plans and existing and proposed adjacent development.*

There are no pending applications for adjacent development. The proposed residential uses are compatible with adjacent residential development and the buildings are designed and sited with appropriate setbacks and buffering to be compatible with the size and types of buildings surrounding the Property.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resources protection, and any other applicable law.*

This site is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code), and a Final Forest Conservation Plan ("FFCP") has been submitted for Planning Board approval (Attachment D). The FFCP required a total of 2.07 acres of afforestation. The Applicant proposes to meet this requirement by planting 0.98-acres of forest and, meet the remaining 1.09-acres in landscape and tree canopy credit. In addition, the Applicant proposes to place the 0.98-acres of forest planting and the 0.10-acres of retained forest in a Category I conservation easement.

The Stormwater Concept Plan proposes to meet required stormwater management goals via installation of a combination of micro-bioretention and pervious concrete (Attachment E). Redundant sediment controls are to be used throughout the site. The use of sediment traps with forebays that provide 125% of the normally required storage volume is acceptable for larger disturbed areas.

ATTACHMENTS

- A. Site Plan
- B. Justification Statement
- C. Amended Justification Statement 7/12/13
- D. Final Forest Conservation Plan
- E. Department of Permitting Services Stormwater Approval
- F. Agency Approval Letters

TRAVILAH GROVE

SITE PLAN 820130200



40 20 0 40 80





ATTORNEYS

STEVEN A. ROBINS
DIRECT 301.657.0747
FAX 301.347.1778
SAROBINS@LERCHEARLY.COM

Statement of Justification

Site Plan No. 820130200
TRAVILAH GROVE

Rockville, Maryland

On October 25, 2012, the Montgomery County Planning Board ("Planning Board") approved Preliminary Plan Number 120120290 ("Preliminary Plan") for the consolidation of six contiguous parcels located at 14211 Travilah Road in Rockville, Maryland, into a single record lot ("Property"). As approved, the Preliminary Plan allows the development of up to 300 multi-family dwelling units in five mid-rise buildings on the Property, including 12.5 percent Moderately Priced Dwelling Units ("MPDUs") and related improvements and amenities (collectively, the "Project", or "Travilah Grove").

Travilah Grove, LLC ("Applicant") now submits this Site Plan application for the Planning Board's review. As discussed herein, the Site Plan satisfies all applicable provisions of Section 59-D-3.4 of the Montgomery County Zoning Ordinance ("Zoning Ordinance") which govern the Planning Board's approval of a Site Plan application.

I. Property Description

The Property is located on the east side of Travilah Road, approximately 630 feet northeast of Unicorn Way and 3,000 south of the intersection of Travilah Road and Darnestown Road ("MD Route 28"), within the South District of the Life Sciences Center ("LSC") established by the 2010 Approved and Adopted Great Seneca Science Corridor Master Plan ("Master Plan"). The Property has a total gross tract area of 597,876 square feet, or 13.72 acres, including prior road dedications. Subsequent to preparation and recordation of a new Record Plat, the Property will have a net lot area of approximately 579,855 square feet, or 13.31 acres. As described by the Applicant and Staff of the Maryland-National Capital Park and Planning Commission ("M-NCPPC") at the time of the Preliminary Plan, a masonry building and associated surface parking lots exist on the Property at present.

The Property is part of the Traville community, which provides a wide variety of retail, commercial, educational, and employment uses and anchor facilities such as the University of Maryland satellite campus, Human Genome Sciences, and the Institute for Governmental Service and Research. The Traville Gateway development — an office park — is located to the immediate north of the Property. Other notable uses in the vicinity include the Stone Mill Elementary School and single family homes directly across Travilah Road to the west, and the single-family residential homes in the Willow Oaks subdivision to the south. To the east, a narrow parcel of unimproved land (part of which contains a designated Endangered Species Protection Area) separates the Property from Shady Grove Road.

Pursuant to the Master Plan and its corresponding Sectional Map Amendment, the Property is zoned CR-0.5 (C-0.5, R-0.5, H-80).

II. Proposed Development

The Applicant proposes to develop the Property under the standard method of development with five 60-foot multi-family residential buildings.¹ The Project will provide a total of 300 dwelling units, including 38 MPDUs (12.5 percent), within a maximum gross floor area of 298,938 square feet. Based on a gross tract area of 597,876 square feet, the proposed residential density is 0.5 FAR. The Project also provides residential amenity space (including a 5,000 square foot clubhouse, a swimming pool and associated recreational areas), landscaping, and — in accordance with the Master Plan — sidewalk improvements along the Property's frontage. The Project will provide 1.35 acres of public use space, per Zoning Ordinance requirements.

The Project has been revised since the time of Preliminary Plan to address certain comments which arose during the administrative review of that application. Changes include the following:

- The Project's architecture has been refined, as shown on the elevations provided with this application. Furthermore, the three multi-family residential buildings closest to Travilah Road and the clubhouse have been re-oriented to increase passive solar efficiencies (by maximizing solar heat gain in the winter on the south side and minimizing solar heat gain in the summer).
- The Project's unit mix now consists of 167 one-bedroom dwelling units and 133 two-bedroom dwelling units.

Pedestrian and vehicular access continues to be provided from two ingress/ egress points: one located on Travilah Road, and the other on Shady Grove Road.² Vehicular access to Shady Grove Road will be restricted to "right in, right out" movements.

III. Findings for Site Plan Approval

- A. *Section 49-D-3.4(c)(1) — The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.*

This Zoning Ordinance provision does not apply to the Project. However, the Site Plan is consistent with—though not identical to—the development proposed with the previously submitted Preliminary Plan. The Site Plan has been refined and fine-tuned in order to address the applicable conditions of Preliminary Plan approval. Notable refinements from the Preliminary Plan application are discussed in Section II above.

¹ Pursuant to Section 59C-15.41, the Zoning Ordinance requires site plan approval for development of 10 or more dwelling units under the standard method in the CR zone.

² Access across the intervening undeveloped parcel is provided via a recorded access easement from the adjacent property owner.

- B. *Section 49-D-3.4(c)(2) — The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

The Project complies with the following general requirements set forth in Section 59-C-15.6 of the Zoning Ordinance for standard method development in the CR zone which requires a site plan:

- Master Plan and Design Guidelines Conformance. Section 59-C-15.61 provides that development which requires a site plan must be substantially consistent with the applicable master or sector plan, and must substantially conform to any design guidelines approved by the Planning Board that implement the applicable plan.

The Project contributes to the primary objective of the Master Plan: to transform the LSC into a dynamic live/work community. The Master Plan recognizes that new housing in the LSC — which will be located in close proximity to leading science and technology industry employers, and served by transit and enhanced with activating uses, open spaces, and amenities — is necessary to transform the LSC into a more vibrant place. The Master Plan also recognizes that a range of housing options is necessary to encourage younger workers and recruits to become residents and stay in the LSC area.

The Master Plan specifically recommends that the Property for the CR-0.5 (C-0.5, R-0.5, H-80) zone, and sets forth the following guidelines for new development at this location:

- *Minimize impacts to the SPA by orienting buildings and parking nearer Travilah Road, outside the SPA boundary to the extent feasible.*
- *Ensure proper sediment control during construction.*
- *Consider parking underneath buildings (ground-level), compact development design, and other techniques to minimize impervious surfaces.*
- *Consider placing recreation facilities that are not noise-sensitive closer to Shady Grove Road.*
- *Consider meeting afforestation requirements in the area adjacent to the existing protective strip along Shady Grove Road to enhance protection of the Krigia dandelion population.*

As described in Section II above, the Project responds to these goals and objectives. The Project locates the clubhouse, the swimming pool, and three of the proposed multi-family residential buildings closer to Travilah Road, as recommended by the Master Plan.³ The Project proposes significant tree plantings throughout the Property and additional forest plantings along the boundary with the adjoining undeveloped parcel, as shown on the Landscape Plan provided herein. Furthermore, given that the densities proposed on the site are not viable with structured parking, the Applicant has carried forward its commitment to reduce impervious surface on the Property by designing the proposed parking layout to achieve a reduction in impervious area (as compared to the amount proposed at the time of the Preliminary Plan submittal). Sediment control measures at the time of construction

³ As noted in the M-NCPPC Staff Report for the Preliminary Plan, the Master Plan recommendations for building location cannot be fully achieved due to current policies of the Washington Suburban Sanitary Commission, which require the establishment of 80-foot building restriction lines from large, high-pressure water mains. As discussed at the time of Preliminary Plan, two such water mains extend across the Property midway through the site, from north to south.

will be in accordance with a Sediment Control Permit approved by the Montgomery County Department of Permitting Services ("DPS").

- Bicycle Parking Spaces and Commuter Shower/Change Facility. Section 59-C-15.62 requires multi-family residential buildings with 20 or more dwelling units to provide (a) 0.1 publicly accessible bike parking spaces per residential unit (to a maximum of 10), and (b) 0.35 private, secure bike parking spaces per residential unit (to a maximum of 100). As previously mentioned, the Project satisfies these requirements by providing up to 30 publicly accessible bike parking spaces and up to 106 private, secure bike parking spaces.
- Parking. The Project will provide 394 total surface parking spaces, 15 fewer spaces than the 409 maximum parking spaces allowed for the Project per Zoning Ordinance requirements for the CR zone. Ten parking spaces will be handicapped accessible, as required. As previously stated, the proposed number of surface parking spaces achieves a reduction in impervious area from the initial Preliminary Plan submittal. The Site Plan otherwise substantially complies with applicable CR zone requirements for parking space location and access and landscaping and lighting.

The Project also complies with the development standards for the CR zone set forth in Section 59-C-15.7 of the Zoning Ordinance. The following chart compares these development standards to the Project:

	REQUIRED/PERMITTED	PROVIDED
Maximum density	0.5 FAR, with 0.5 maximum residential FAR, .05 maximum commercial FAR (as specified by the zone established on the zoning map)	0.5 FAR residential, or 298,938 square feet
Maximum height	80' (as specified by the zone established on the zoning map)	60' (±)
Public use space	10 % of L.O.D.	10 %, or 1.35 acres
Residential amenity space	A minimum of 20 s.f. of indoor amenity space per market rate dwelling unit up to 5,000 s.f.	Minimum 5,000 square feet indoors
	A minimum of 20 s.f. of outdoor recreational space per market-rate dwelling unit up to 5,000 square feet. ⁴	Minimum 5,000 square feet outdoors

⁴ Section 59-C-15.75(a) provides that (1) indoor amenity space must be provided in a multi-purpose room, fitness room, or other common community rooms, at least one of which must contain a kitchen and bathroom; and (2) at least 400 square feet of outdoor recreational space must adjoin or be directly accessible from the indoor amenity space. This application addresses the Project's specific compliance with these requirements.

- C. *Section 49-D-3.4(c)(3) — The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe and efficient.*

The Site Plan has been designed to ensure that the locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe and efficient. The on-site pedestrian and vehicular circulation systems, in particular, have been carefully planned and designed to promote the safe and efficient movement of walkers and vehicles. ADA accessible pedestrian connections have been provided between the multi-family residential buildings and the club house, as required at the time of Preliminary Plan approval.

- D. *Section 49-D-3.4(c)(4) — Each structure and use is compatible with other uses and other site plans, and with existing and proposed adjacent development.*

The Project will be compatible with the surrounding uses at this location and with proposed future development in the LSC South Corridor. The proposed multi-family buildings will be 60 feet in height, within the maximum 80 feet permitted by the CR zoning classification for the Property. The proposed development conforms with both the intent and specific recommendations of the Master Plan and the CR zone, each of which are intended to facilitate higher density uses.

- E. *Section 49-D-3.4(c)(5) — The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

The Maryland-National Capital Park and Planning Commission approved the Natural Resource Inventory/Forest Stand Delineation for the Property on April 12, 2012 ("NRI/FSD No. 420121230"). The Planning Board then approved Preliminary Forest Conservation Plan No. 120120290, with conditions, at the time of Preliminary Plan on October 25, 2012. The Final Forest Conservation Plan for the Project has been submitted in connection with this application. The Applicant proposes to meet applicable requirements through a combination of forest retention, planting of on-site forest cover, landscaping, and tree cover, and will establish a Category I Forest Conservation Easement adjacent to the abutting undeveloped parcel.

The Property is bisected by the Piney Branch Special Protection Area ("SPA"). As such, the Planning Board reviewed the Applicant's Preliminary Water Quality Plan at the time of Preliminary Plan, and confirmed that the Project will satisfy applicable requirements for environmental buffer protection, SPA forest conservation and planting, and site imperviousness.

In addition, MCDPS approved the Stormwater Management Concept Plan for the Project on August 9, 2012. The stormwater management concept proposes to meet required stormwater management goals by using a combination of micro-bioretenion facilities, planter boxes and bio-swale facilities. A Sediment and Erosion Control Plan will be submitted to MCDPS for their approval prior to commencement of construction.

IV. Community Outreach

The Applicant held the required pre-submission public meeting for the Site Plan at the Universities of Shady Grove in Rockville on January 7, 2013.

V. Conclusions

The Project, as discussed herein, will provide new housing opportunities in the LSC South District. Thus, the Project will help implement the goals of the Master Plan. The Project complies with all applicable requirements of the Zoning Ordinance that govern development under the standard method in the CR zone, including conformance with the recommendations of the Master Plan.

For these reasons, the Applicant respectfully requests that the Planning Board approve the Site Plan as proposed. We appreciate your consideration of this matter.

July 12, 2013

BY ELECTRONIC MAIL

Ms. Lori J. Shirley
Maryland-National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Site Plan No. 820130200/Travilah Grove

Dear Ms. Shirley:

The purpose of this correspondence is to amend our Justification Statement for the Travilah Grove Site Plan No. 820130200 in order to provide information on the amount of parking being provided for the development. A comment was raised at the Development Review Committee that a parking waiver may be needed; however, the information below illustrates that the proposed parking falls within the range mandated by the CR zone, without the need for a waiver.

The parking analysis for the project is as follows:

Sec. 59-C-15.63 Parking

Instead of the requirements of Article 59-E regarding parking space numerical requirements, landscaping, and surface parking design, development in the CRN, CRT, and CR zones must comply with the following provisions. All standards and requirements of Article 59-E that are not modified by this Section must be satisfied.

Sec. 59-C-15.631 Parking Ratios

Parking spaces must satisfy the following minimums and maximums unless the minimum number of parking spaces is waived under Sec. 59-C-15. 636. The minimum number of parking spaces is required is equal to the number of parking spaces that would otherwise be required by Division 59-E-3, multiplied by the applicable factor in the table [on page C15-15 of the Zoning Ordinance], or at the rate indicated. When a maximum number of

Ms. Lori J. Shirley
July 12, 2013
Page 2

spaces is indicated, no more parking than would otherwise be required by Division 59-E-3 may be provided.

Use	CRN		CRT		CR			
Distance from a transit proximity level 1 or 2 transit station or stop	Up to ½ mile	Greater than ½ mile	Up to ½ mile	Greater than ½ mile	Up to ¼ mile	¼ to ½ mile	½ to 1 mile	Greater than 1 mile
(a) Residential								
Maximum:	None	None	59-E	None	59-E	59-E	59-E	None
Minimum:	0.8	1.0	0.7	0.8	0.6	0.7	0.8	0.9

Applying Sec. 59-C-15.631:

409 = required/permitted parking
 -394 = proposed for approval
 15 spaces below the maximum required

In Sec. 59-E-3, the requirement = Dwelling, multiple family:

For each dwelling unit with no separate bedroom 1 space
 For each dwelling with 1 separate bedroom 1¼ spaces
 For each dwelling unit with 2 separate bedrooms 1½ spaces
 For each dwelling unit with 3 or more separate bedrooms 2 spaces

The base requirement may be reduced in accordance with the credit provisions of Sec. 59-E-3.33 Credits for specified residential uses. Not more than 50% of the total area of the minimum required side and rear yards shall be occupied by parking spaces, drives, access roads to, from and between such spaces, turn-arounds or other surfaces designed for vehicular use, and no parking spaces or vehicular uses, except entrance drives, shall be located within the minimum required front yard. Certain zones also allow for a reduction in parking for MPDUs (this plan does not necessarily reduce parking for MPDUs).

Ms. Lori J. Shirley
July 12, 2013
Page 3

Sec. 59-E-3.33 Credits for specified residential uses. (a) For multiple dwelling units, townhouses, fourplex units, and individual living units in personal living quarters, the director/planning board may approve a 10 percent reduction in the standard parking requirement provided in section 59-E-3.7, if such units are located within a central business district or transit station development area. A 5 percent reduction is also allowed where such units are located within 1,600 feet of a Metrorail station entrance as defined in section 59-E-3.21[Proximity to a Metrorail station]. This credit does not apply to parking for housing for senior adults or persons with disabilities or a life care facility that is constructed in accordance with the credit provisions enumerated in Paragraph (b), below.

The following is the calculation now shown on the cover sheet's Development Table that demonstrates how the proposed parking spaces fall within the maximum and minimum range:

$409 \times 0.8 = 328$ [based on 409 as the maximum number of parking spaces required in 59-E, multiplied by the minimum in the CR zone].

This analysis demonstrates that the proposed 388 parking spaces falls between the maximum 409 spaces and minimum 328 spaces range required in 59-E and the CR zone, respectively. Thus, a parking waiver is not required pursuant to the parking requirements for the CR zone.

It should also be noted that of the 388 proposed parking spaces, 38 are smaller car spaces per 59-E-2.22(e), as requested by M-NCPPC Development Review Committee comments to help reduce impervious surface.

Thank you for your consideration regarding this matter. Please let us know if you need any further materials.

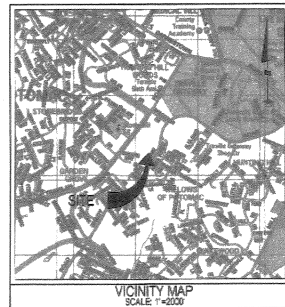
Sincerely,



Steven A. Robins

ATTACHMENT D

TRAVILAH GROVE FINAL FOREST CONSERVATION PLAN

MNCPPC SITE PLAN APPLICATION # 820130200
ROCKVILLE (4th.) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

GENERAL NOTES

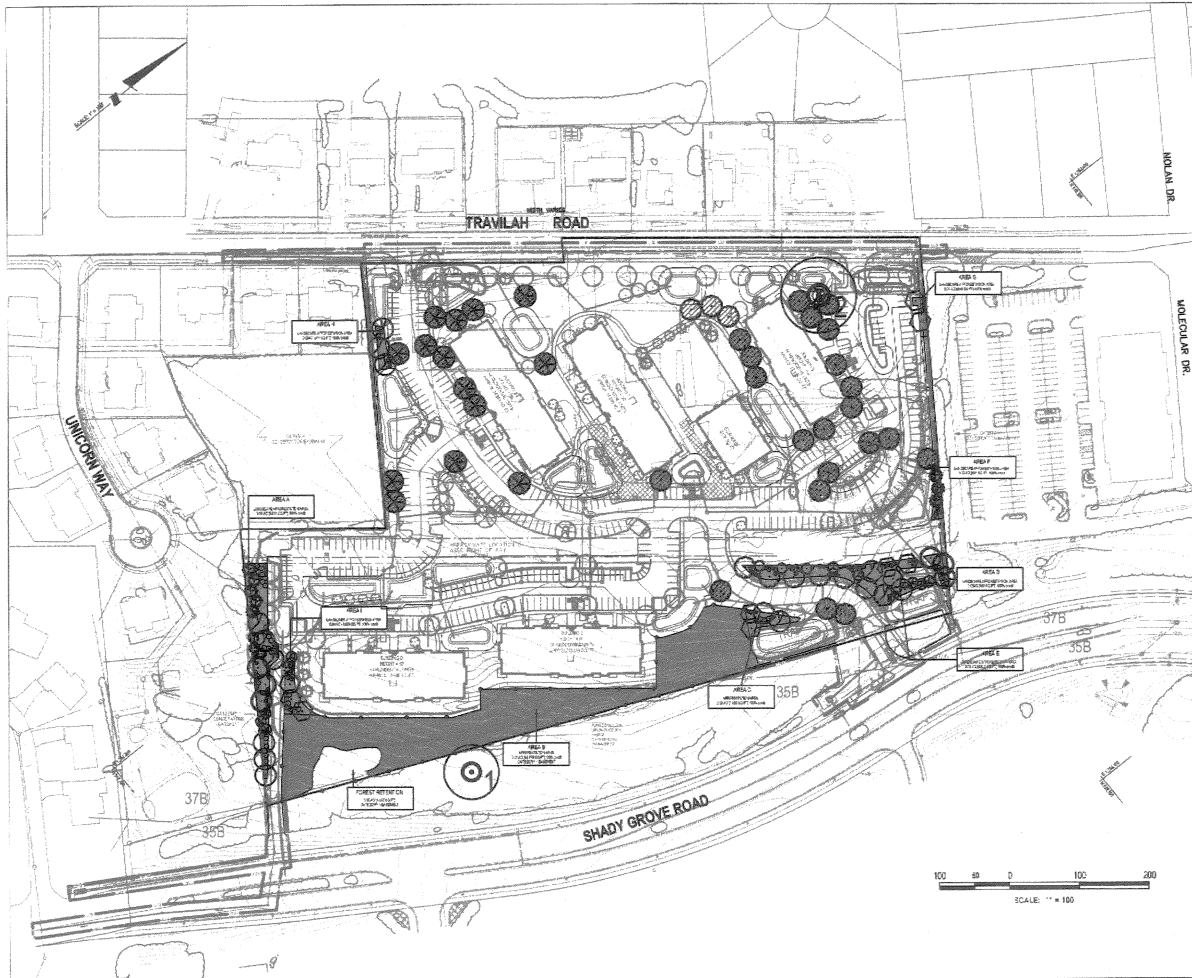
1. THE TRACT AREA OF THE PROPERTY IS 13.49 ACRES (587,708 SQ. FT.)
2. PROPERTY IS LOCATED WITHIN ZONE: CR 0.5 - C 0.5 RD 5 H 80
3. THE SUBJECT PROPERTY IS LOCATED WITH TAX MAP FR343
4. BOUNDARY INFORMATION PROVIDED BY MACRIS, HENDRICKS, GLASCOCK, P.A. (MHG)
5. GRID COORDINATES ARE PER MARYLAND STATE PLAN DATUM (NAD 83/91)
6. TWO-FOOT CONTOUR TOPOGRAPHY WAS TAKEN FROM A SURVEY DRAWING PROVIDED BY VIKI
7. THE PROJECT LIES WITHIN THE GREAT SENECA CORRIDOR MASTER PLAN PLANNING AREA
8. NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION PLAN PROVIDED BY MHG, MNCPPC FILE NUMBER 420121230 APPROVED APRIL 19, 2012
9. THE SITE IS LOCATED IN THE PINEY BRANCH WATERSHED.
10. PROPERTY IS LOCATED WITHIN THE PINEY BRANCH SPECIAL PROTECTION AREA (SPA)
11. SOILS INFORMATION FROM USDA-NRCS, 1995 SOIL SURVEY OF MONTGOMERY COUNTY
12. 100 YEAR FLOODPLAIN FROM FEMA FLOOD MAP COMMUNITY PANEL #2400490125C
13. THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER CATEGORIES W-3 AND S-3
14. A PRELIMINARY WATER QUALITY PLAN AND STORMWATER MANAGEMENT CONCEPT HAS BEEN APPROVED FOR THE SITE. SM FILE #242811 APPROVED AUGUST 9, 2012
15. WSSC 207 SHEET - 219MW10
16. NO HISTORICAL FEATURES EXIST ON OR ADJACENT TO THE SUBJECT PROPERTY

FOREST CONSERVATION GENERAL INFORMATION
TRAVILAH GROVE

1) Acreage of tract	13.49 AC
2) Acreage of tract remaining in agricultural use	0.00 AC
3) Acreage of road and utility ROWs dedicated as part of the development application	0.41 AC
4) Acreage of stream valley buffer	0.00 AC
5) Acreage of total existing forest	0.10 AC
6) Acreage of total forest retention	0.10 AC
7) Acreage of total forest cleared	0.00 AC
8) Land use category and conservation and afforestation thresholds from the section 22A-12(a) of the Forest Conservation Law	Commercial and Industrial Conservation (15%) Afforestation (15%)
9) Acreage of forest retained, cleared, and/or planted within wetlands	0.00 AC
10) Acreage of forest retained, cleared, and planted within 100 year floodplains	0.00 AC
11) Acreage of forest retained, cleared, and planted within stream buffers	0.00 AC
12) Acreage of forest retained within priority areas	0.10 AC
13) Linear feet and average width of stream buffer provided	0.00 AC

FOREST CONSERVATION NOTES

1. AFTER THE LIMITS OF CLEARING AND GRADING HAVE BEEN FLAGGED AND APPROVED BY MNCPPC, AN APPROVED TREE CARE EXPERT WILL DETERMINE THE NEED FOR ROOT PRUNING, CROWN REDUCTION, AERATION, AND FERTILIZER.
2. TREE SAVE FENCE SHALL BE INSTALLED AT THE EDGE OF THE CRITICAL ROOT ZONES OF FOREST RETENTION AREAS, TREE SAVE AREAS, AND INDIVIDUAL SPECIMEN TREES TO REMAIN PRIOR TO CLEARING AND GRADING AND SHALL BE MAINTAINED DURING THE ENTIRE CONSTRUCTION PHASE.
3. EQUIPMENT, MACHINERY, VEHICLES, MATERIALS, OR EXCESSIVE PEDESTRIAN TRAFFIC IS NOT PERMITTED WITHIN THE FOREST RETENTION AREA.
4. FOREST RETENTION SIGNS SHALL BE PLACED ALONG RETENTION LIMITS AT THE LOCATIONS SHOWN ON THE FOREST CONSERVATION PLAN. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
5. RETENTION AREAS SHALL BE MULCHED WITH 3 INCHES OF SHREDDED MULCH. MULCH TO BE OBTAINED FROM THE MULCHING OF TREES FROM THE SITE CLEARING AREAS. MULCH AREAS ALONG THE LIMITS OF DISTURBANCE AND WHERE DETERMINED BY THE TREE CARE EXPERT.
6. AT THE COMPLETION OF CONSTRUCTION MNCPPC WILL INSPECT THE SITE FOR COMPLIANCE WITH THE APPROVED FOREST CONSERVATION PLAN. IF THE SITE IS IN COMPLIANCE, THE INSPECTOR WILL AUTHORIZE THE REMOVAL OF ALL TEMPORARY PROTECTION DEVICES.
7. REFORESTATION OR AFFORESTATION PLANTINGS MUST BE ACCOMPLISHED NO LATER THAN ONE YEAR AFTER THE COMPLETION OF THE DEVELOPMENT PROJECT. THE LANDSCAPE CONTRACTOR SHALL DETERMINE THE NECESSARY PLANTING AREA PREPARATION.
8. THE APPLICANT IS RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTINGS FOR A PERIOD OF FIVE YEARS. PROTECTIVE FENCING OR SIGNAGE MAY BE REQUIRED DURING THIS TIME.
9. CONTACT MNCPPC INSPECTOR (301) 495-4571 FOR SITE INSPECTION AFTER INITIAL PLANTING AND AT THE END OF THE TWO YEAR MAINTENANCE PERIOD.



LEGEND

- SPECIMEN TREE
WITH CRITICAL ROOT ZONE (CRZ)
30' DSB OR GREATER
- SIGNIFICANT TREE
WITH CRITICAL ROOT ZONE (CRZ)
24' - 29.9' DSB
- TREES TO BE REMOVED
- ESD - STORMWATER STRUCTURE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- FOREST CONSERVATION EASEMENT AREA
- PROPOSED THREE-RAIL FENCE

AFFORESTATION AREA

FOREST RETENTION AREA

CONSERVATION SIGNAGE

TREE SAVE FENCE

LIMITS OF DISTURBANCE (LOD)

SEDIMENT CONTROL TRAP

EXISTING TREELINE

LANDSCAPE PLANTING

SPECIMEN TREE MITIGATION PLANTING

TREE CANOPY CREDIT PLANTING

SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 OVERALL PLAN
- SHEET 3 FINAL FOREST CONSERVATION PLAN - TOP
- SHEET 4 FINAL FOREST CONSERVATION PLAN - BOTTOM
- SHEET 5 DETAILS & NOTES (1)

NOTE: THIS PLAN INCLUDES A FOREST CONSERVATION VARIANCE FOR THE REMOVAL OF A 36' PRUNUS AVIUM (SWEET CHERRY) - TREE #2.

The purpose for which the Easement that is recorded at Liber 2478 at folio 114 (the "Access Easement") was granted is presumed to have been abandoned pursuant to a Release recorded at Liber 2419 at folio 708. If ever a beneficiary of the Access Easement makes a valid claim to the Access Easement, the Applicant, or its successors or assigns, shall amend the Final Forest Conservation Plan and the record plat to reduce the area of the Category I Easement, as shown on the preliminary plan of subdivision, site plan and record plat, that is covered by the Access Easement and provide mitigation as approved by the Planning Board.

FOREST CONSERVATION WORKSHEET
TRAVILAH GROVE

NET TRACT AREA:

A. Total tract area ...	13.49
B. Land dedication acres (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.00
D. Area to remain in commercial agricultural production/use ...	0.00
E. Other (specify) ... Area of Offsite LOD added to Net Tract	0.99
F. Net Tract Area ...	14.48

LAND USE CATEGORY: (from Trees Technical Manual)

Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	0	0	1

G. Afforestation Threshold ...	15%	x F =	2.17
H. Conservation Threshold ...	15%	x F =	2.17

EXISTING FOREST COVER:

I. Existing forest cover ...	0.10
J. Area of forest above afforestation threshold ...	0.00
K. Area of forest above conservation threshold ...	0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation ...	0.00
M. Clearing permitted without mitigation ...	0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared ...	0.00
O. Total area of forest to be retained ...	0.10

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ...	0.00
Q. Reforestation for clearing below conservation threshold ...	0.00
R. Credit for retention above conservation threshold ...	0.00
S. Total reforestation required ...	0.00
T. Total afforestation required ...	2.07
U. Credit for landscaping (may not exceed 20% of "S") ...	0.63
V. Total reforestation and afforestation required ...	1.44

worksheet updated 07/01/13

FOREST CONSERVATION CREDIT
TRAVILAH GROVE

Afforestation Area	Area (Acres)	Square Feet	Credit	Total Credit
A*	0.16	6,891	100%	6,891
B**	0.98	42,778	100%	42,778
C*	0.03	1,335	100%	1,335
D*	0.02	863	100%	863
E	0.16	6,813	100%	6,813
F*	0.02	861	100%	861
G	0.01	649	100%	649
H*	0.02	847	100%	847
I	0.04	1,626	100%	1,626
	1.44			62,663

* A portion of this area is adjacent to an existing recorded Forest Conservation or Preservation easement
** Area B surrounds 0.10 AC Retained Priority One Forest

Afforestation	1.44	AC
Landscaping Credit	0.63	AC
Total On-Site FC Credit	2.07	AC

THE MARYLAND-NATIONAL CAPITAL
PLANNING COMMISSION
Forest Conservation Plan
Submitted for Planning Board
ApprovalPlan No. 820130200
Date 9/11/13
Signature [Signature]

COVER SHEET

FINAL FOREST CONSERVATION PLAN
TRAVILAH GROVE

PARCELS P777, P834, P725, P679, P671, & P728

ROCKVILLE (4TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

RECEIVED
MNCPPC
SEP - 9 2013SHEET
OF 5PROJECT NO.
1985-00-00ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067Rockville
Lanham
Walkers
Leonardtown

NO.	DATE	REVISIONS PER MNCPPC COMMENTS	BY	DATE
1	SEPTEMBER 2013	PER MNCPPC COMMENTS	AZ	3813
2	SEPTEMBER 2013	PER MNCPPC COMMENTS	AZ	382713
3	SEPTEMBER 2013	PER MNCPPC COMMENTS	BY	DATE

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL OBTAIN "AS SHOWN" UTILITIES AND LOCATIONS OF ALL EXISTING UTILITIES AND LOCATIONS OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES.

APPLICANT

TRAVILAH GROVE, LLC
18215 SHADY GROVE ROAD
SUITE 201
ROCKVILLE, MD 20850
(301) 330-2011 - OFFICE
(301) 442-3603 - CELL
LEW FLASH-ENBERG
LFLASH@YAHOO.COM

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TAX MAP FR 343
219MW10
DATE SEPTEMBER 2013
BY AZ



The original of this drawing is deposited by the applicant in the office of the Montgomery County Planning Department. It is the responsibility of the applicant to ensure that the drawing is a true and correct representation of the work shown. The drawing is not to be used for any other purpose without the written consent of the applicant. The drawing is not to be used for any other purpose without the written consent of the applicant.

**SOLTESZ**
Engineering
Planning
Environmental Sciences

Rockville
Lenham
Walton
Leonardson

Rockville Office
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
www.soltesz.com

DATE	REVISIONS PER MNCPP COMMENTS	BY	DATE
SEPTEMBER 2013	1. PER DRG COMMENTS	AZ	09/13
2013/10/01	2. AMAZPUS/CSB	AZ	09/27/13
2013/10/01	3. AMAZPUS/CSB	BY	09/27/13

DATE: SEPTEMBER 2013
DRAWN BY: AMAZPUS/CSB
CHECKED BY: AMCSB

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST OBTAIN THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND UTILITY CHANGES BY OBTAINING TEST PITS BY HAND. IN ADVANCE OF THE START OF EXCAVATION, CONTACT THE UTILITY AT 1-800-367-7777. 48 HOURS PRIOR TO THE START OF EXCAVATION, IF CLEARANCES ARE LESS THAN 36 INCHES, THE CONTRACTOR MUST OBTAIN THE UTILITY COMPANY'S RECORDS CONCERNING EXISTING UTILITIES. CLEARANCES LESS THAN 36 INCHES MUST BE NOTED ON THE PLAN.

APPLICANT
TRAVILAH GROVE LLC
15215 SHADY GROVE ROAD
SUITE 201
ROCKVILLE, MD 20850
(301) 330-0111 - OFFICE
(301) 443-3803 - CELL
JAV@TRAVILAHGROVE.COM

MAP	DATE	DATE
TR 343	09/13	09/13
219M/10	09/13	09/13

DATE: 09/13/13
DRAWN BY: AMAZPUS/CSB
CHECKED BY: AMCSB

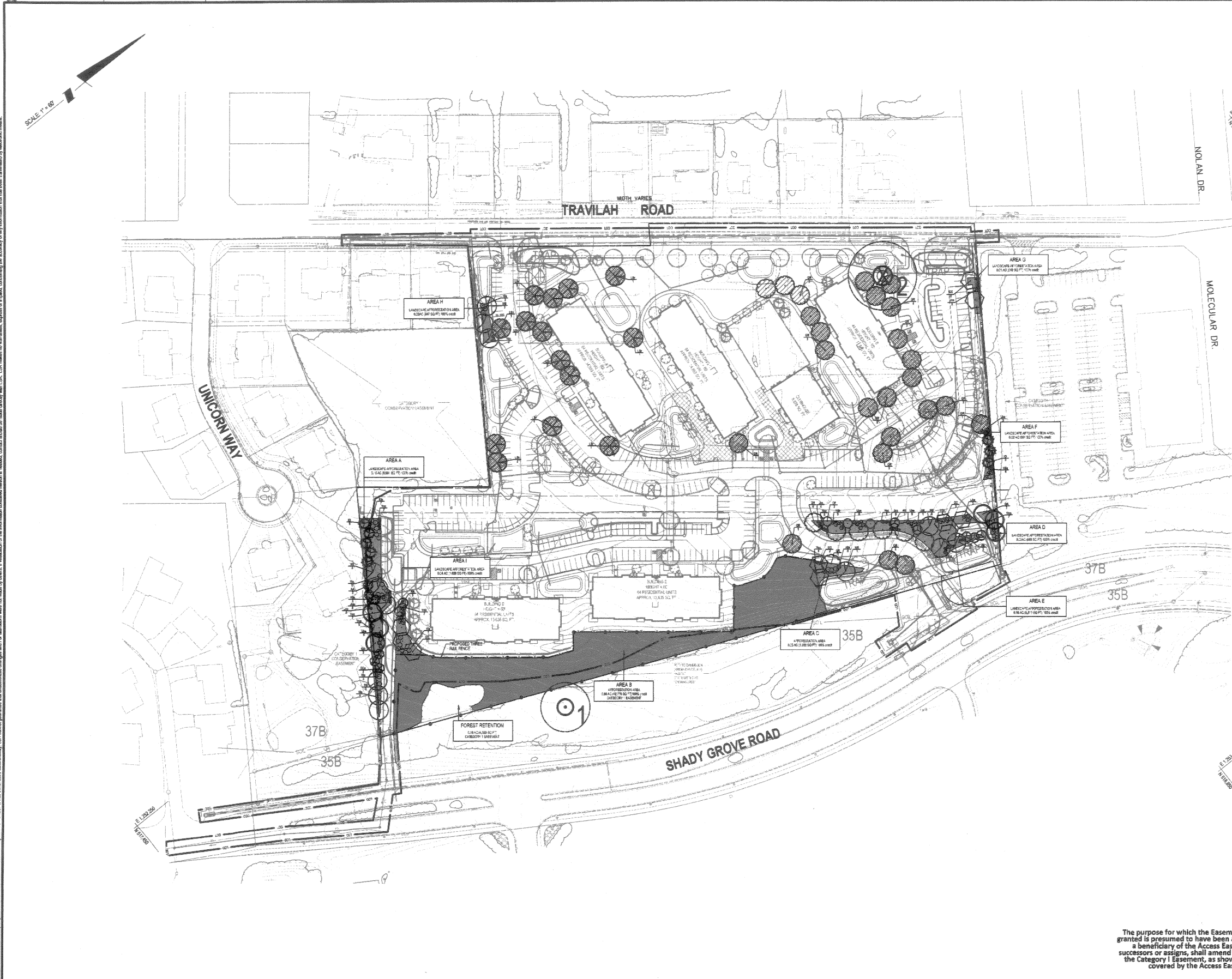


OVERALL PLAN

FINAL FOREST CONSERVATION PLAN
TRAVILAH GROVE
PARCELS P777, P834, P725, P679, P671, & P728

RECEIVED
MNCPP
SEP - 9 2013
MONTGOMERY COUNTY
PLANNING DEPARTMENT

1" = 60'
2
5
PLOT NO. 1999-00-02



LEGEND

SPECIMEN TREE WITH CRITICAL ROOT ZONE (CRZ) 30 DBH OR GREATER

SIGNIFICANT TREE WITH CRITICAL ROOT ZONE (CRZ) 24" - 29.9" DBH

TREES TO BE REMOVED

ESD - STORMWATER STRUCTURE

EXISTING CONTOUR

PROPOSED CONTOUR

PROPERTY LINE

FOREST CONSERVATION EASEMENT AREA

AFFORESTATION AREA

FOREST RETENTION AREA

CONSERVATION SIGNAGE

THREE RAIL FENCE

TREE SAVE FENCE

SUPER SILT FENCE

LIMITS OF DISTURBANCE (LOD)

SEDIMENT CONTROL TRAP

EXISTING TREELINE

LANDSCAPE PLANTING

SPECIMEN TREE MITIGATION PLANTING

TREE CANOPY CREDIT PLANTING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Forest Conservation Plan
Submitted for Planning Board Approval

Plan No. 820130200
J. H. Kuyper
Signature

CATEGORY 1 FOREST CONSERVATION EASEMENT AREA PLANTING CALCULATION:

MONTGOMERY COUNTY CODE SEC.22A.03.01.06(D)

PLANTING PLANS FOR AFFORESTATION AND REFORESTATION MUST INCLUDE THE FOLLOWING:

(a) A MINIMUM OF 3 NATIVE TREE SPECIES (UNLESS THE SITE IS TO BE ACTIVELY MANAGED UNDER AN APPROVED FOREST MANAGEMENT PLAN) AND 2 SPECIES OF NATIVE UNDERSTORY SHRUBS.

(b) APPROPRIATE SITE PREPARATION, PROTECTION AND/OR MAINTENANCE MEASURES AS DESCRIBED IN THE LATEST VERSION OF THE TREES TECHNICAL MANUAL AND:

(c) A STOCKING RATE FOR TREES AND SHRUBS AND SURVIVAL REQUIREMENTS

REQUIRED PLANTING RATE:

34'-1" CALIPER TREE: 200 TREES/ACRE (SPACING 12' TO 15', SURVIVAL RATE AT 75% OR 150 TREES/ACRE)

15'-24" HEIGHT SHRUBS: 10 THE RATE OF THE TREES + 87 SHRUBS/ACRE (SURVIVAL RATE AT 75% OR 254/ACRE)

PROPOSED CATEGORY 1 FOREST CONSERVATION EASEMENT AREA (AREA B): 0.98 ACRE (42,778 SF.)

TOTAL REQUIRED PLANTING FOR AREA B:

150 TREES AND 86 SHRUBS

TOTAL PROVIDED PLANTING FOR AREA B:

155 TREES AND 88 SHRUBS (SEE CHART BELOW FOR DETAILS)

Qty	Key	Botanical Name	Common Name	Size	Type	Remarks
Shade Trees						
36	AN	Acer negundo	Boxelder	3/4"-1" cal.	B&B	Mature, Well Branched
39	CC	Carpinus caroliniana	American Hornbeam	3/4"-1" cal.	B&B	Mature, Well Branched
36	FG	Fagus grandifolia	American Beech	3/4"-1" cal.	B&B	Mature, Well Branched
39	NS	Nyssa sylvatica	Black Gum	3/4"-1" cal.	B&B	Mature, Well Branched
40	OR	Quercus rubra	Red Oak	3/4"-1" cal.	B&B	Mature, Well Branched
Shrubs						
33	Kia	Kalmia latifolia	Mountain Laurel	18-24" ht.	2 Gallon	
33	Vac	Viburnum acerifolium	Mapleleaf Viburnum	18-24" ht.	2 Gallon	

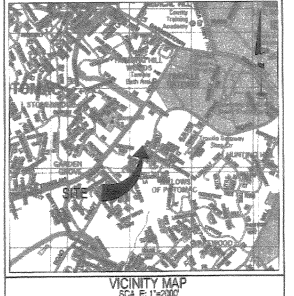
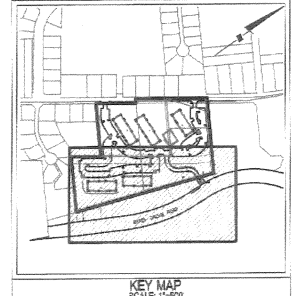
Qty	Key	Botanical Name	Common Name	Size	Type	Remarks
Shade Trees						
3	FG	Fagus grandifolia	American Beech	2 1/2-3" cal.	B&B	Mature, Well Branched
3	NS	Nyssa sylvatica	Black Gum	2 1/2-3" cal.	B&B	Mature, Well Branched
3	QA	Quercus alba	White Oak	2 1/2-3" cal.	B&B	Mature, Well Branched
Ornamental Trees						
3	AA	Amelanchier alnifolia	Downy Serviceberry	2 1/2-3" cal.	B&B	Mature, Well Branched
3	CCa	Cercis canadensis	Redbud	8-10'	B&B	Multi-trunk (3 min.)
Evergreen Trees						
5	IO	Ilex opaca	American Holly	7-9' ht.	B&B	Mature, Full to Ground
Shrubs						
10	Joa	Juniperus communis 'Depressa'	Dwarf Juniper	24-30" ht.	2 Gallon	
13	Kia	Kalmia latifolia	Mountain Laurel	24-30" ht.	2 Gallon	
5	Lbe	Lindera benzoin	Sweetgum	24-30" ht.	2 Gallon	
14	Vac	Viburnum acerifolium	Mapleleaf Viburnum	24-30" ht.	2 Gallon	
9	Via	Viburnum lentago	Nannyberry	24-30" ht.	2 Gallon	
5	Vop	Viburnum opulus var. americanum	American Cranberrybush	24-30" ht.	2 Gallon	

Qty	Key	Botanical Name	Common Name	Size	Type	Remarks
Shade Trees						
2	CC	Carpinus caroliniana	American Hornbeam	2 1/2-3" cal.	B&B	Mature, Well Branched
1	NS	Nyssa sylvatica	Black Gum	2 1/2-3" cal.	B&B	Mature, Well Branched
1	OR	Quercus rubra	Red Oak	2 1/2-3" cal.	B&B	Mature, Well Branched
Shrubs						
5	Kia	Kalmia latifolia	Mountain Laurel	24-30" ht.	2 Gallon	
6	Vac	Viburnum acerifolium	Mapleleaf Viburnum	24-30" ht.	2 Gallon	

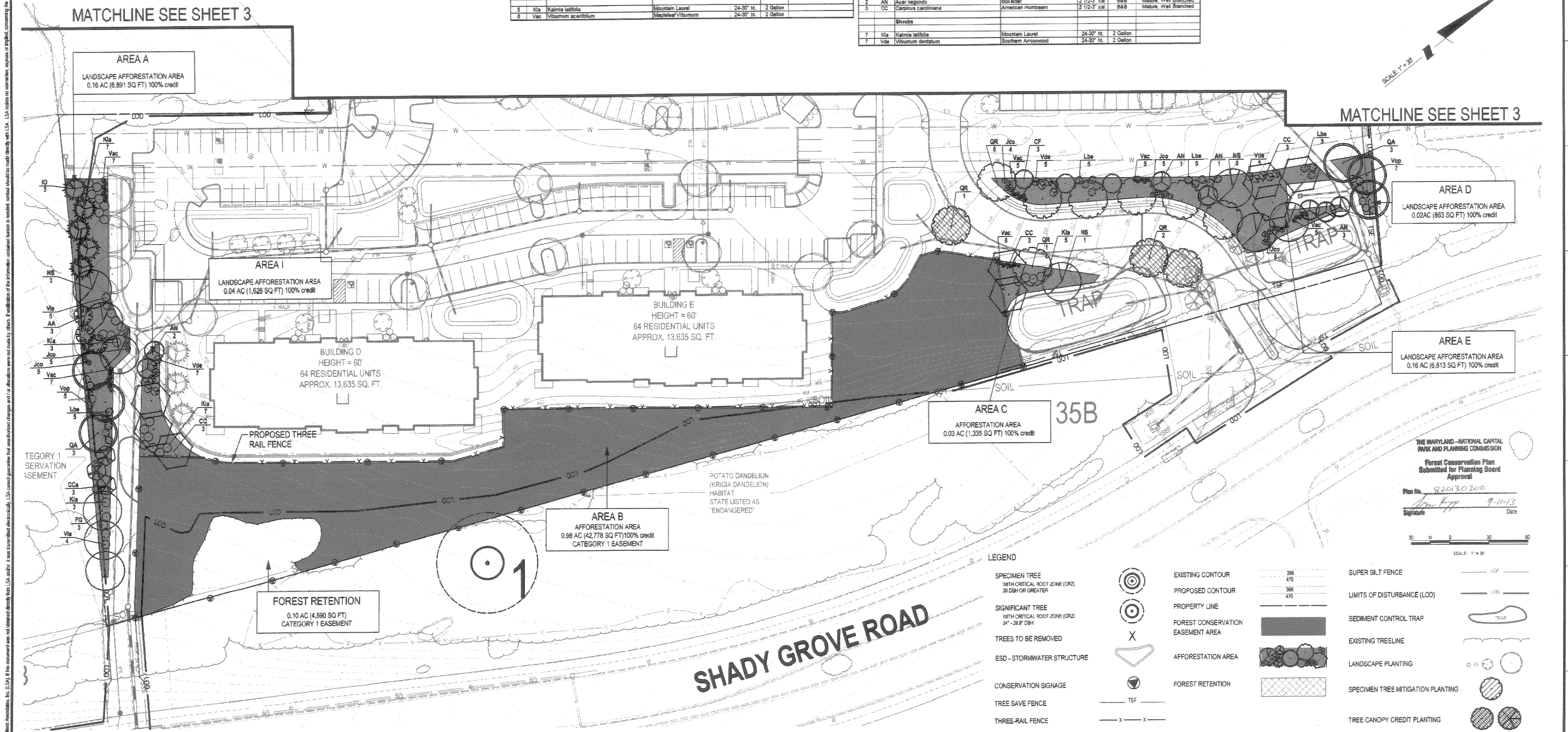
Qty	Key	Botanical Name	Common Name	Size	Type	Remarks
Shade Trees						
3	QA	Quercus alba	White Oak	2 1/2-3" cal.	B&B	Mature, Well Branched
Shrubs						
7	Vop	Viburnum opulus var. americanum	American Cranberrybush	24-30" ht.	2 Gallon	

Qty	Key	Botanical Name	Common Name	Size	Type	Remarks
Shade Trees						
5	AN	Acer negundo	Boxelder	2 1/2-3" cal.	B&B	Mature, Well Branched
3	CC	Carpinus caroliniana	American Hornbeam	2 1/2-3" cal.	B&B	Mature, Well Branched
3	NS	Nyssa sylvatica	Black Gum	2 1/2-3" cal.	B&B	Mature, Well Branched
6	QR	Quercus rubra	Red Oak	2 1/2-3" cal.	B&B	Mature, Well Branched
Ornamental Trees						
3	CF	Cornus florida	Flowering Dogwood	2 1/2-3" cal.	B&B	Mature, Well Branched
Shrubs						
17	Joa	Juniperus communis 'Depressa'	Dwarf Juniper	24-30" ht.	2 Gallon	
13	Lbe	Lindera benzoin	Sweetgum	24-30" ht.	2 Gallon	
15	Vac	Viburnum acerifolium	Mapleleaf Viburnum	24-30" ht.	2 Gallon	
10	Via	Viburnum dentatum	Southern Arrowwood	24-30" ht.	2 Gallon	

Qty	Key	Botanical Name	Common Name	Size	Type	Remarks
Shade Trees						
2	AN	Acer negundo	Boxelder	2 1/2-3" cal.	B&B	Mature, Well Branched
3	CC	Carpinus caroliniana	American Hornbeam	2 1/2-3" cal.	B&B	Mature, Well Branched
Shrubs						
7	Kia	Kalmia latifolia	Mountain Laurel	24-30" ht.	2 Gallon	
7	Via	Viburnum dentatum	Southern Arrowwood	24-30" ht.	2 Gallon	



The purpose for which the Easement that is recorded at Liber 2478 at folio 114 (the "Access Easement") was granted is presumed to have been abandoned pursuant to a Release recorded at Liber 9419 at folio 708. If ever a beneficiary of the Access Easement makes a valid claim to the Access Easement, the Applicant, or its successors or assigns, shall amend the Final Forest Conservation Plan and the record plat to reduce the area of the Category 1 Easement, as shown on the preliminary plan of subdivision, site plan and record plat, that is covered by the Access Easement and provide mitigation as approved by the Planning Board.



Rockville
Linthum
Vaidorf
Leardorff

Rockville Office
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067

www.soltesz.com

MISS UTILITY NOTE

INFORMED BY EXISTING RECORDS, UTILITIES HAVE BEEN LOCATED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND VERIFY CONDITIONS BY DIGGING TEST PITS BY HAND WELL IN ADVANCE OF THE START OF EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES BY THE START OF EXCAVATION. IF UTILITIES ARE LESS THAN 24" OR 24" DEEP, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES.

APPLICANT

TRAVILAH GROVE, LLC
16214 SHADY GROVE ROAD
SUITE 201
ROCKVILLE, MD 20850
(301) 330-6011 - OFFICE
(301) 442-3553 - CELL
LEW FLAMBERG
LFLAS@YAHOO.COM

FINAL FOREST CONSERVATION PLAN - BOTTOM

FINAL FOREST CONSERVATION PLAN
TRAVILAH GROVE
PARCELS P777, P834, P725, P679, P671, & P728

ROCKVILLE (4TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

RECEIVED
MARCH 10
SEP - 9 2013

SHEET 4
OF 5

PROJ. EST. NO.
1988-00-00



ATTACHMENT E

DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

July 11, 2013

Diane R. Schwartz Jones
Director

Ms. Amy Quant, PE
Soltesz Associates, Inc.
2 Research Place, Suite 100
Rockville, Maryland 20850

Re: Final Quality Plan and Stormwater
Management Concept for Travilah
Grove
SM File #: 242811
Tract Size/Zone: 13.5 acres /CR
Watershed: Piney Branch/Watts Branch

SPECIAL PROTECTION AREA

Dear Ms. Quant:

Based on a review by the Department of Permitting Services, the Final Water Quality Plan (FWQP) and Stormwater Management Concept for the above mentioned site are conditionally approved. This approval is for the elements of the Final Water Quality Plan of which DPS has lead agency responsibility, and does not include limits on imperviousness or stream buffer encroachments.

Site Description: The proposal is for multi-family residential (300 units) along with parking and the associated infrastructure. The site is on 13.5 acres on Shady Grove Road just south of Molecular Drive. The majority of the site is located within Piney Branch Special Protection Area.

Stormwater Management: The stormwater management concept proposes to meet required stormwater management goals via installation of a combination of Micro-Bioretenion, and pervious concrete.

Sediment Control: Redundant sediment controls are to be used throughout the site. The use of sediment traps with forebays that provide 125% of the normally required storage volume is acceptable for larger disturbed areas. Silt fence alone will not be allowed as a perimeter control. The use of super silt fence will be acceptable for small areas of disturbance.

Performance Goals: The performance goals that were established at the pre-application meeting still apply. The performance goals are as follows:

1. Minimize storm flow run off increases.
2. Minimize sediment loading and land disturbances with an emphasis on immediate stabilization.

255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850 • 240-777-6300 • 240-777-6256 TTY
www.montgomerycountymd.gov

montgomerycountymd.gov/311



240-773-3556 TTY

Monitoring: The monitoring must be in accordance with the BMP monitoring protocols which have been established by the Department of Permitting Services (DPS) and Department of Environmental Protection (DEP). The construction and post construction monitoring requirements and locations will be determined at the sediment control/stormwater management plan stage. It is likely that you will be able to pay a BMP monitoring fee in lieu doing the on site monitoring at the detailed plan stage.

Conditions of Approval: The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage. This list may not be all inclusive and may change based on available information at the time of subsequent plan reviews:

1. Provide overdrains and eliminate the underdrains in the proposed pervious concrete area. Soils information (perc tests) also need to be provided in this area to show the feasibility of providing infiltration. If infiltration is not feasible then additional micro-bioretenention will be required.
2. Provide inflow protection at the inflow points of the proposed micro-bioretenention planter boxes.
3. Provide documentation from the Department of Transportation to tie into that existing storm drain systems in Travilah Road and Shady Grove Road.
4. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
5. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.

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

The Preliminary Water Quality Plan 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 Water Quality Plan requirements.

If you have any questions regarding these actions, please feel free to contact Leo Galanko at (240) 777-6242.

Sincerely,



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

MCE:img:CN242811

cc: S. Finley (MNCPPC)
K. Van Ness (MCDEP)
L. Galanko
SM File # 242811

ESD acres 13.5



ATTACHMENT F

DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett
County Executive

Richard Y. Nelson, Jr.
Director

August 15, 2013

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

Re: Travilah Grove
Site Plan No. 820130200

Dear Ms. Shirley:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced revised Site Plan. The applicant has addressed DHCA's Development Review Committee (DRC) comments, and DHCA therefore recommends Approval of the site plan with the following condition, which is included as a note on the Site Plan:

- Final MPDU locations, bedroom compositions and layouts will be determined at certified site plan with review and approval by DHCA.

Sincerely,

Lisa S. Schwartz
Senior Planning Specialist

cc: Chanda S. Beaufort, Assistant Project Manager, LSA

S:\Files\FY2014\Housing\MPDU\Lisa Schwartz\Travilah Grove DHCA Letter 8-15-2013.doc

Division of Housing

Moderately Priced
Dwelling Unit
FAX 240-777-3709

Housing Development
& Loan Programs
FAX 240-777-3691

Landlord-Tenant Affairs
FAX 240-777-3691

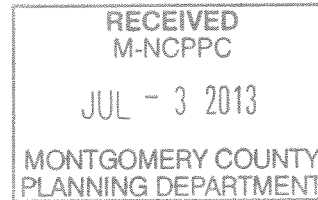
Licensing & Registration Unit
240-777-3666
FAX 240-777-3699

100 Maryland Avenue, 4th Floor • Rockville, Maryland 20850 • 240-777-3600 • www.montgomerycountymd.gov/dhca



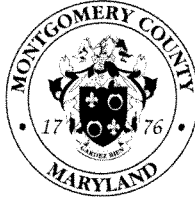
FIRE MARSHAL COMMENTS

DATE: 02-Jul-13
TO: Amy Quant
Loiederman Soltesz Associates, Inc
FROM: Marie LaBaw
RE: Travilah Grove
120120290 820130200



PLAN APPROVED

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



Isiah Leggett
County Executive

DEPARTMENT OF PERMITTING SERVICES
ZONING
April 29, 2013

Diane Jones
Director

Project Name: Travilah Grove
Preliminary Plan #:
Site Plan #: 820130200
Applicant: Travilah Grove, LLC
Engineer: Loiederman Soltesz Associates, Inc.
Zone: CR- 0.5
Number of Lots (Acres): 1 Lot (13.72 acres)
Zoning Reviewer: Mark Beall
MNCPPC Team: # 2

The DPS Site Plan Enforcement Inspector is responsible for ensuring that the terms and conditions of the Certified Site Plan Agreement are met. They sign off on Use and Occupancy Certificates and have the authority to trigger the release of performance bonds.

Mandatory addition to all site plans to be placed in the General Notes block or Development Program Notes:

Note to be added to plan.

Pre-construction meeting to be held with
DPS Site Plan Enforcement Inspector. Call
240-777-6321 to schedule.

Development Standards on Submitted Plan(s):

Standard	Required	Proposed
Front:	Per Site Plan	Per Site Plan
Rear:	Per Site Plan	Per Site Plan
Sides:	Per Site Plan	Per Site Plan
Height:	Per Site Plan	Per Site Plan
Building Coverage:	Per Site Plan	Per Site Plan
FAR	Per Site Plan	Per Site Plan

- ☐ Plan(s) meets zoning requirements.
- ☒ Plan(s) meets zoning requirements, but see comments below.
- ☐ Plan(s) do not meet zoning requirements. See comments below.

Comments:

Leave room in the maximum building height for error in design and/or construction. If there are going to be minimum front setbacks, please state that on the plans and leave room for error. Please provide details and sections for onsite paving, sidewalks, curb & gutter, etc.

***Note**-When applying for a building permit please identify both the BRL approved on the certified site plan and the dimensions from the structure to the property lines on all four sides.

Mark Beall: (240) 777-6298 or Laura Bradshaw: (240) 777-6296
255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850-4166.