



MCPB
Item No.
Date: 07-10-14

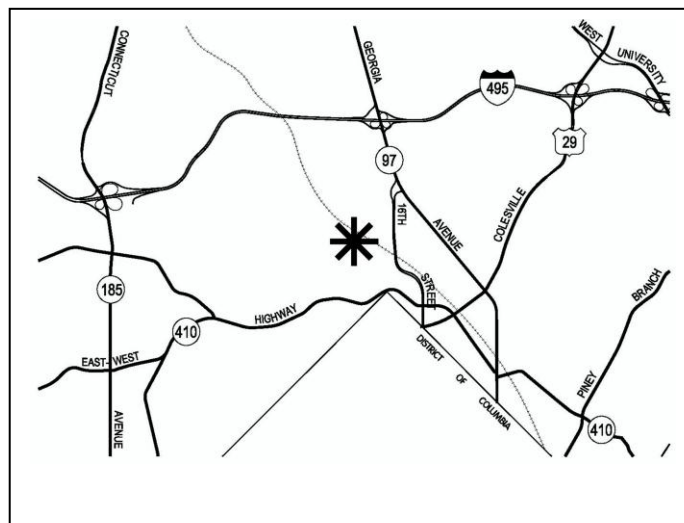
Wood Acres Elementary School, Mandatory Referral, MR2014044

- MW** Melissa Williams, Lead Reviewer, Melissa.williamss@montgomeryplanning.org, 301 495 4642
MT Matt Folden, Transportation Planner, Area 1, matthew.folden@montgomeryplanning.org, 301 495 4539
☐ Marco Fuster, Environmental Planner, Area 1, marco.fuster@montgomeryplanning.org,
☐ Marc DeOcampo, Supervisor, Area 1, marc.deocampo@montgomeryplanning.org,

Date of Staff report: 07-01-14

Description

This is a review of an addition to the Wood Acres Elementary School located at 5800 Cromwell Road in Bethesda, Maryland. The school is within an R-60 zone on a 4.78 acre site. It is in the Woodacres neighborhood of the Bethesda-Chevy Chase Master Plan. This completed submittal was made by Montgomery County Public Schools on May 5, 2014



Summary

Planning Staff recommends Approval of the Mandatory Referral and transmittal of the comments to the Montgomery County Public Schools.

The Planning Board's action today is to decide what comments to provide to Montgomery County Public Schools (MCPS) concerning changes to the existing school facilities. The proposal is an improvement to the existing school and includes a two-story addition which will provide for an additional eight classrooms, support space for students and exterior improvements including new pavement, retaining walls, hardscape, stair and sidewalks.

Comments for Transmittal:

The following comments should be transmitted to the Montgomery County Public Schools (please note that MCPS has responded in writing to these comments):

1. MCPS must get a Park Construction Permit for any construction, or construction related activity on parkland.
2. The 36" diameter Northern Red Oak (Tree # 28 on the FCP exemption Plan 42014104E) located near the existing retaining wall will be retained. The Park Department's tree crew will prune the tree for construction clearance and remove deadwood. This work should be coordinated with the start of construction in January 2015 so the Park's tree crew can have access to the tree from MCPS property.
3. The Parks Department will also improve tree health by improving soil conditions within the critical root zone of this tree through soil decompaction and application of cultural treatments. The result is swale grading as shown should be eliminated. In place of the swale grading, MCPS to provide a 1 foot wide trench directly behind the existing retaining wall to move water to the proposed inlets. All work within the critical root zone of this tree should be done by hand with no equipment access.
4. MCPS will shift the proposed stairs to the corner of the retaining wall. The result of moving the stairs will lessen the impact on the existing 25" Northern Red Oak (Tree # 26) and minimize impacts to this tree. This will result in increased impacts within the critical root zone the 25"/14" tulip poplar (Tree #27). Due to this impact and current condition, this tree will be removed by Park Department's tree crews at start of construction.
5. The Limit of Disturbance (LOD) as shown now is excessive on park property in the area of the trees behind the existing retaining wall. The LOD should be revised based on the above comments so that the LOD provides enough space for the work, but no equipment access in the critical root zone of the trees.
6. MCPS must remove 4 trailers through Woodacres Local Park during January 2015 to prepare the school site for construction of the addition. January can be very wet and soil conditions may not be best for moving a heavy portable trailer without some field damage. In order to move the trailers on the MCPS schedule, and have the ball fields ready for March 15th permitted community use, the optimal path for trailer removal is through the ball field number 2 infield. This path will require the entire section of the first base side player protection fencing and benches to be removed and discarded at MCPS expense. After trailer removal, Parks will replace the player protection fence and players bench, at MCPS expense, using the Park's fencing contractor. MCPS will also reimburse parks for any infield damage.
7. Reduce the scope of work to appropriately protect offsite tree and obtain the services of a qualified tree care professional to perform/provide the necessary tree care to appropriately preserve the save trees. The tree care professional should coordinate the with the M-NCPPC forest conservation inspector during the preconstruction meeting.

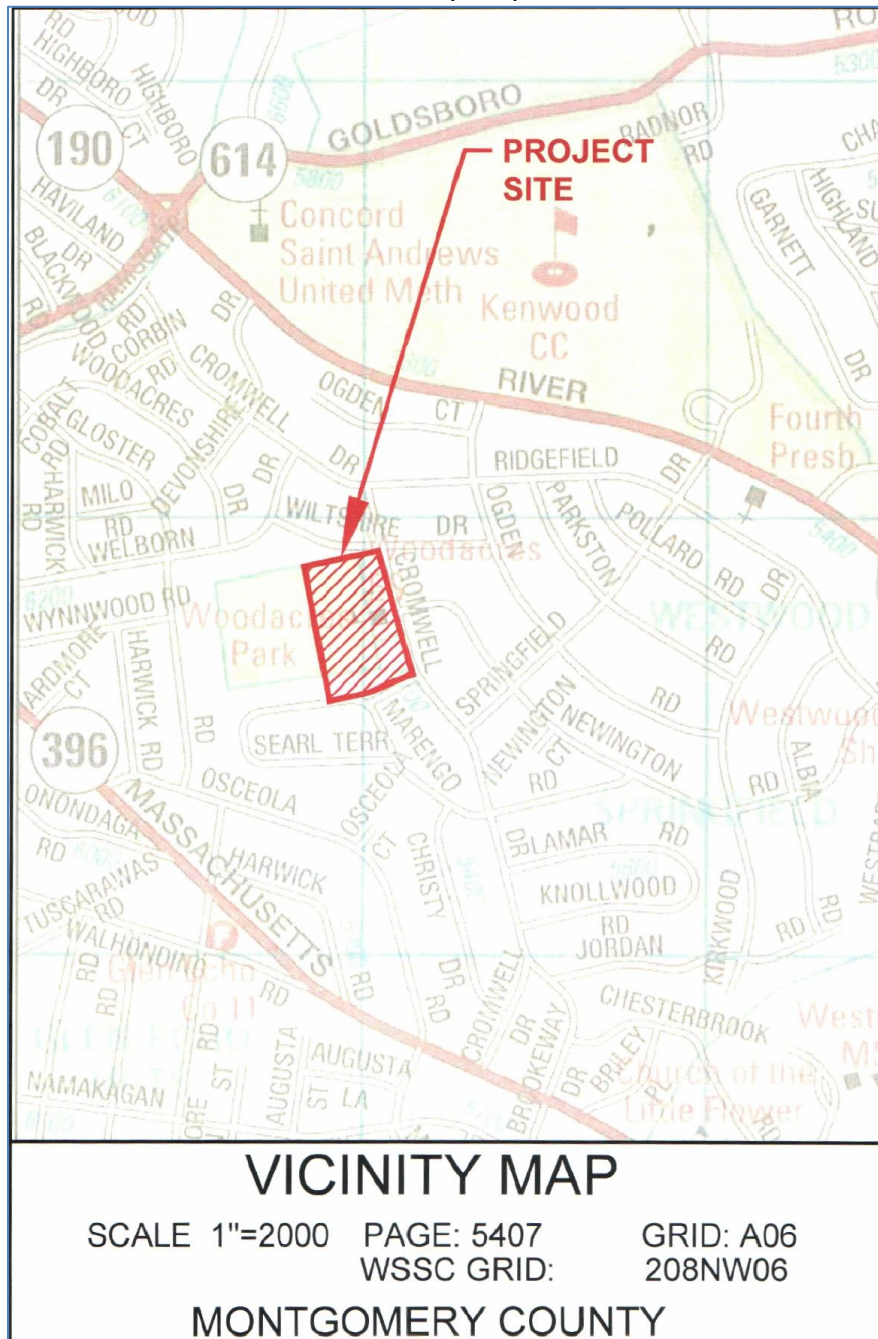
8. Provide new screen plantings along the southern property line or if possible the existing screen plantings should be transplanted, temporarily stored, and then replanted once the grading in the area is completed.
9. Address the existing erosion erosive condition near the north and south sides of the hill/retaining wall area.
10. Explore retrofits to the existing parking barriers along Cromwell Drive
 - Consider providing green space with grass or low plantings associated with the barrier areas.
 - Explore possible SWM opportunities that could be incorporated into parking barrier areas.
11. The Applicant should improve sidewalks and pedestrian ramps along the entire site frontage to provide a consistent width of five-feet.

Description

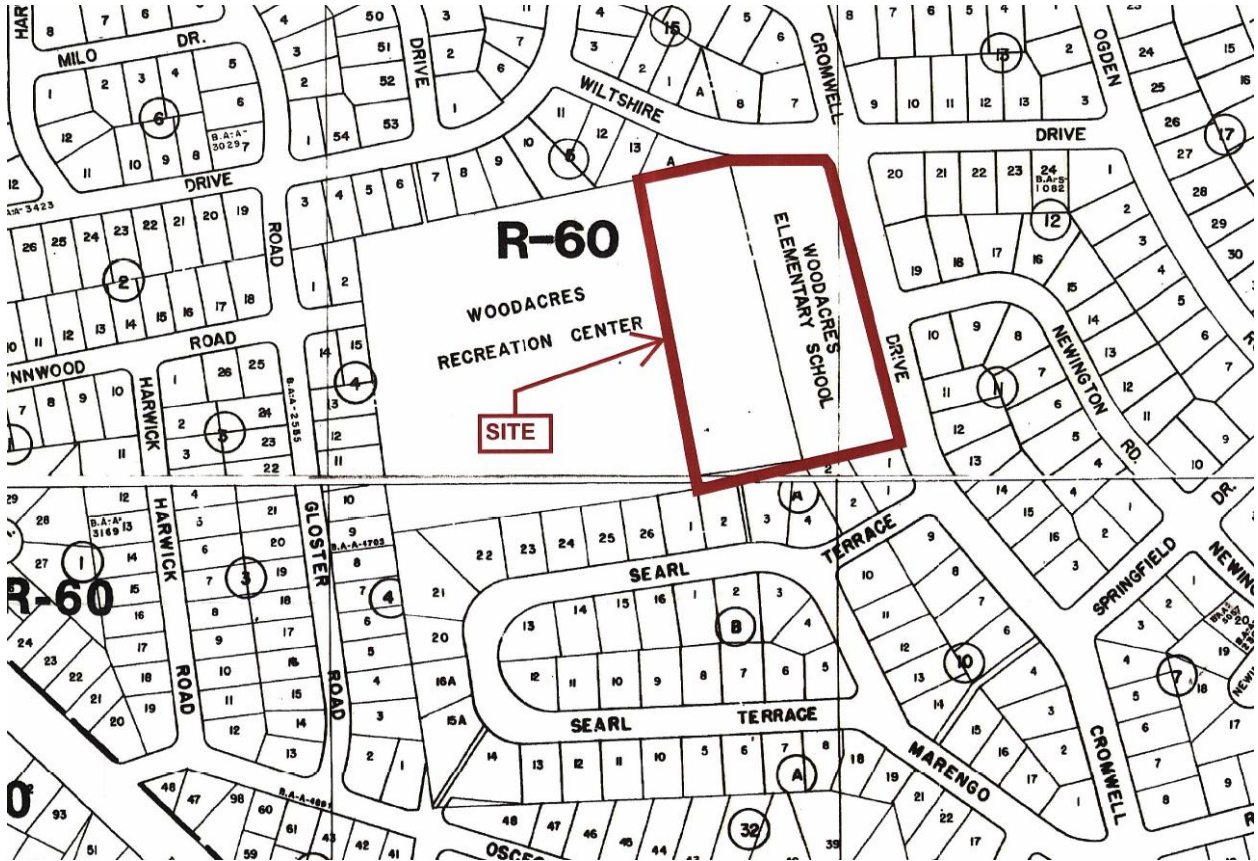
The existing school property is approximately 4.78 acres and is bounded to the north by Wiltshire Drive and to the east by Cromwell drive. The existing school is currently 73,138 square feet and will be increased to 96,620 square feet by the plans for the addition (23,482). In the 2013-2014 academic year, the school had an enrollment of 789 students in grades K – 5. The current capacity is only 550 students so many students were housed in relocatable classrooms (i.e. trailers). MCPS is proposing the construction of exterior improvements and a two-story addition which will contain eight classrooms and support space. These will include updates to sidewalks, new paths, fire access stairs and also the reconfiguration and establishment of the existing hard and soft playground areas. There will also be improvements to the parking layout (currently provides parking for 50 spaces) including a redesigned bus loop and an update to the existing storm water management systems.

In order to accommodate the addition and reconfiguration of the playground and other improvements, it will be necessary for the school to further expand onto land owned by the Montgomery County Parks Department. These impacts include nine feet of shifted soft playground surface along with new stairs for fire access and grading improvements, all of which will be located within park land. MCPS and Parks staff had ongoing discussions regarding this proposed expansion which is reflected in the comments and attached staff memos. All of this is part of the MCPS Capital Improvement Program (Walt Whitman Cluster) requested by the Board of Education at Montgomery County. The school facility and playground facilities will be available for public use under the Montgomery County Community Use of Public Facilities program.

Vicinity Map



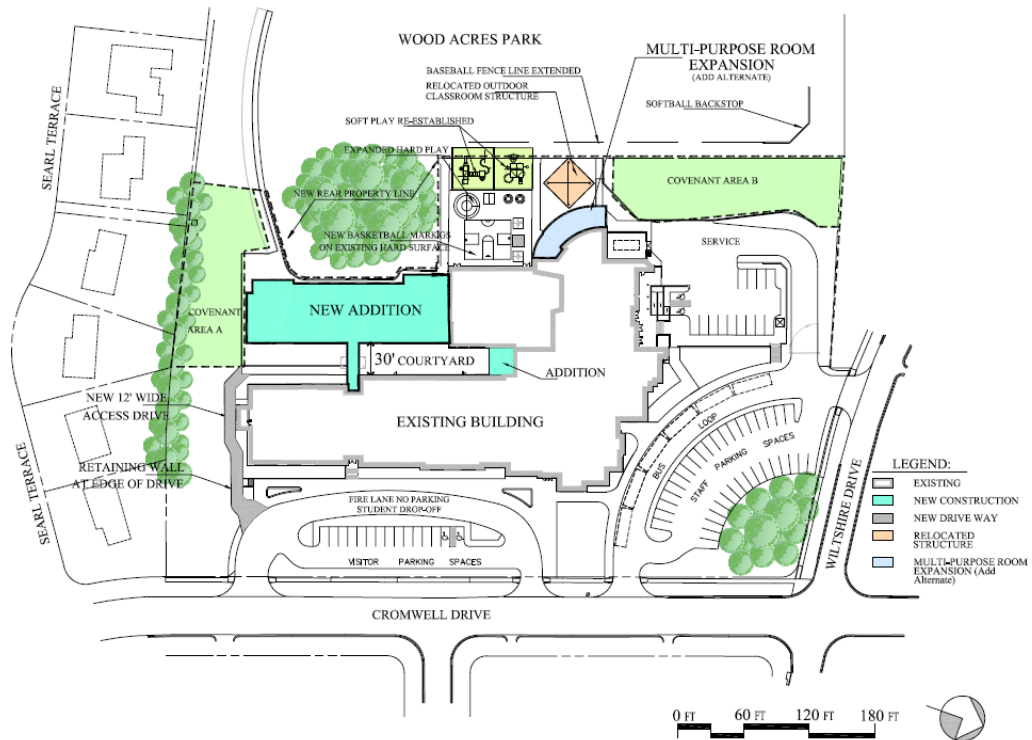
Neighborhood Map





Proposed Site Plan

Proposed Site Plan



Proposed Elevations



Analysis

The analysis of this proposal addresses:

- **Community Vision** as expressed by consistency with the Approved and Adopted *Bethesda-Chevy Chase Master Plan, 1990*
- **Neighborhood Fit** as indicated by consistency with the development standards of the zone, compatibility with the existing neighborhood, and connectivity; and
- **Environmental Stewardship** –as indicated by consistency with county policies addressing energy, the environment and transportation alternatives.

Community Vision

The proposal is consistent with the vision for the in the Bethesda-Chevy Chase Master Plan, adopted in 1990. This site is shown as a "Public and Institutional Use", consistent with its longstanding use as a public school.

Neighborhood Fit

The proposed addition and site improvements are consistent with the existing neighborhood and the development standards of the R-60 zone, which are the standards for the private development of one-family detached homes in this neighborhood. However, the proposal does not meet the zoning ordinance standards for a privately owned parking lot in a residential zone. Those standards require a 25 foot setback where the provided setback is 11 feet.

This is acceptable in this case due to the characteristics of this particular retrofit and the fact that this is a public facility which is not legally required to adhere to standards in the zone and those for parking.

Analysis of the Project and Standards for Private Development in the R-60 Zone

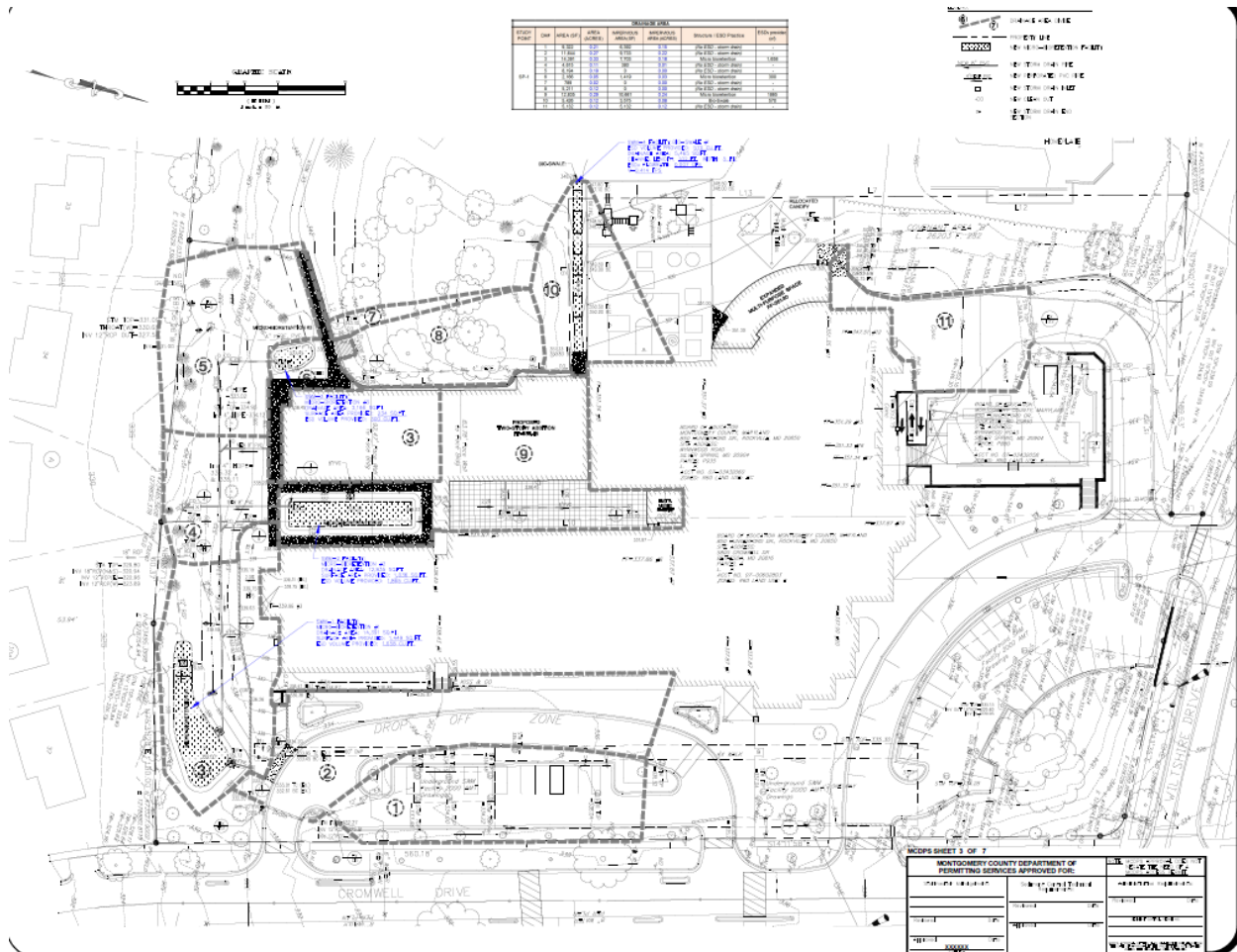
Development Standard 59-C-1.32	Required for Private Development of Single Family Detached Homes	Proposed
Minimum Lot Area	6,000 square feet	4.78 acres
Minimum Lot Width At Building Ln Cromwell Drive Wiltshire Drive	60 feet	571.4 feet 428.5 feet
Min Lot Width At Street Cromwell Drive Wiltshire Drive	25 feet	571.4 feet 428.5 feet
Minimum (Building) Setback From Street Cromwell Drive Wiltshire Drive	25 feet	77 feet from ROW 154 feet from ROW
Minimum Set Back From Adjacent Lot- One Side Yard Sum Of Both Side Yards	8 feet 18 feet	60 feet n/a
Rear Yard (east side of lot)	20 feet	0 feet
Maximum Building Height ⁱ	3 stories or 40 feet	68.5 feet proposed addition

Development Standard 59-C-1.32	Required for Private Development of Single Family Detached Homes	Proposed
Max Percent Of Net Lot Area That May Be Covered By Buildings	35%	20 %
Parking Facility 59-E-2.81		
Setbacks Cromwell Drive Wiltshire Drive	25 feet 25 feet	28.5 feet 11 feet
Internal Landscaping 59-E-2.73	5% 1,525 SF	12%
Parking Spaces existing - 50	NA	50

Compatibility

Compatibility with the existing neighborhood is achieved. The exterior features and building design of the addition are an appropriate response to the constrained site within this neighborhood of one-family homes and its proximity to the existing Wood Acres Park. The placement and design of the addition contributes its compatibility and height and setbacks are appropriate for the neighborhood.

Proposed Landscape Plan



Access and Circulation

Wood Acres Elementary School is located in the southwest quadrant of the Cromwell Drive/ Wiltshire Drive intersection in Bethesda. Primary vehicular access into the neighborhood from River Road (MD 190), to the north, is provided via Springfield Drive while primary access into the neighborhood from Massachusetts Avenue (MD 396), to the south, is provided via Ramsgate Road/ Welborn Drive. Direct access to the school is provided via Cromwell Drive, a two-lane 36' wide primary residential roadway within a 72' wide right-of-way, and Wiltshire Drive, a two-lane 26' wide secondary residential roadway within a 60' right-of-way.

The site has three existing curb-cuts on Cromwell Drive and one curb-cut on Wiltshire Drive. The three driveways on Cromwell Drive include a one-way entrance for the student drop-off area, located 140' south of Wiltshire Drive, and two one-way exit points for the drop-off area

and Wiltshire Drive parking lot, respectively. The Wiltshire Drive parking lot entrance is a full movement access point and permits vehicular egress onto Wiltshire Drive. This driveway is located approximately 160' west of Cromwell Drive and is restricted to staff, bus, and delivery vehicles only.

Transit service within the vicinity is provided by WMATA Route T2, which is accessed by bus stops on River Road, and Ride On Route 29. Both routes T2 and 29 are approximately ½ mile from the school on River Road and Massachusetts Avenue, respectively. Although safe and accessible pedestrian connections are provided along the Site frontage via existing sidewalks and marked pedestrian crosswalks, sidewalk infrastructure within the greater neighborhood is incomplete. Pedestrian access to the site is provided by existing four-foot wide sidewalks along the Cromwell Drive and Wiltshire Drive site frontages. These sidewalks should be widened to a minimum width of five-feet to meet current standards. Additionally, staff recommends that missing sidewalks be completed in the future to connect all streets to the school.

While the existing sidewalks meet ADA minimum accessibility guidelines, staff recommends that all frontage sidewalk ramps and corresponding ramps on the opposite sides of frontage streets, be upgraded to meet the latest ADA best practices. These improvements would include installation of detectable warning surfaces, perpendicular ramp alignment, and maximum longitudinal slope limits.

Local Area Transportation Review and Transportation Policy Area Review

Traffic generated by elementary school facilities is local, consists of a significant number of pass-by and diverted trips, and occurs during the morning peak period only. As a result, elementary school additions and modernizations satisfy the Adequate Public Facilities test and are not subject to either the Local Area Transportation Review or Transportation Policy Area Review.

Environmental Guidelines

The Wood Acres Elementary School is located within the drainage divide between two watersheds. The northwest portion of the site drains toward a Potomac direct, Glen Echo tributary, while the southeast portion of the site drains toward Little Falls stream. Both watersheds are a use class I-P¹. The site contains a number of large tree stands and groves of

¹ Use I-P:

WATER CONTACT RECREATION, PROTECTION OF AQUATIC LIFE, AND PUBLIC WATER SUPPLY

trees; however no forest area exists on, or adjacent to the site. Numerous significant and specimen sized trees such as oaks and maples are also located in private backyards that are immediately adjacent to the school property. The project does not contain environmentally sensitive features such as stream wetlands or associated buffers. There are a few pockets of steep slopes, however the slopes are manmade.

Forest Conservation

A forest conservation [exemption 42014104E](#) for a *version of this project* was confirmed as a modification to an existing developed property, under Forest Conservation Law section 22A-5(t). The project qualified for the exemption because:

- (1) no more than 5000 square feet of forest will be cleared;
- (2) the modification does not affect any forest in a stream buffer or located on property in a special protection area which must submit a water quality plan; and
- (3) the modification does not require approval of a new subdivision plan.

However, the plans as *currently* proposed show utility work, grading for storm water management, and other disturbance beyond the scope of the existing tree save plans. As currently submitted the project would result in severe impacts to a number of major offsite trees (particularly those in the backyards of residence along Searl Terrace). The proposed construction activity would adversely affect the large offsite trees resulting in hazardous conditions, unless either the trees were removed, or the plans were revised to appropriately protect the trees. Park trees would also be adversely affected by the plans as proposed, however Park Staff has provided a number of comments and conditions to the pending park permit that would address the tree issues on the Parkland (but not the private residences).

Additionally there are existing screen plantings along the southern boundary of the school that would also be removed by the proposed work. New screen plantings should be included in the proposal; or if possible the existing screen plantings should be transplanted, temporarily stored, and then replanted once the grading in the area was completed.

NOTE: The applicant has recently stated that prior to the date of the hearing they will apply for a new exemption plan that will reflect a reduced LOD along with measures to protect the privately owned offsite trees (and the Park trees) as applicable. The applicant has also recently

Waters that are suitable for: water contact sports: play and leisure time activities where the human body may come in direct 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.

reported that “Any impact to existing screen plantings will be replaced and incorporated into the design”.



Example of offsite tree that would be adversely affected by the current plan.

Recommendations:

- Reduce the scope of work to appropriately protect offsite tree and obtain the services of a qualified tree care professional to perform/provide the necessary tree care to appropriately preserve the save trees. The tree care professional should coordinate the with the M-NCPPC forest conservation inspector during the preconstruction meeting.
- Provide new screen plantings along the southern property line or if possible the existing screen plantings should be transplanted, temporarily stored, and then replanted once the grading in the area is completed.
- Address the existing erosion erosive condition near the north and south sides of the hill/retaining wall area.

- Explore retrofits to the existing parking barriers along Cromwell Drive
 - Consider providing green space with grass or low plantings associated with the barrier areas.
 - Explore possible SWM opportunities that could be incorporated into parking barrier areas.

Stormwater Management

A Stormwater Management preliminary concept approval letter dated July 2, 2014 has been provided by Department of Permitting Services (DPS) and is attached.

Green Building

As an addition to an existing structure, the project will not qualify for the Leadership in Energy and Environmental Design (LEED); however the design will improve upon existing storm water management facilities and incorporate sustainable design measures into the addition.

Neighborhood Response

A number of schematic design meetings were held for the community. Additionally, the Mandatory Referral notices were sent to the Wood Acres community. There have been no comments received as of the date of the completion of this staff report.

Conclusion

Staff recommends that the Planning Board transmit the comments to the Montgomery County Public Schools.

Attachment:

Staff Memo – Park Issues
 MCPS Response to Staff comments – July 2, 2014
 Department of Permitting Services Letter, July 2, 2014
 Forest Conservation Exemption Approval Letter



MONTGOMERY COUNTY DEPARTMENT OF PARKS

THE MARYLAND - NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB Item: 13

July 10, 2014

MEMORANDUM

July 1, 2014

TO: Melissa Williams, Area 3 Planning

VIA: John E. Hench, Ph.D., Chief, Park Planning and Stewardship Division

FROM: Brooke Farquhar, Section Leader, Park and Trail Planning Section, PPSD

Mark Wallis, Planner Coordinator, Park and Trail Planning Section, PPSD

SUBJECT: Woodacres Elementary School Mandatory Referral - MR2014044

The Woodacres Elementary School is a park/school site located at 5850 Wynnwood, Road Bethesda. As a park/school site, support infrastructure is shared between parks and schools. In a typical park/school site, the school provides the parking, and the park provides the fields and other recreational amenities. The park has 2 tennis courts, 2 diamonds fields, 1 rectangular field overlay, 1 basketball court, 1 playground, and approximately 15 parking spaces (see Exhibit A).

Montgomery County Public Schools (MCPS) is proposing an addition to the rear of the existing school. During construction, the students will be relocated to the Radnor Holding Center from January 2015 to August 2016.

The following comments are based on a Mandatory Referral submission dated April 16, 2014.

Park Construction Permit

MCPS must get a Park Construction Permit for any construction, or construction related activity on parkland.

Park Tree Impacts

The 36" diameter Northern Red Oak (Tree # 28 on the FCP exemption Plan 4204410E) located near the existing retaining wall will be retained. The Parks Department's tree crew will prune the tree for construction clearance and remove deadwood. This work should be coordinated with the start of construction in January 2015 so the Parks tree crew can have access to the tree from MCPS property.

The Parks Department will also improve tree health by improving soil conditions within the critical root zone of this tree through soil decompaction and application of arboricultural treatments. Swale grading shown on current plans should be eliminated. In place of the swale grading, MCPS must provide a 1 foot wide trench directly behind the existing retaining wall to move water to the proposed inlets. All work within the critical root zone of this tree should be done by hand with no equipment access.

MCPS will shift the proposed stairs to the corner of the retaining wall. The result of moving the stairs will lessen the impact on the existing 25" Northern Red Oak (Tree # 26) and minimize impacts to this tree. This will result in increased impacts within the critical root zone of the 25"/14" tulip poplar Tree. The Limit of Disturbance (LOD) as shown on current plans is excessive on park property in the area of

the trees behind the existing retaining wall. The LOD should be revised based on the above comments so that the LOD provides enough space for the work, but no equipment access in the critical root zone of the trees.

Portable Trailer Removal

MCPS must remove 4 trailers through Woodacres Local Park during January 2015 to prepare the school site for construction of the addition. January can be very wet and soil conditions may not be best for moving a heavy portable trailer without some field damage. In order to move the trailers on the MCPS schedule, and have the ballfields ready for March 15th permitted community use, the optimal path for trailer removal is through the ballfield number 2 infield. This path will require the entire section of the first base side player protection fencing and benches to be removed and discarded at MCPS expense. After trailer removal, Parks will replace the player protection fence and players bench, at MCPS expense, using the Park's fencing contractor. MCPS will also reimburse parks for any infield damage.

This concludes the Park's Comments on the subject Mandatory Referral.

cc: Gene Giddons, Acting Director of Parks
Mike Riley, Deputy Director Administration, Department of Parks
John Nissel, Deputy Director for Operations, Department of Parks
Bill Tyler, Chief, Southern Region, Department of Parks
Steve Chandlee, Regional Operations Manager, Southern Region, Department of Parks
Michael Ma, Section Leader, Park Development Division (PDD) Construction Section
Holly Thomas, Horticultural Manager, Department of Parks
Colter Burkes, Urban Forester, Department of Parks
Scott Geasey, Southern Region Department of Parks

Exhibit A

Woodacres LP

5850 Wynnwood Rd., Bethesda, MD 20816



Montgomery County Planning Department
Comments / Responses
July 2, 2014

1. MCPS must get a Park Construction Permit for any construction, or construction related activity on parkland.

RESPONSE: A Park Construction Permit will be obtained for this project. The application was submitted on 6/4/2014.

2. The 36" diameter Northern Red Oak (Tree # 28 on the FCP exemption Plan 4204410E) located near the existing retaining wall will be retained. The Park Department's tree crew will prune the tree for construction clearance and remove deadwood. This work should be coordinated with the start of construction in January 2015 so the Park's tree crew can have access to the tree from MCPS property.

RESPONSE: This will be coordinated at the start of construction, and a note will be added to the plans.

3. The Parks Department will also improve tree health by improving soil conditions within the critical root zone of this tree through soil decompaction and application of cultural treatments. The result is swale grading as shown should be eliminated. In place of the swale grading, MCPS to provide a 1 foot wide trench directly behind the existing retaining wall to move water to the proposed inlets. All work within the critical root zone of this tree should be done by hand with no equipment access.

RESPONSE: The plans will be revised to incorporate a trench directly behind the existing retaining wall in lieu of the swale. A note will be added to the plans to state that all work within the CRZ shall be done by hand.

4. MCPS will shift the proposed stairs to the corner of the retaining wall. The result of moving the stairs will lessen the impact on the existing 25" Northern Red Oak (Tree # 26) and minimize impacts to this tree. This will result in increased impacts within the critical root zone the 25"/14" tulip poplar (Tree #27). Due to this impact and current condition, this tree will be removed by Park Department's tree crews at start of construction.

RESPONSE: The plans will be revised to shift the proposed stairs to the corner of the retaining wall in order to lessen the impact on existing trees.

5. The Limit of Disturbance (LOD) as shown now is excessive on park property in the area of the trees behind the existing retaining wall. The LOD should be revised based on the above comments so that the LOD provides enough space for the work, but no equipment access in the critical root zone of the trees.

RESPONSE: The LOD will be revised on the plans per the above comments to reduce impact to Parks property. A note will be added to state that there will be no equipment access in the CRZ of existing trees.

6. MCPS must remove 4 trailers through Woodacres Local Park during January 2015 to prepare the school site for construction of the addition. January can be very wet and soil conditions may not be best for moving a heavy portable trailer without some field damage. In order to move the trailers on the MCPS schedule, and have the ball fields ready for March 15th permitted community use, the optimal path for trailer removal is through the ball field number 2 infield. This path will require the entire section of the first base side player protection fencing and

benches to be removed and discarded at MCPS expense. After trailer removal, Parks will replace the player protection fence and players bench, at MCPS expense, using the Park's fencing contractor. MCPS will also reimburse parks for any infield damage.

RESPONSE: MCPS will comply.

7. LOD as shown on the Erosion & Sediment Control plans sheet C8.01 places the Limits of Disturbance (LOD) along much of the southern property line.
 - a. There are number of large trees in backyards of residences on Searl Terrace which include significant and specimen sized oak trees and silver maples.
 - b. The proposed construction actively would adversely affect the large offsite trees resulting in hazardous conditions, unless either the trees were removed, or the plans were revised to appropriately protect the trees.
 - c. Additionally there are existing screen plantings along the southern boundary that would also be removed by the work. New screen plantings should be included in the proposal.
 - i. If possible the existing screen plantings should be transplanted, temporarily stored, and then replanted once the grading in the area was completed.

RESPONSE: The microbioretention facility in this area is replacing an existing swale. The elevation of the bottom of the new facility is higher than existing grades in this area, so excavation will be minimal. The LOD will be revised to limit impact along the south property line. Tree protection fence and filter logs will be used in lieu of silt fence in this area. Any impact to existing screen plantings will be replaced and incorporated into the design. Please note that the existing 28" Yellow Poplar (Tree #10) in this area is on MCPS property and is shown as removed on the approved forest conservation plans.

8. Address existing erosion areas near the north and south sides of the hill/retaining wall area.
 - a. The principal of Wood Acres Elementary School expressed interest in a series of 3 low seating walls along the northern hillside to stop the erosion at the location.

RESPONSE: A low retaining wall will be incorporated into the design as a result of the reconfiguration of the playground and bio swale. This wall will be designed as a seating wall as well.

9. The recently installed parking barriers along Cromwell Drive fronting the school have resulted in awkward spaces that have retrofit potential.
 - a. Consider providing greenspace with grass or low plantings associated with the barrier areas.
 - b. Explore possible SWM opportunities that could be incorporated into parking barrier areas.

RESPONSE: The Stormwater Management Concept has already been submitted, and is currently under review by MCDPS. In addition, these areas are outside the LOD for the project and in public space, and are not currently in the project scope. [Rakesh, feel free to edit/add to this response.]



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

July 2, 2014

Philip Rhodes, P.E.
A. Morton Thomas and Associates, Inc.
800 King Farm Boulevard, 4th Floor
Rockville, MD 20850

Re: Stormwater Management **CONCEPT** Request
for Wood Acres Elementary School
SM File #: 263655
Tract Size/Zone: 4.78 Ac./R-60
Total Concept Area: 1.96 Ac.
Parcel(s): P935, N954, P880
Watershed: Little Falls Branch

Dear Mr. Rhodes:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via ESD by the use of micro-bioretenention and a bio-swale.

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. The bio-swale #1 is mislabeled as a grass swale. At design stage this must be designed per DPS bio-swale design guidelines.
6. When designing micro-bioretenention #2 you will need to take careful consideration to the location of the building foundation. You may need to provide an impervious membrane along the sides and part of the bottom to extend infiltration away from the foundation or additional under drains. You may want to acquire recommendations from a geotech.
7. Micro-bioretenention #3 must not drain to other ESD structures.

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

Mr. Philip Rhodes, P.E.
July 2, 2014
Page 2

8. At time of design please use MCDPS latest design criteria for ESD structures.
9. At time of plan submittal you must use green roofs or provide valid reasons why they can not be used. If green roofs are used you may reduce the size of the other structures as needed. This will not require a revised stormwater concept.

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

MCE: me CN263655 Wood Acres Elementary School.DWK

cc: C. Conlon
M. Williams - MNCPPC
SM File # 263655

ESD Acres:	1.96
STRUCTURAL Acres:	0.00
WAIVED Acres:	0.00