



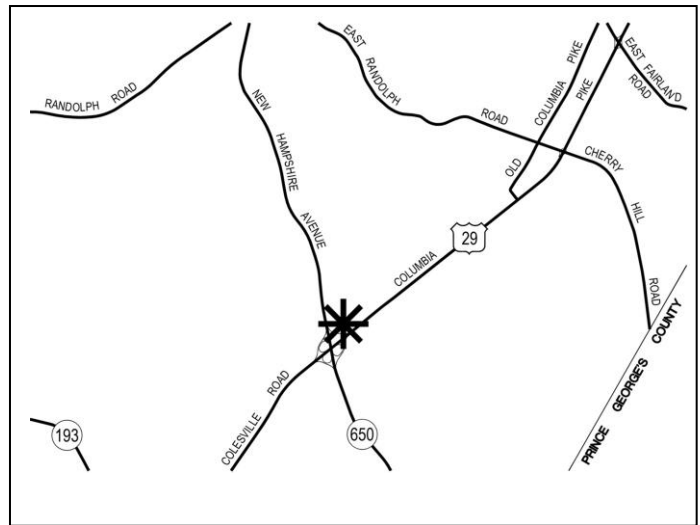
**Victory Crossing: Preliminary Plan No. 120140210**

- PB Patrick Butler, Planner Coordinator, Area 2 Division, [Patrick.Butler@montgomeryplanning.org](mailto:Patrick.Butler@montgomeryplanning.org), 301-495-4561
- KA Khalid Afzal, Supervisor, Area 2 Division, [Khalid.Afzal@montgomeryplanning.org](mailto:Khalid.Afzal@montgomeryplanning.org), 301-495-4650
- Glenn Kreger, Chief, Area 2 Division, [Glenn.Kreger@montgomeryplanning.org](mailto:Glenn.Kreger@montgomeryplanning.org), 301-495-4653

**Completed: 6/26/15**

**Description**

- Request to plat the 12.79-acre County-owned property (Subject Property is 2.51 acres), which contains the Third District Police Station, and construct a four-story, 105-unit senior housing facility on a portion of the site;
- Location: Northeast quadrant of the intersection of Milestone Drive and New Hampshire Avenue;
- R-90/TDR Zone; 12.79 acres of land in the 1997 *White Oak Master Plan* area;
- Applicant: Victory Housing, Inc.;
- Filing Date: December 9, 2013



**Summary**

- Staff recommends approval with conditions.
- By approving this Preliminary Plan, the Planning Board is also approving the Final Forest Conservation Plan.
- The County owned property will be platted, and two ownership lots will be created, one for the police station and one for the senior housing facility.

## PRELIMINARY PLAN RECOMMENDATION AND CONDITIONS

Staff recommends approval of Preliminary Plan No. 120140230 subject to the following conditions:

1. Approval is limited to one lot (including two ownership lots), and one parcel (for right-of-way reservation for the future Stewart Lane interchange) to allow for a senior housing facility limited to one-hundred and five (105) units.
2. The Applicant must comply with the conditions of approval of the Board of Appeals opinion for Special Exception S-2873.
3. The Applicant must place a Category I conservation easement over approximately 3.73 acres of forest retention and planting, as shown on the Final Forest Conservation Plan. Prior to any demolition, clearing, or grading, the easement must be approved by the M-NCPPC Office of General Counsel and recorded by deed in the Montgomery County Land Records. The liber and folio of the recorded easement must be referenced on the record plat.
4. The Applicant must place a Category II conservation easement over approximately 0.24 acres of landscape credit, as shown on the Final Forest Conservation Plan. Prior to any demolition, clearing, or grading, the easement must be approved by the M-NCPPC Office of General Counsel and recorded by deed in the Montgomery County Land Records. The liber and folio of the recorded easement must be referenced on the record plat.
5. Prior to issuance of a building permit, the applicant must provide Staff with certification from an engineer specializing in acoustics that the building shell has been designed to attenuate projected exterior noise levels to an interior level not to exceed 45 dBA Ldn.
6. After construction is complete, and prior to issuance of final residential occupancy permits, the Applicant must provide staff with a certification from an engineer specializing in acoustics confirming that the dwelling units were constructed in accord with the approved specifications for noise attenuation.
7. Prior to issuance of any use and occupancy permit, the Applicant must provide two inverted U bike racks near the entrance of the building, as shown on the Preliminary Plan.
8. Prior to issuance of any use and occupancy permit, the Applicant must construct five-foot wide sidewalks on both sides of Seton Drive, and all other sidewalks, as shown on the Preliminary Plan.
9. Prior to recordation of plat(s), the Applicant must satisfy the provisions for access and improvements as required by the Montgomery County Department of Transportation (MCDOT).
10. The Planning Board accepts the recommendations of MCDOT in its letter dated October 16, 2014, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of this Preliminary Plan approval.
11. The Planning Board accepts the recommendations of the MCDPS stormwater management concept approval letter dated December 6, 2013, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.

12. The Certified Preliminary Plan must contain the following note: Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, and site circulation shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permits. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for this lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval.
  13. The record plat must reflect common ingress/egress and utility easements over all shared driveways and sidewalks.
  14. The Adequate Public Facility (APF) review for the Preliminary Plan will remain valid for eighty-five (85) months from the date of mailing of the Planning Board resolution.
  15. All necessary easements must be shown on the record plat.
-

## SITE VICINITY & DESCRIPTION

The Property (outlined in red below) is approximately 2.51 acres in size, zoned R-90/TDR, and is part of a larger tract of approximately 12.79 acres (outlined in yellow below, including Parcels P790, P725 and P731), owned by Montgomery County. The Property is located in the northeast quadrant of the intersection of Milestone Drive and New Hampshire Avenue (MD 650) in the White Oak area. The Sherbrooke community, located immediately north of the Property, consists of single-family detached homes located in the R-90 Zone. Adjacent to the Property to the west are three single-family detached homes that front onto New Hampshire Avenue. The Sunrise Assisted Living (S-2308), also zoned R-90, is located northwest of the Property at the southeast intersection of Heartfields Drive and New Hampshire Avenue. The White Oak Public Library is located across Heartfields Drive within walking distance of the proposed senior housing facility. The southwest quadrant of Columbia Pike and New Hampshire Avenue is zoned R-H and is developed with a high-rise residential apartment complex. The southeast quadrant is zoned C-2 and is developed with the White Oak shopping center. Directly across Columbia Pike from the Property are mid-rise apartments located in the R-20 Zone.



Image 1 – Aerial Photo

## PREVIOUS APPROVALS

Development of the overall site was planned to occur in three phases. The site is currently developed with the Third District Police Station (Mandatory Referral No. 2009742-D GS-1) approved by the Planning Board on December 16, 2010; the two-story police station was the first phase of development of the site. Phase 2 is the proposed senior housing facility which will be located immediately east of the existing police station. The future Phase 3 is the Columbia Pike (US 29)/Stewart Lane interchange. SHA has not set a construction timetable for the interchange.

The Property is partially wooded, and partially vacant. The forested area consists of both pine and deciduous trees. The topography is relatively level with a slight upward slope from Milestone Drive, and is served by public water and sewer. It is not located in a Special Protection Area (SPA).

## PROPOSED PROJECT

The Applicant seeks approval of one lot approximately 11.08 acres in size including two ownership lots (Ownership Lot 1A would be approximately 8.57 acres, while Lot 1B would be approximately 2.51 acres), and a parcel (1.71 acres) for right-of-way reservation for the future Stewart Lane interchange (Phase 3). The proposed four-story senior housing facility, approved by the Board of Appeals as Special Exception S-2873, consisting of a total of 105 apartment units (80 one-bedroom units and 25 two-bedroom units), will be located on ownership lot 1B. According to the Applicant, some units will be single-occupancy apartments, while others will be used by couples. Approximately 90% of the units are intended for individuals with incomes at or below 60% of the "Average Median Income" for Montgomery County. Site Plan approval is not required for this project.

Access to the Property will be via a driveway entrance located on Milestone Drive. The proposed 80-space parking area will be located on the west side of the Property. A circular driveway will provide front door access to the building with a designated drop-off area in the front.

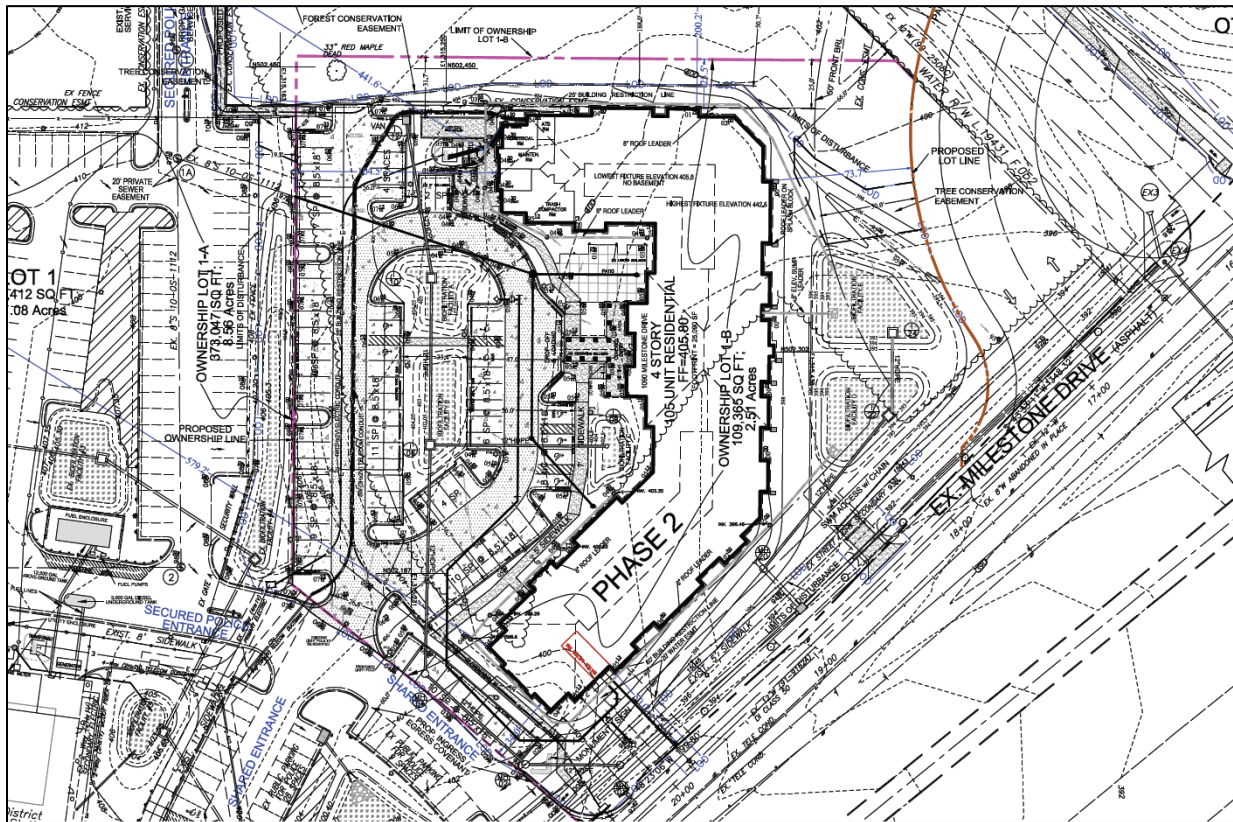


Image 2 – Preliminary Plan (Attachment 1)

The proposed building will have a maximum building height of approximately 53 feet. The four-story building will be designed in a neo-craftsman style with projecting bays and hip-roofs. This style of building will be compatible with the surrounding residential community, which contains gable and hip-roof style homes. The base of the building will be a faux stone that extends up the bay projections and

the main entrance, breaking up the building elevations and creating vertical elements that highlight the building entry. The corners of the building are framed and highlighted with light colored panels. Balconies are used for the top floor apartments to articulate the top floor. A large front porch and canopy help break down the scale of the building while providing a gathering place for seniors.



*Image 3 – Architectural Rendering*

Landscaping

The grounds of the proposed senior housing facility will be well-landscaped with plantings that provide an attractive setting and in an amount that exceeds the County’s minimum planting requirements. Parking areas will be screened from neighboring properties by the use of evergreen vegetation along the perimeter. Foundation plantings will be provided along the base of the building to soften the building to ground connection. The outdoor amenities area, including the patio, will be surrounded by plantings to provide screening and a landscaped separation from the parking areas.



Image 4 – Landscape Rendering

## COMMUNITY OUTREACH

The Applicant has complied with all submittal and noticing requirements, and Staff has not received any correspondence on the Preliminary Plan.

## ANALYSIS

### Master Plan Conformance

The proposed use and development are consistent with the 1997 *White Oak Master Plan*. The Master Plan contains specific recommendations for the larger 12.79-acre parcel (which includes the Property), known as Milestone Property, and identified as an “undeveloped parcel.” At the time of the Master Plan, the site was controlled by seven owners, and properties ranged in size from 0.5 acres to 22.7 acres. The Master Plan recommended that this site was suitable for an appropriate mix of single-family detached and single-family attached units, and that detached units should be located within the northern end of the properties to provide a compatible transition to the existing residential neighborhoods, while the attached units should be located near the intersection of US 29 and New

Hampshire Avenue (p. 20). Density on the southern property was proposed at six units per acre (p. 20) and this was to be achieved by use of transfer development rights (TDRs). Further, the Master Plan stated that proposed development should provide adequate levels of compatibility and noise buffering, as well as a pedestrian and bicycle access to the White Oak Library in the consideration of development design.

The 1997 Master Plan envisioned the area outside of the identified commercial centers to remain residential in nature and recommended that infill developments follow the established residential pattern. In keeping with this vision, the Master Plan further recommended that “the land use and zoning goal in the *White Oak Master Plan* area is to ensure livable communities for the future by protecting and strengthening their positive attributes and encouraging development that will enhance the communities’ functions, sense of place and identity.” (p. 16)

The Master Plan recognized that special exception uses may be approved by the Board of Appeals if they meet the standards, requirements, and the general conditions set forth in the Zoning Ordinance, but may be denied if there is an excessive concentration of such uses in an area or if the uses are inconsistent with the Master Plan recommendations.

The Master Plan recognized the importance of providing affordable elderly housing and care options within the Plan’s area, stating that there will be a significant increase of persons over the age of 70 and limited number of housing opportunities for this segment of the population. The Plan recommended encouraging the provision of affordable elderly housing facilities at appropriate locations in the planning area that could support the needs of this population, including locating such facilities along bus routes and near shopping and public facilities (p. 66).

This Property is situated near several public facilities and the White Oak Shopping Center, and is served by Metrobus and Ride On bus routes and is a good location for elderly housing.

Although the Master Plan recommended single-family housing development on this Property, staff finds that the proposed multi-family, senior housing project is consistent with the goals and objectives of the Master Plan. Permitted special exception uses are generally considered to be consistent with the area master plans provided that the master plans do not contain a specific prohibition or recommendation against a special exception use on a specific property if the proposed special exception meets all other findings and requirements of approval. In this case, the Master Plan recommended a single-family housing option on this property, but it also recommended providing appropriate opportunities for elderly housing in the area near shopping, transit and other amenities. The proposed use is residential in nature, and is located appropriately to serve the elderly housing needs of the area. As determined at the time of the approval of the special exception, the proposed use can be supported by the existing infrastructure and facilities in the area without any negative impact on the surrounding land uses and population.

With regards to the location and design considerations, the four recommendations of the Master Plan are applicable to this Property. The Preliminary Plan indicates that the residential building will be fronting on both Milestone Drive and Seton Drive with parking, and outdoor gathering areas to the back of the building. The Master Plan recommended higher density townhome development on this portion of the overall Milestone property. The proposed multi-family residential building offers an appropriate transition from the US 29 corridor to the single-family detached neighborhoods to the north by providing a forest buffer. Similarly, the architecture is consistent in scale and design with many multi-family and townhouse developments in and around the *White Oak Master Plan* area.



The development proposal shows the minimum amount of pavement necessary to adequately and safely circulate vehicles, residents and pedestrians, while the building footprint is compact, and multi-level to minimize the on-site imperviousness.

Therefore, Staff finds the proposed Preliminary Plan to be in substantial conformance with the *1997 White Oak Master Plan*.

## **Public Facilities**

### Transportation Demand Management

The Applicant is not required to enter into a Traffic Mitigation Agreement because the Property is located outside the boundary of the *White Oak Science Gateway Master Plan* area, where there is a recently established Transportation Management District (TMD).

### Master Plan Roadways and Bikeways

In accordance with the 1997 *White Oak Master Plan* and 2005 *Countywide Bikeways Functional Master Plan*, the master-planned roadways and bikeways are listed below:

1. New Hampshire Avenue (MD 650) is designated as a six-lane divided major highway, M-12, with a 120-foot wide right-of-way and a signed shared roadway/bikeway, SR-30 or Class III, PB-24.
2. Columbia Pike (US 29) is designated as a six-lane divided controlled major highway, CM-10, with a recommended 200-foot wide right-of-way and a dual bikeway, DB-9.
3. Stewart Lane is designated as a two-lane arterial, A-286, with the recommended 80-foot wide right-of-way and Class II bikeway, PB-27.

Milestone Drive, Sherbrooke Woods Lane, and Seton Drive are not listed in the *White Oak Master Plan*.

- Milestone Drive is a two-lane service road within the State's MD 650 and US 29 rights-of-way.
- Sherbrooke Woods Lane is a north-south secondary residential street within a 60-foot wide right-of-way within the residential Kaufman subdivision.
- Seton Drive was originally the east-west segment of Sherbrooke Woods Lane that was built as a public secondary residential street to connect to Milestone Drive/Columbia Pike opposite Stewart Lane. Seton Drive does not have its own dedicated right-of-way, but is part of Parcel P725.

### Master Plan Transitway

The 2013 *Countywide Transit Corridors Functional Master Plan* recommends the Bus Rapid Transit (BRT) Corridor 9, "US 29 Corridor" along Columbia Pike (US 29) south of Lockwood Drive and north of Stewart Lane with the BRT shifted off Columbia Pike onto Stewart Lane and Lockwood Drive. The nearest BRT station is recommended to be at the intersection of New Hampshire Avenue (MD 650) and Lockwood Drive.

### Current Public Transportation Projects

Besides the BRT study above, the other current public transportation projects are as follows:

- The SHA's CTP Project MO8875170, US 29, Columbia Pike interchange at Stewart Lane, has approximately 30% design or preliminary investigation funding only, but none for engineering or construction. The Applicant's plan shows the right-of-way for this future interchange.
- SHA's CTP Project MO8445176, US 29, Columbia Pike/Stewart Lane interchange to add an additional left-turn/through lane on southbound US 29 is in the early design stage with the Project Impact Report approved, but further design work is currently on hold.

### Available Transit Service

The following public transit is available along the nearby major highways:

- Metrobus routes K6, Z9, Z11, Z13, and Z29 currently operate along Columbia Pike near the property frontage south of Stewart Lane.
- Metrobus routes Z6, Z8, Z9, Z11, Z13, and Z29, Ride On route 10, and Maryland Transit Administration's Commuter Bus routes 915 and 929 currently operate through the Columbia Pike/Stewart Lane intersection and along Columbia Pike near the property frontage north of Stewart Lane.
- Metrobus routes C8 and Z2 and Ride On route 21 currently operate along New Hampshire Avenue near the Property frontage.

The nearest bus stops are located at the intersections of New Hampshire Avenue and Heartfields Drive and Columbia Pike and Seton Drive-Stewart Lane.

### Pedestrian and Bicycle Facilities

The existing sidewalks include the following:

- Five-foot wide along the north side of Milestone Drive.
- Four-foot wide on both sides of Sherbrooke Woods Lane.

The Applicant is proposing a four-foot-wide sidewalk along the north side of Seton Drive and 4-foot-wide lead-in sidewalks from Milestone Drive and Seton Drive. From Milestone Drive and Seton Drive, residents and staff could walk to the nearby bus stops on New Hampshire Avenue and Columbia Pike and White Oak Library in the northeast corner of the New Hampshire Avenue/Heartfields Drive intersection. Staff is requiring the Applicant to provide two bike racks, to store at least four bicycles, in front of the main entrance.

### Local Area Transportation Review

The table below shows the number of peak-hour trips generated by the existing and proposed land uses during the weekday morning and evening peak hours (6:30 to 9:30 a.m.) and the evening peak period (4:00 to 7:00 p.m.):

Residential Land Use	Number of Units	Weekday Peak-Hour	
		Morning	Evening
Built Third District Police Station	Existing Peak-Hour Traffic	17	14
Proposed Victory Housing	105 units	21	26
Total of Both Land Uses		38	40

The number of weekday peak-hour trips were based on actual driveway counts collected in June 2014 for the existing Third District Police Station. The number of peak hour trips for the proposed building was determined using trip-generation rates for “senior adult housing attached” units from the Institute of Transportation Engineer’s *Trip Generation Manual*.

Although the additional peak hour trips are less than 30 for the proposed senior housing use only, a traffic study was required to satisfy LATR for the overall site (including the Police Station) because the proposed land use generates 30 or more total (i.e., existing and additional) peak-hour trips within the weekday AM and PM peak periods. The table below shows the calculated Critical Lane Volume (CLV) values at the analyzed intersections for the following traffic conditions:

1. Existing: Existing traffic conditions as they exist now.
2. Background: The existing condition plus the trips generated from approved but un-built nearby developments.
3. Total: The background condition plus the site-generated trips.

Analyzed Intersection	Congestion Standard	Weekday Peak Hour	Traffic Condition		
			Existing	Background	Total
Milestone Drive & Driveway	Fairland/ Colesville 1,475	Morning	43	43	64
		Evening	25	25	51
Milestone Drive & Stewart Lane	Fairland/ Colesville 1,475	Morning	316	316	331
		Evening	234	234	252
Columbia Pike & Stewart Lane	White Oak 1,600	Morning	1,221	1,284	1,293
		Evening	1,167	1,230	1,234
New Hampshire Avenue & Milestone Drive	Fairland/ Colesville 1,475	Morning	880	914	916
		Evening	728	753	756
New Hampshire Avenue & Heartfields Drive	Fairland/ Colesville 1,475	Morning	902	936	938
		Evening	984	1,015	1,018

As shown on the table above, the CLV values at the five intersections are less than the applicable CLV standard and, thus, the LATR test is satisfied.

### Transportation Policy Area Review

A transportation impact tax payment is not required to satisfy the Transportation Policy Area Review (TPAR) test because the Code does not require a TPAR payment for “multi-family senior” residential units.

### Other Public Facilities and Services

Other public facilities and services are available and will be adequate to serve the proposed dwelling units. The application meets the Montgomery County Fire and Rescue Service requirements for fire and rescue vehicle access. Public facilities and services, such as police stations, schools, firehouses and health services are currently operating within the standards set by the Subdivision Staging Policy currently in effect.

### **Environment**

Staff approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD #420050860) on November 2, 2004 and recertified on March 18, 2009. Since then, a portion of the site has been developed as the Third District Police Station. Currently, there is approximately 6.2 acres of forest on-site.

The site lies within the Paint Branch watershed (State Use III, or non-tidal cold water), but outside the Special Protection Area. There are no streams, wetlands, floodplains, or environmental buffers on the site. The proposed project is in compliance with the *Environmental Guidelines*.

### Forest Conservation

This Property is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code). The Planning Board approved a Preliminary Forest Conservation Plan (PFCP) with the Mandatory Referral (#MR2009742) for the Third District Police Station on December 16, 2010. The Police Station was explicitly considered to be Phase 1 of the development, with Phase 2 to be determined later. The Planning Board required amendment of the PFCP with the specific proposal for Phase 2 and a separate Final Forest Conservation Plan (FFCP) for each phase. An amended PFCP was approved with the Planning Board’s review of S-2873, Victory Housing, on October 4, 2014.

A FFCP (Attachment 2) for Phase 2 was submitted in association with Preliminary Plan 120040210. The submitted FFCP is consistent with the approved PFCP. The only difference between the two plans is an additional 0.01 acres of clearing is shown on the FFCP. The additional forest clearing is required for the grading and construction of the proposed sidewalk, which will connect the Victory Housing project with Seton Drive to the north. This 0.01 acres will be reforested after disturbance. The FFCP shows 2.69 acres of forest retention, 1.04 acres of forest planting, and 0.24 acres of landscape credit.

### Noise

The Montgomery County “Staff Guidelines for the Consideration of Transportation Noise Impacts in Land Use Planning and Development” stipulate a 65 dBA Ldn maximum noise level for outdoor recreation areas and 45 dBA Ldn for indoor areas.

The Property is located northeast of the intersection of US 29 (Columbia Pike) and MD 650 (New Hampshire Avenue) and is exposed to traffic noise from primarily US 29. A noise analysis demonstrates that the projected noise levels exceed the 65 dBA Ldn guideline applied to external activity spaces. However, this facility does not include any external activity spaces between the building and US 29, and the building will shield proposed external activity areas to the west of the building, away from US 29. Therefore only architectural methods will be used to mitigate for interior noise, with a building shell

analysis provided at time of building permit to certify that interior noise levels will not exceed the 45 dBA Ldn standard.

#### Stormwater Management

The MCDPS Stormwater Management Section issued a letter accepting the stormwater management concept for the Property on December 6, 2013. The stormwater management concept proposes to meet required stormwater management goals via Environmentally Sensitive Design through the use of micro-bioretenion.

#### **COMPLIANCE WITH THE SUBDIVISION REGULATIONS**

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision taking into account the recommendations in the *White Oak Master Plan*, and for the type of development or use contemplated. As conditioned, the proposed lot meets all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conforms to the recommendations of the Master Plan. Access and public facilities will be adequate to serve the proposed lot, and the application has been reviewed by other applicable County agencies, all of whom have recommended approval of the plan (Attachment 3).

#### **CONCLUSION**

Staff recommends approval of the Preliminary Plan based on the conditions and analysis contained in this report.

#### **Attachments**

Attachment 1 – Preliminary Plan

Attachment 2 – Final Forest Conservation Plan

Attachment 3 – Agency Correspondence

# ATTACHMENT 1

## VICTORY CROSSING



Professional Engineer License No. 28582  
Jeffrey W. Smith  
State of Maryland  
Department of Transportation, License No. 28582



NO.	DATE	DESCRIPTION

DESIGNED BY: **KOMA**

CHECKED BY: **ABL**

DATE: **05/09/2015**

TITLE: **DETAILED SITE PLAN**

PROJECT NO: **50000031**

SHEET NO: **C-101**

## VICTORY CROSSING

Geotechnical & Project Architects  
LARRY SMITH, P.E.  
LARRY SMITH, P.E.  
LARRY SMITH, P.E.  
LARRY SMITH, P.E.

**Dewberry**  
Dewberry Consultants LLC  
10000 DEWEY DRIVE, SUITE 300  
FARMERSBURGH, MD 21051  
PH: 410.326.1234

MECHANICAL ELECTRICAL AND PLUMBING  
FOR THE VICTORY CROSSING, LLC  
10000 DEWEY DRIVE, SUITE 300  
FARMERSBURGH, MD 21051  
PH: 410.326.1234

STRUCTURAL  
JEFF BARNETT, P.E.  
LARRY SMITH, P.E.  
LARRY SMITH, P.E.  
LARRY SMITH, P.E.

DEVELOPER  
LARRY SMITH, P.E.  
LARRY SMITH, P.E.  
LARRY SMITH, P.E.  
LARRY SMITH, P.E.

OWNER  
WSSS, LLC  
10000 DEWEY DRIVE, SUITE 300  
FARMERSBURGH, MD 21051  
PH: 410.326.1234

FOR 100,000 SQ FT OVERSHP LOT 1-B  
PROPOSED ZONING: 100,000 SQ FT OVERSHP LOT 1-B  
PROPOSED ZONING: 100,000 SQ FT OVERSHP LOT 1-B  
PROPOSED ZONING: 100,000 SQ FT OVERSHP LOT 1-B  
PROPOSED ZONING: 100,000 SQ FT OVERSHP LOT 1-B

**ZONING NOTES**

FOR 100,000 SQ FT OVERSHP LOT 1-B

REQUIRED	PROVIDED
BUILDING SETBACKS	50' MIN
STREET	10' MIN
SIDE	10' MIN
REAR	25' MIN
GREEN SPACE	50% MIN. 54,651 SF
BUILDING HEIGHT	4 STORIES MAX
LOT COVERAGE	30% MAX. 32,070 SF
PARKING LOT	25,337 SF
INTERIOR GREEN	59,414, 2,985 SF
PAVEMENT COVERAGE	30% MIN. 2,938 SF

**PERMITTED INSULATION (MINIMUM R-VALUES)**

100 TOTAL UNITS:

- 20 - 1-Bed Bed Units
- 20 - 2-Bed Bed Units (10 Market Rate)
- MPO UNITS: 0.08 sq ft DU = 68.00 sq ft
- 2-Bedroom Units: 1.15 sq ft DU = 17.25 sq ft
- Total Bed Room Parking: = 65.25 spaces
- MARKET RATE UNITS: 0.08 sq ft DU = 68.00 sq ft
- 2-Bedroom Units: 1.15 sq ft DU = 17.25 sq ft
- Total Market Rate Parking: = 65.25 spaces
- TOTAL SHOPS REQUIRED: 797 Spaces
- TOTAL SHOPPING PROVIDED: 800 Spaces
- Standard Spaces @ 82' x 18' = 72 Spaces
- HC Unshared Accessible Sp @ 84' x 18' = 6 Spaces
- Event Sp @ 12' x 30' = 1 Space

1. TOTAL AREA OF TRACT: 127.9 AC. ± 550,000 SQ. FT.

2. EXISTING ZONING: 100,000 SQ FT OVERSHP LOT 1-B

3. PROPOSED ZONING: 100,000 SQ FT OVERSHP LOT 1-B

4. PREPARED BY: KOMA ARCHITECTS

5. DEWEY CROSSING, A FUTURE TOPOGRAPHIC SURVEY OF THE SITE WAS CONDUCTED BY KOMA ARCHITECTS IN APRIL 2015.

6. TOPOGRAPHIC INFORMATION WAS TAKEN FROM AVAILABLE RECORDS AND FIELD INSPECTIONS. CONTOUR INTERVAL: 2 FEET.

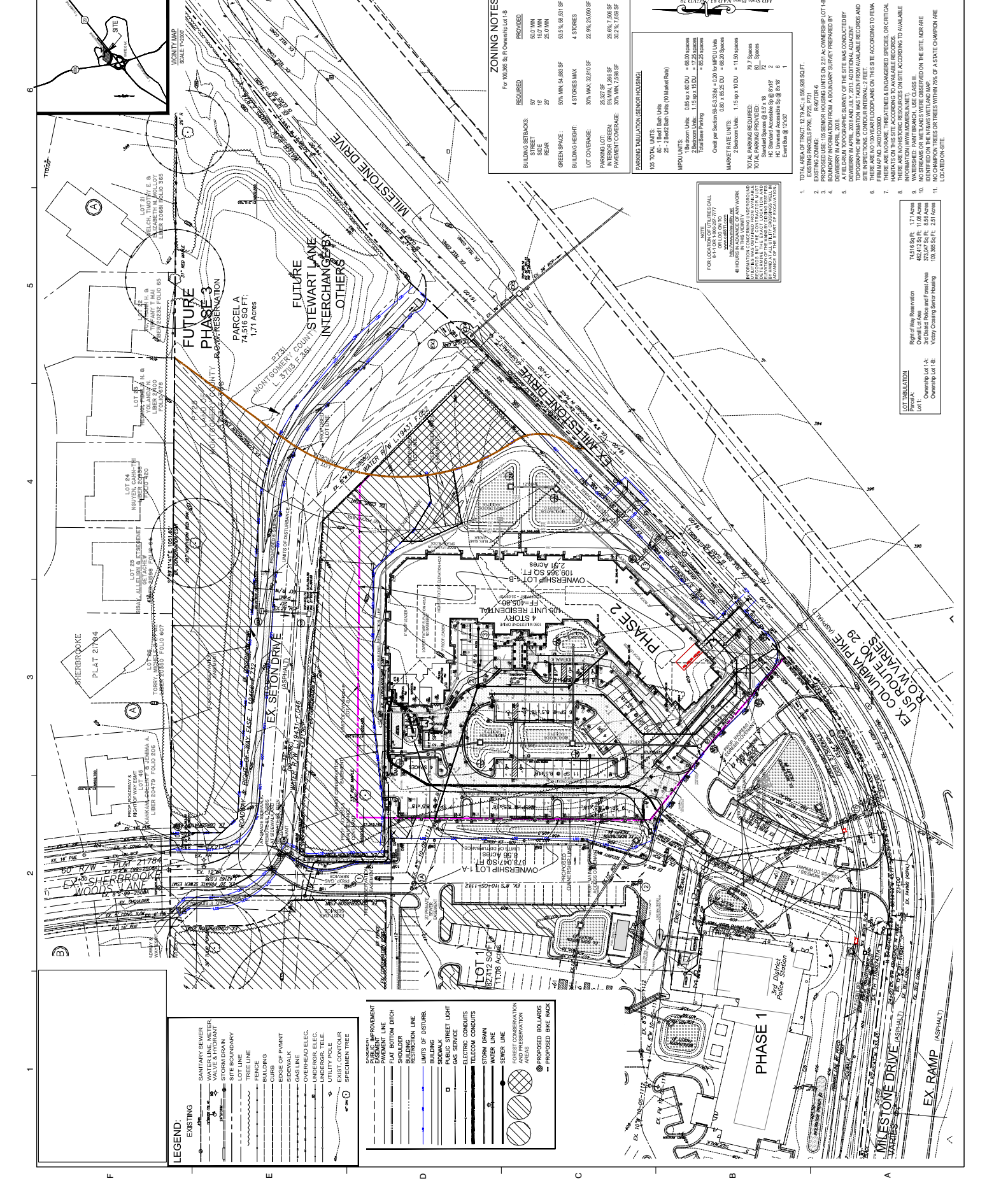
7. THERE ARE NO CRITICAL OR PROTECTED SPECIES OR CRITICAL HABITATS ON THIS SITE ACCORDING TO FEMA FIRM NO. 20050300D.

8. THERE ARE NO HISTORIC RESOURCES ON THIS SITE ACCORDING TO AVAILABLE INFORMATION (WWW.NMNH.NET).

9. NO UNDESIRABLE POTENTIAL USES OCCUR ON THE SITE. NO ARE IDENTIFIED ON THE NWSM WETLAND MAP.

10. NO CHAMPION TREES OR TREES WITHIN 75% OF A STATE CHAMPION ARE IDENTIFIED ON THE NWSM WETLAND MAP.

11. COATED ON SITE.



GUYTON, Prater Architects  
 1000 S. Main St., Suite 100  
 Columbia, MD 21046  
 Phone: 410.730.1515  
 Fax: 410.730.1516

**Dewberry**  
 Dewberry Consultants LLC  
 1000 Rockledge Drive, Suite 100  
 Columbia, MD 21046  
 Phone: 410.730.1515  
 Fax: 410.730.1516

PROFESSIONAL ELECTRICAL AND MECHANICAL  
 CONSULTANTS, INC.  
 1000 Rockledge Drive, Suite 100  
 Columbia, MD 21046  
 Phone: 410.730.1515

DEVELOPER  
 Jeff Blackwell VP  
 1100 Rockledge Drive, Suite 100  
 Columbia, MD 21046  
 Phone: 410.730.1515

SURVEYOR  
 James M. Grogan  
 1100 Rockledge Drive, Suite 100  
 Columbia, MD 21046  
 Phone: 410.730.1515

VICTORY CROSSING  
 1900 MASSIMO DR.  
 SHARPSVILLE, MD 21783  
 WSSPC Map # 2150001  
 ADC Book Map # 5287 B.3

1:00 0' 20' 40' 80'  
 SCALE  
 1"=40' 0' 20' 40' 80'  
 SCALE

TITLE  
 SHEET NO. 07-PRBL 1201622.10

**EXISTING AND PROPOSED LOT AND EASEMENT LINES**

C-108  
 XX



PROFESSIONAL CERTIFICATION: I hereby certify that I am a duly Licensed Professional Engineer in the State of Maryland, License No. 13892, and that the work shown on this drawing was prepared by me, or under my direct supervision and control, and that I am a duly Licensed Professional Engineer in the State of Maryland, License No. 13892, and that the work shown on this drawing was prepared by me, or under my direct supervision and control.

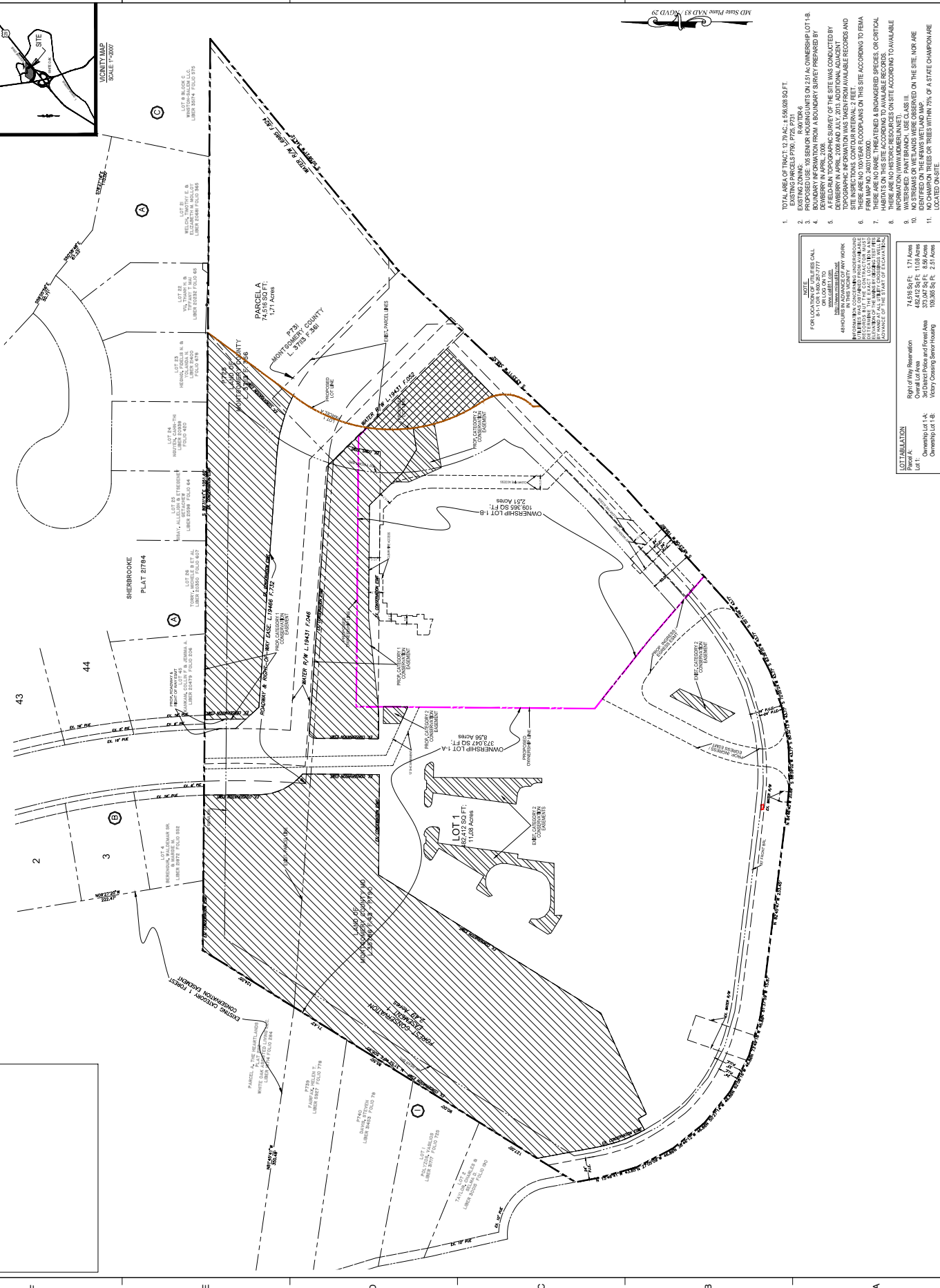
NO.	DATE	BY	DESCRIPTION

DRAWN BY: KDM  
 CHECKED BY: JMG  
 DATE: 11/03/2014

TOTAL AREA OF TRACT: 12.79 AC. ± 560,000 SQ. FT.  
 EXISTING ZONING: RA0 TDR-6  
 PROPOSED USE: 160 SENIOR HOUSING UNITS ON 2.51 AC. OWNERSHIP LOT 1-B  
 A FIELD-BORN TOPOGRAPHIC SURVEY OF THE SITE WAS CONDUCTED BY DEWBERRY IN APRIL, 2008.  
 A FIELD-BORN TOPOGRAPHIC SURVEY OF THE SITE WAS CONDUCTED BY DEWBERRY IN APRIL, 2008.  
 TOPOGRAPHIC INFORMATION WAS TAKEN FROM AVAILABLE RECORDS AND SITE INSPECTIONS. CONTOUR INTERVAL: 2 FEET.  
 THERE ARE NO BASE, THREATENED & ENDANGERED SPECIES OR CRITICAL HABITAT ON THIS SITE ACCORDING TO AVAILABLE RECORDS, OR CRITICAL HABITAT (WWW.NMFS.NMFS.GOV).  
 WATERSHED: PAINT BRANCH, USE CLASS III.  
 11. NO CHAMPION TREES OR TREES WITHIN 75% OF A STATE CHAMPION ARE LOCATED ON SITE.

LOT	AREA (SQ. FT.)	ACRES
Lot 1	482,418 SQ. FT.	11.03 Acres
Ownership Lot 1-A	103,505 SQ. FT.	2.35 Acres
Ownership Lot 1-B	103,505 SQ. FT.	2.35 Acres

**LOT 1**  
 482,418 SQ. FT.  
 11.03 ACRES  
**OWNERSHIP LOT 1-A**  
 103,505 SQ. FT.  
 2.35 ACRES  
**OWNERSHIP LOT 1-B**  
 103,505 SQ. FT.  
 2.35 ACRES



ATTACHMENT 2



VICTORY CROSSING



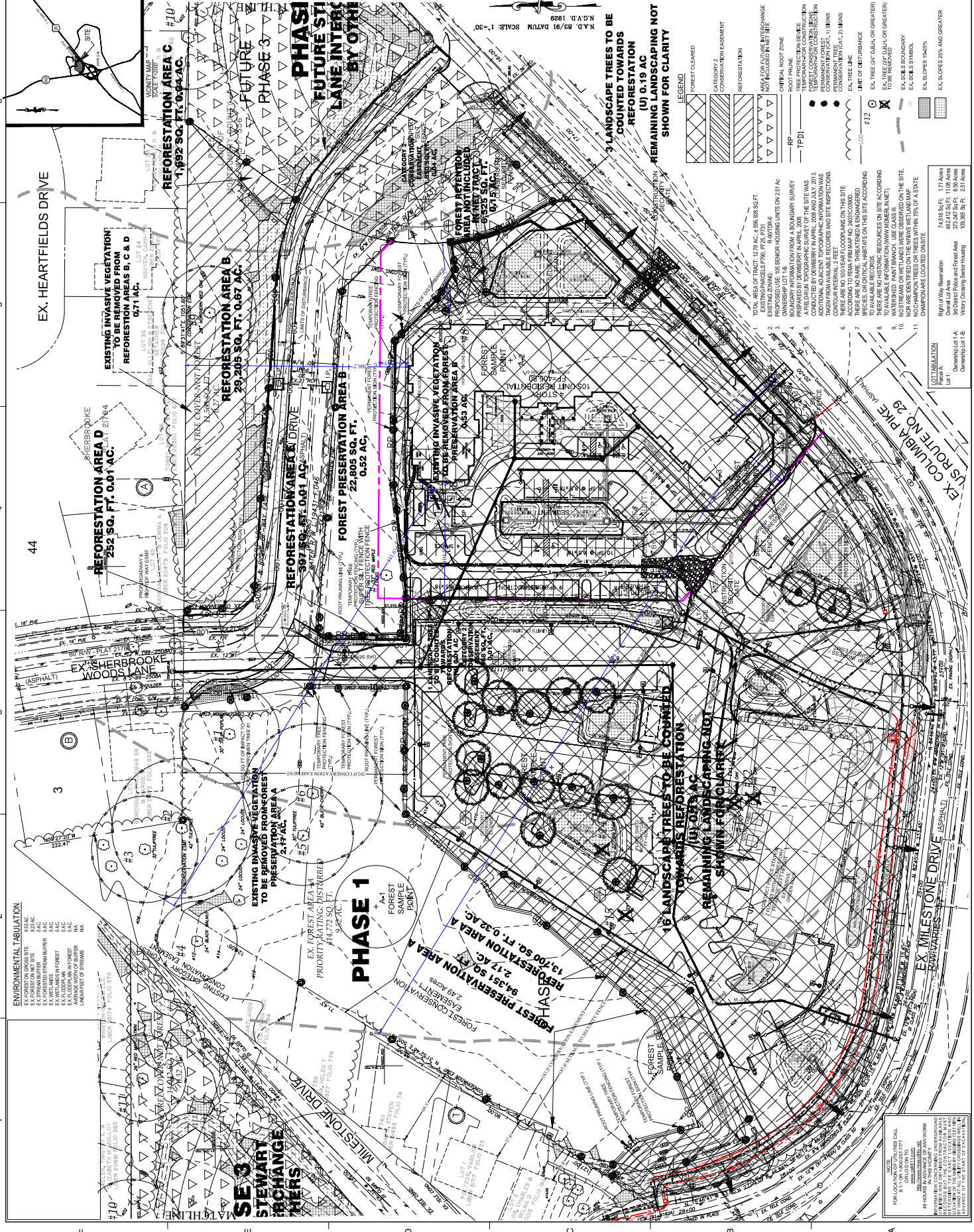
Table with columns: DATE, BY, DESCRIPTION. Includes rows for APPROVED BY, CHECKED BY, DATE.

REVISED FINAL FOREST CONSERVATION PLAN

PROJECT NO: 13-FFCP-MK2081742-01

LS-301

EXHIBIT 49



DEWBERRY CONSULTANTS LLC

10000 WINDY HILL ROAD  
COLUMBIA, MD 21046  
PH: 410.326.7577  
WWW.DEWBERRY.COM

1990 MASSACHUSETTS  
STATE COLLEGE  
1000 MASSACHUSETTS AVENUE  
WILMINGTON, MA 01897  
PH: 617.252.3227

1000 WINDY HILL ROAD  
COLUMBIA, MD 21046  
PH: 410.326.7577  
WWW.DEWBERRY.COM

1000 WINDY HILL ROAD  
COLUMBIA, MD 21046  
PH: 410.326.7577  
WWW.DEWBERRY.COM

1000 WINDY HILL ROAD  
COLUMBIA, MD 21046  
PH: 410.326.7577  
WWW.DEWBERRY.COM

1000 WINDY HILL ROAD  
COLUMBIA, MD 21046  
PH: 410.326.7577  
WWW.DEWBERRY.COM

1000 WINDY HILL ROAD  
COLUMBIA, MD 21046  
PH: 410.326.7577  
WWW.DEWBERRY.COM

1000 WINDY HILL ROAD  
COLUMBIA, MD 21046  
PH: 410.326.7577  
WWW.DEWBERRY.COM

1000 WINDY HILL ROAD  
COLUMBIA, MD 21046  
PH: 410.326.7577  
WWW.DEWBERRY.COM

1000 WINDY HILL ROAD  
COLUMBIA, MD 21046  
PH: 410.326.7577  
WWW.DEWBERRY.COM

1000 WINDY HILL ROAD  
COLUMBIA, MD 21046  
PH: 410.326.7577  
WWW.DEWBERRY.COM

1000 WINDY HILL ROAD  
COLUMBIA, MD 21046  
PH: 410.326.7577  
WWW.DEWBERRY.COM

1000 WINDY HILL ROAD  
COLUMBIA, MD 21046  
PH: 410.326.7577  
WWW.DEWBERRY.COM

1000 WINDY HILL ROAD  
COLUMBIA, MD 21046  
PH: 410.326.7577  
WWW.DEWBERRY.COM

1000 WINDY HILL ROAD  
COLUMBIA, MD 21046  
PH: 410.326.7577  
WWW.DEWBERRY.COM

1000 WINDY HILL ROAD  
COLUMBIA, MD 21046  
PH: 410.326.7577  
WWW.DEWBERRY.COM

1000 WINDY HILL ROAD  
COLUMBIA, MD 21046  
PH: 410.326.7577  
WWW.DEWBERRY.COM

EX. HEARTFIELDS DRIVE

44

REForestation AREA D  
252 SQ. FT. 0.01 AC.

REForestation AREA B  
29,205 SQ. FT. 0.67 AC.

REForestation AREA C  
1,892 SQ. FT. 0.04 AC.

FOREST PRESERVATION AREA B  
22,805 SQ. FT. 0.52 AC.

EXISTING INVASIVE VEGETATION TO BE REMOVED FROM FOREST PRESERVATION AREA B  
0.63 AC.

EXISTING INVASIVE VEGETATION TO BE REMOVED FROM FOREST PRESERVATION AREA B  
6,525 SQ. FT. 0.15 AC.

EXISTING INVASIVE VEGETATION TO BE REMOVED FROM FOREST PRESERVATION AREA B  
6,525 SQ. FT. 0.15 AC.

PHASE 1

A-1  
FOREST SAMPLE POINT

REForestation AREA A  
2,17 AC.

REForestation AREA A  
94,351 SQ. FT. 0.92 AC.

REForestation AREA A  
13,700 SQ. FT. 0.32 AC.

16 LANDSCAPE TREES TO BE COUNTED TOWARDS REFORESTATION (U) 0.19 AC  
REMAINING LANDSCAPING NOT SHOWN FOR CLARITY

3 LANDSCAPE TREES TO BE COUNTED TOWARDS REFORESTATION (U) 0.19 AC  
REMAINING LANDSCAPING NOT SHOWN FOR CLARITY

ENVIRONMENTAL TABULATION table with columns: CATEGORY, ACRES, and COMMENTS.

FOR LOCKED FILES CALL  
813-962-2777  
813-962-7777  
WWW.DEWBERRY.COM

- 1. TOTAL AREA OF TRACT: 12.29 AC. 456,028 SQ. FT.
2. EXISTING PARCELS FROM 72 P.F.
3. PROPOSED 100' BUFFER ZONE
4. OWNERSHIP LOT 1B
5. PREPARED BY: DEWBERRY CONSULTANTS LLC
6. CONDUCTED BY: DEWBERRY CONSULTANTS LLC
7. TAKEN FROM AVAILABLE RECORDS AND SITE INSPECTIONS
8. CONTOUR INTERVAL: 2 FEET
9. ACCORDING TO YEAR FROM MAP NO. 2402C0000
10. THERE ARE NO RADE, UNTHATCHED & ENGINEERED TO AVAILABLE RECORDS
11. THERE ARE NO HISTORIC RESOURCES ON SITE ACCORDING TO AVAILABLE RECORDS
12. NO STREAMS OR WETLANDS WERE OBSERVED ON THE SITE.
13. NO WETLANDS OR WETLANDS WERE OBSERVED ON THE SITE.
14. CHAMPIONARE LOCATED ON SITE.

LEGEND table with categories: FOREST CLEARED, CONSERVATION EASEMENT, REFORESTATION, etc.

Right of Way Reservation  
17.5 Acres  
3rd District Power and Forest Ave  
Victory Crossing Severalty Hoag

LOT TABULATION  
Parcel A  
Lot  
Ownership Lot 1A  
Ownership Lot 1B

48 HOURS ADVANCE OF ANY WORK  
PROVIDED TO THE STATE DEPARTMENT OF THE ENVIRONMENT  
THE STATE DEPARTMENT OF THE ENVIRONMENT WILL CONDUCT A VISUAL  
INSPECTION OF THE PROJECT TO DETERMINE THE ACCURACY OF THE  
REPRESENTATION OF THE STATE OF THE PROJECT.



**Do Not Disturb Under Penalty of Law**  
 This Tree is Protected  
 Black Gum  
*Nyssa sylvatica*  
 MNCPC - Permitting Department  
 Environmental Inspector  
 1-410-333-4242

**LANDSCAPE TREES**  
**CATEGORY II CONSERVATION**

**AT LEAST ONE PERSON PERFORMING THE INVASIVE PLANT MANAGEMENT WORK SHALL HAVE AN ENVIRONMENTAL SCIENCE DEGREE OR EQUIVALENT FROM AN ACCREDITED COLLEGE OR UNIVERSITY. THE PERSONS PERFORMING THE WORK SHALL BE TRAINED IN THE USE OF PROPER WEED MANAGEMENT TECHNIQUES. CHALETIFICATIONS OF MANAGEMENT TECHNIQUES SHALL BE APPROVED BY THE PLANNING DEPARTMENT ENVIRONMENTAL SCIENCE DIVISION. THE PERSONS PERFORMING THE WORK SHALL BE TRAINED IN THE USE OF PROPER WEED MANAGEMENT TECHNIQUES. CHALETIFICATIONS OF MANAGEMENT TECHNIQUES SHALL BE APPROVED BY THE PLANNING DEPARTMENT ENVIRONMENTAL SCIENCE DIVISION.**

**DEVELOPERS CERTIFICATE**

I, the undersigned, hereby certify that the above information is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein. I understand that this certificate is a public record and that it may be used by the public to verify the information contained herein.

DEVELOPER: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 PHONE AND EMAIL: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_

**AVOIDED POWER OVERHEAD EDGES**  
 1. ALL POWER OVERHEAD EDGES SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.  
 2. ALL POWER OVERHEAD EDGES SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.  
 3. ALL POWER OVERHEAD EDGES SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.

**PERMANENT FOREST CONSERVATION EASEMENT SIGNAGE**

ALL FOREST CONSERVATION EASEMENT SIGNAGE SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.

**FOREST CONSERVATION AREA DO NOT DISTURB UNDER PENALTY OF LAW**

DO NOT DUMP OR STORE MOTOR VEHICLES IN THIS AREA.

MNCPC - Permitting Department  
 Planning Department (Environmental)  
 (301) 950-1540

**FOREST RETENTION AREA**

ALL FOREST RETENTION AREAS SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.

**TREE SHELTER**

ALL TREE SHELTERS SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.

**ROOT PRUNING DETAIL**

ALL ROOT PRUNING SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.

**TREE PROTECTION FENCING**

ALL TREE PROTECTION FENCING SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.

**TYPICAL SHRUB PLANTING DETAIL - REFORESTATION**

ALL SHRUB PLANTING SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.

**TYPICAL TREE PLANTING DETAIL - REFORESTATION**

ALL TREE PLANTING SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.

**FOREST CONSERVATION FIELD INSPECTIONS**

ALL FOREST CONSERVATION FIELD INSPECTIONS SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.

**FOREST CONSERVATION NOTES**

ALL FOREST CONSERVATION NOTES SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.

**SEQUENCE OF EVENTS FOR PROPERTY OWNERS NOT TO COMPLY WITH**

ALL SEQUENCE OF EVENTS SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.

**REFORESTATION AREAS FOR PHASE 1**

ALL REFORESTATION AREAS SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.

**REFORESTATION AREAS FOR PHASE 2**

ALL REFORESTATION AREAS SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.

**REFORESTATION AREAS FOR PHASE 3**

ALL REFORESTATION AREAS SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.

**REFORESTATION AREAS FOR PHASE 4**

ALL REFORESTATION AREAS SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.

**REFORESTATION AREAS FOR PHASE 5**

ALL REFORESTATION AREAS SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.

**REFORESTATION AREAS FOR PHASE 6**

ALL REFORESTATION AREAS SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.

**REFORESTATION AREAS FOR PHASE 7**

ALL REFORESTATION AREAS SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.

**REFORESTATION AREAS FOR PHASE 8**

ALL REFORESTATION AREAS SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.

**REFORESTATION AREAS FOR PHASE 9**

ALL REFORESTATION AREAS SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.

**REFORESTATION AREAS FOR PHASE 10**

ALL REFORESTATION AREAS SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.

**REFORESTATION AREAS FOR PHASE 11**

ALL REFORESTATION AREAS SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.

**REFORESTATION AREAS FOR PHASE 12**

ALL REFORESTATION AREAS SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.

**REFORESTATION AREAS FOR PHASE 13**

ALL REFORESTATION AREAS SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.

**REFORESTATION AREAS FOR PHASE 14**

ALL REFORESTATION AREAS SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.

**REFORESTATION AREAS FOR PHASE 15**

ALL REFORESTATION AREAS SHALL BE MAINTAINED AT ALL TIMES TO BE CLEAR OF ALL VEGETATION AND TO BE CLEAR OF ALL STRUCTURES.

# ATTACHMENT 3



## DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
County Executive

Arthur Holmes, Jr.  
Director

October 16, 2014

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

RE: Preliminary Plan No. 120140210  
Victory Crossing

*Patrick*  
Dear Mr. Butler:

We have completed our review of the preliminary plan dated August 25, 2014. This plan will be reviewed by the Development Review Committee at its meeting on October 20, 2014. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
2. The parking layout plan will be reviewed by the Department of Permitting Services at the site plan or building permit stage, whichever comes first. To facilitate their review, that plan should delineate and dimension the proposed on-site travel lanes, parking spaces, curb radii, handicap parking spaces and access facilities, and sidewalks. The applicant may wish to contact Mr. Sam Farhadi of that Department at (240) 777-6333 to discuss the parking lot design.
3. For safe simultaneous movement of vehicles, we recommend a driveway pavement width of no less than twenty four (24) feet to allow vehicles to enter and exit the site without encroaching on the opposing lanes. This pavement width will permit an inbound lane width of fourteen (14) feet and an exit lane width of ten (10) feet.
4. Curb radii for intersection type driveways should be sufficient to accommodate the turning movements of the largest vehicle expected to frequent the site.
5. The applicant needs to submit a truck circulation plan for review by the M-NCPPC and MCDPS.

### Division of Traffic Engineering and Operations

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



This plan should delineate the proposed movements on-site between the anticipated access locations, the proposed truck loading spaces, and the proposed dumpsters. The truck circulation pattern and loading position should be designed for counter-clockwise entry and for a left-side backing maneuver. Passenger vehicle travel ways should be separated from the expected truck patterns and storage areas. The applicant may also need to provide documentation of their proposed delivery schedules.

6. Truck loading space requirements to be determined in accordance with the Executive Branch's "Off-Street Loading Space" policy.
7. On the site plan, delineate the location and dimensions of the proposed truck loading and/or dumpster spaces.
8. For any parking facility containing more than fifty (50) parking spaces, the applicant needs to furnish bicycle parking facilities as required Section 59 E-2.3 of the Montgomery County Code. Accordingly, the applicant should provide either bike lockers or inverted "U" type bike racks.
9. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
10. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
11. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
12. The applicant must pay the TPAR mitigation payment that is equivalent to 50% of the Transportation Impact Tax prior to issuance of the building permit.
13. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
  - a. Remove ramp that leads to the middle of the block on Seton Drive.
  - b. Construct a five (5) foot wide sidewalk on the opposite side of Seton Drive from the existing sidewalk along Sherbrooke Woods Lane to Stewart Lane.
  - c. Construct a five (5) foot wide sidewalk from the existing sidewalk on the western side of Sherbrooke Woods Lane to the Police Department's driveway.

Mr. Patrick Butler  
Preliminary Plan No. 120140210  
October 16, 2014  
Page 3

- \* **NOTE: the Public Utilities Easement is to be graded on a side slope not to exceed 4:1.**
- d. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements.
  - e. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
  - f. The applicant needs to submit four copies of the Traffic Study to the MCDOT Division of Traffic Engineering and Operations for our Departmental review.
  - g. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Ms. Rebecca Torma, our Development Review Senior Planning Specialist for this project, at [rebecca.torma@montgomerycountymd.gov](mailto:rebecca.torma@montgomerycountymd.gov) or (240) 777-2118.

Sincerely,



Gregory M. Leck, Manager  
Development Review Team

m:/subd/tormar01/developments/white oak/120140210 Victory Crossing

Enclosure

cc: Stephanie E. Killian; Montgomery County  
Jeff Blackwell; Victory Housing, Inc.  
Kevin Mack; Dewberry  
Jody Kline; Miller, Miller & Canby  
Ed Axler; M-NCPPC Area 2  
Preliminary Plan folder  
Preliminary Plan letters notebook

Mr. Patrick Butler  
Preliminary Plan No. 120140210  
October 16, 2014  
Page 4

cc-e: Catherine Conlon; M-NCPPC DARC  
Atiq Panjshiri; MCDPS RWPR  
Michael Kay; DGS DBDC  
Sam Farhadi; MCDPS RWPR  
Rebecca Torma; MCDOT DTEO

Stephanie E Killian  
Montgomery County Gov MD  
100 Maryland Avenue, 4th Floor  
Rockville, MD 20850  
Day Phone: (240)777-3693

Jeff Blackwell  
Victory Housing Inc  
11400 Rockville Pike, Suite 505  
Rockville, MD 20852  
Day Phone: (301)493-0424

Kevin Mack  
Dewberry  
203 Perry Parkway, Suite 1  
Gaithersburg, MD 20877  
Day Phone: (301)337-2561

Jody Kline  
Miller, Miller & Canby  
200B Monroe Street  
Rockville, MD 20850  
Day Phone: (301)762-5212



**MONTGOMERY COUNTY, MARYLAND**  
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
 DEPARTMENT OF PERMITTING SERVICES

**SIGHT DISTANCE EVALUATION**

Facility/Subdivision Name: Victory Crossing Preliminary Plan Number: 1- 20140210

Street Name: Milestone Drive Master Plan Road Classification: Secondary

Posted Speed Limit: 30 mph

Street/Driveway #1 ( West Entrance "A" ) Street/Driveway #2 ( East Entrance "B" )

Sight Distance (feet) OK?    
 Right 400'+    
 Left 300'+

Sight Distance (feet) OK?    
 Right 310'    
 Left 600'+

Comments: Existing shared driveway entrance

Comments: Existing shared driveway entrance

**GUIDELINES**

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*	Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)
Tertiary - 25 mph	150'	
Secondary - 30	200'	
Business - 30	200'	
Primary - 35	250'	
Arterial - 40	325'	
(45)	400'	
Major - 50	475'	
(55)	550'	

\*Source: AASHTO

**ENGINEER/ SURVEYOR CERTIFICATE**

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

Francis R. Chet 8/28/14  
 Signature Date

118095  
 PLS/P.E. MD Reg. No.

<b>Montgomery County Review:</b>	
<input checked="" type="checkbox"/>	Approved
<input type="checkbox"/>	Disapproved:
By:	<u>gubel</u>
Date:	<u>10/16/14</u>



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R. Schwartz Jones  
Director

December 6, 2013

Mr. Antonio Marques  
Dewberry Consultants LLC  
203 Perry Parkway, Suite 1  
Gaithersburg, MD 20877

Re: Stormwater Management **CONCEPT** Request  
for Victory Crossing  
Preliminary Plan #: not provided  
SM File #: 255753  
Tract Size/Zone: 2.51 acres/R-90 TDR  
Total Concept Area: 1.81 acres  
Lots/Block: NA  
Parcel(s): 790  
Watershed: Paint Branch

Dear Mr. Marques:

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 micro bioretention.

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.

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**.

---

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



Mr. Antonio Marques  
Page 2  
December 6, 2013

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 William Campbell at 240-777-6345.

Sincerely,



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

MCE: me :wrc

cc: C. Conlon  
SM File # 255753

ESD Acres:	1.81
STRUCTURAL Acres:	0
WAIVED Acres:	0