



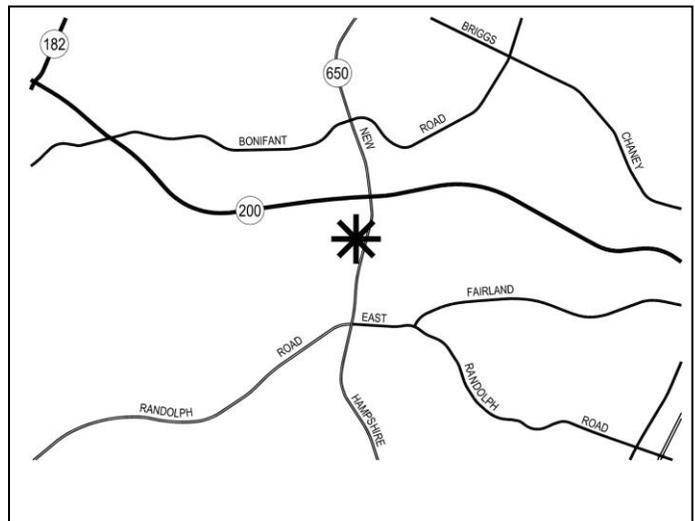
Colesville Senior Living Facility, Preliminary Plan No. 120160110

- PB Patrick Butler, Planner Coordinator, Area 2 Division, Patrick.Butler@montgomeryplanning.org, 301-495-4561
- KA Khalid Afzal, Supervisor, Area 2 Division, Khalid.Afzal@montgomeryplanning.org, 301-495-4650
- GK Glenn Kreger, Chief, Area 2 Division, Glenn.Kreger@montgomeryplanning.org, 301-495-4653

Completed: 2/22/16

Description

- Request to create one lot for the construction of a three-story domiciliary care facility for seniors consisting of a maximum of 113 units (136 beds);
- Location: 13908 New Hampshire Avenue;
- R-200 Zone, 5.9 acres of land in the *1997 White Oak Master Plan*;
- Applicant: Columbia/Wegman Acquisitions, LLC;
- Filing Date: October 30, 2015.



Summary

- Staff recommends approval with conditions.
- Special Exception No. S-2881 for this project was reviewed by the Planning Board on June 25, 2015, and the opinion granting approval with conditions was issued by the Hearing Examiner on October 2, 2015.
- By approving this Preliminary Plan, the Planning Board is also approving the Final Forest Conservation Plan.
- This review is conducted under the Old Zoning Code, which is permitted per 59.7.7.1.B.1.

PRELIMINARY PLAN RECOMMENDATION AND CONDITIONS

Staff recommends approval of Preliminary Plan No. 120160110, subject to the following conditions:

1. Approval is limited to one lot to allow for a senior housing facility limited to 113 units (136 beds).
2. The Applicant must comply with the conditions of approval of the Board of Appeals opinion for Special Exception S-2881.
3. The Applicant must dedicate, and show on the record plat, 60 feet from centerline along the Subject Property frontage for New Hampshire Avenue.
4. The Applicant must place a Category I conservation easement over approximately 0.22 acres of forest retention as shown on the Final Forest Conservation Plan. The Category I Forest Conservation Easement must be approved by the M-NCPPC Office of the General Counsel and must be recorded in the Montgomery County Land Records by deed prior to demolition, clearing, or grading and the Liber Folio for the easement must be referenced on the record plat.
5. The Applicant must place a Category II Forest Conservation Easement over approximately 0.65 acres of forest planting as shown on the Final Forest Conservation Plan. The easement must be approved by the M-NCPPC Office of General Counsel and recorded by deed in the Montgomery County Land Records prior to clearing or grading. The liber and folio of the recorded easement must be referenced on the record plat.
6. Prior to any clearing, grading, or demolition, the Applicant must submit a financial surety and a maintenance and management agreement for the forest planting shown on the Final Forest Conservation Plan.
7. 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.
8. The Applicant must comply with the recommendations of the Intercounty Connector Limited Functional Master Plan Amendment by reconstructing the existing sidewalk along the New Hampshire Avenue frontage to be a 10-foot wide shared-use path with a green panel and street trees. Any portion of this shared-use path outside of the right-of-way must also include a public improvement easement.
9. The Applicant must provide 4 bicycle parking spaces (2 inverted-U bike racks) as shown on the Certified Preliminary Plan.
10. Prior to issuance of any building permit, a Transportation Policy Area Review (TPAR) payment of 50% of the Department of Permitting Service's (DPS) development impact tax payment will be required to satisfy the TPAR test.
11. Prior to issuance of access permits, the Applicant must satisfy the provisions for access and improvements as required by Maryland State Highway Administration (SHA).
12. The Planning Board accepts the recommendations of the Montgomery County Department of Transportation (MCDOT) in its letter dated February 3, 2016, 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 the Preliminary Plan approval.
13. The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Service (MCDPS) – Water Resources Section in its stormwater management concept letter dated March 2, 2015, 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 – Water Resources Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.

14. 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, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape must be consistent with the binding elements of the approved Special Exception and will be finalized at the time of issuance of building permit(s). Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board’s approval.”
15. The record plat must reflect common ingress/egress and utility easements over all shared driveways and sidewalks.
16. All necessary easements must be shown on the record plat.
17. 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.

SITE DESCRIPTION

The Property, (outlined in red below) is a 5.9-acre Parcel (P305), located at 13908 New Hampshire Avenue (MD 650) in the Bealles Manor Subdivision, just south of the Intercounty Connector (ICC) (MD 200). It is located on the western side of New Hampshire Avenue between Hobbs Drive and the existing Cambodian Temple. The Property is zoned R-200, partially wooded, and is otherwise vacant. The existing curb cut and gate serving the vacant lot at the southern end of the site will be removed.

Access is proposed via a right-in/right-out driveway at the northern end of the site. Since there is no median opening along the site frontage, drivers attempting to access the site from the south will have to travel northbound on New Hampshire Avenue past the site and make a U-turn at the Hobbs Drive median opening. Conversely, drivers seeking to exit the site in order to travel north must first travel southbound on New Hampshire Avenue and make a U-turn at the Orchard Way/Cambodian Buddhist Society Driveway median opening.

The Property lies in both the Paint Branch watershed and Northwest Branch watershed, but outside any Special Protection Areas. There are no streams, wetlands, floodplains, or environmental buffers on the site. The Property will be served by public water and sewer.



Figure 1: Aerial Photo

PROPOSED PROJECT

In accordance with Special Exception S-2881, the proposed Colesville Senior Living facility, a 113-suite three-story facility for seniors, will be approximately 99,485 square feet, have 71 parking spaces with required drive aisles, loading/delivery areas, and a refuse enclosure, all on one lot. All services and parking are located away from the frontage along New Hampshire Avenue. The main entrance will face



Figure 3: Architectural Elevations



Figure 4: Architectural Rendering

Landscaping

The Property will be well screened with trees and shrubs. Usable outdoor spaces including manicured lawns, courtyards and walkways are integrated into the landscape design for the enjoyment of the residents and their families and provide a safe, home-like feel to the entire project.



Figure 5: Landscape Rendering

ANALYSIS

Master Plan Conformance

The proposed facility is consistent with the 1997 *White Oak Master Plan*. The Master Plan contains no specific recommendations for this site.

The Master Plan envisions the area outside of the identified commercial centers to remain residential in nature and recommends that infill developments follow the established residential pattern. In keeping with this vision, the Master Plan further recommends 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 recognizes 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 recognizes the importance of providing elderly housing and care options within the Master Plan’s area, stating that there will be a significant increase of persons over the age of 70 and a limited number of housing opportunities for this segment of the population. The Master Plan recommends encouraging the provision of 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 a good location for elderly housing, because it is situated near several shopping facilities and is served by a Metrobus route; however, it should be noted that the proposed use is for those individuals in need of assisted and/or memory care, and the residents will be accompanied with a licensed care giver or family member.

With regards to the location and design considerations, the proposed building will be pulled to the front of the site, fronting on New Hampshire Avenue with parking, and outdoor gathering areas to the back of the building. 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 Property is not within an SPA, and therefore, no maximum impervious area limits exist. The development proposal shows the minimum amount of pavement necessary to adequately and safely circulate vehicles, residents and pedestrians, while the three-story building’s footprint is compact 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

Master Plan Roadways and Bikeways

As recommended in the 1997 *White Oak Master Plan*, 2005 *Countywide Bikeways Functional Master Plan*, and 2009 *Intercounty Connector (ICC) Limited Functional Master Plan Amendment*, the master-planned roadways and bikeways in the vicinity of the site are listed below:

1. New Hampshire Avenue (MD 650) is designated as a six-lane divided major highway (M-12) within a 120-foot right-of-way (ROW). The *White Oak Master Plan* recommends accommodating bicycles with a signed shared roadway (SR-30). The *ICC Limited Functional Master Plan* recommends a shared-use path along the west side of New Hampshire Avenue (DB-41). On-street bicycle lanes with signage have already been striped on both sides of New Hampshire Avenue from the ICC (MD 200) south to Randolph Road.
2. Notley Road (west of New Hampshire Avenue) is designated as a two-lane undivided primary residential street, P-7, within a 70-foot ROW. There are no recommended master plan bikeways along Notley Road.

Notley Road (east of New Hampshire Avenue), Orchard Way, Hobbs Drive and Colesville Manor are not listed in the *White Oak Master Plan*. They are all substandard (narrow, two-lane and un-striped) residential streets that serve their respective neighborhoods.

Master Plan Transitway

The 2013 *Countywide Transit Corridors Functional Master Plan* recommends the Bus Rapid Transit (BRT) Corridor 5, "New Hampshire Avenue" along New Hampshire Avenue from the DC City Line north to the future Colesville Park and Ride Lot (near Notley Road). The nearest BRT stations would be located near the intersections of New Hampshire Avenue with Notley Road and Randolph Road and can be accommodated within the ultimate 120 feet of ROW.

Available Transit Service

Metrobus route Z2 is the currently the only bus route operating along New Hampshire Avenue near the Property. Buses typically run approximately every 25 to 40 minutes depending on time of day and direction on weekdays only. There is no transit service on any other roadways near the site.

The nearest bus stops are located at the New Hampshire Avenue intersections with Bonifant Road/Good Hope Road (just north of the Intercounty Connector) and Randolph Road (south of the site).

Pedestrian and Bicycle Facilities

The existing sidewalks in the vicinity include the following:

- Substandard with no green panel along both sides of New Hampshire Avenue.
- None along Notley Road, Orchard Way, Hobbs Drive, and Colesville Manor Drive.

The *Intercounty Connector Limited Functional Master Plan Amendment* recommends a 10-foot wide shared-use path to be constructed along the western side of New Hampshire Avenue from Randolph Road to the Intercounty Connector. In addition to the internal sidewalks and handicap ramps shown on the plans, the Applicant is required to install this shared use path along the Property's frontage along New Hampshire Avenue. Due to the current right-of-way configuration and constraints, it will be partially located on the Property within a public improvement easement (PIE). The shared-use path may be relocated within the right-of-way as part of a larger rebuild and redesign of New Hampshire Avenue in the future.

Per the old Zoning Ordinance, 4 bicycle parking spaces (or 2 inverted-U bike racks) are required (one bicycle space for every 20 vehicular parking spaces; Applicant is proposing 71 vehicular parking spaces).

Local Area Transportation Review

The table below shows in detail the number of peak-hour trips generated by the proposed facility during both the weekday AM (busiest one hour between 6:30-9:30 AM) and PM (busiest one hour between 4:00-7:00 PM) peak hours, as well as the methodology for how the trips were calculated. It is anticipated that few or none of the residents will drive a vehicle on a daily basis and a large share of the staff/visitor-generated traffic will occur in the off peak hours based on typical operations for such facility.

Table 1: Trip Generation for Colesville Senior Housing Facility S-2881

Land Use	Size	AM Peak Hour **			PM Peak Hour **			Daily *
		Enter	Exit	Total	Enter	Exit	Total	
Assisted Living / Memory Care	113 Units (136 Beds)	14	8	22	10	12	22	183

Notes: * Daily traffic volumes determined by using a trip generation rate of 1.62 trips per unit which was observed on the busiest day of the week (Friday) at a similar facility in Rochester, NY (99 units).
 ** Peak hour volumes were determined based on observed visitors and staff arrivals/departures at a similar facility in Rochester, NY and then scaled from 99 units to 113 units to account for the proposed larger facility. The enter/exit split was assumed as 65%/35% for the weekday AM peak hour and 44%/56% for the PM peak hour, based on data published in the ITE *Trip Generation Manual, 9th Edition* for the Assisted Living (#254) land use category.

The proposed 136-bed facility is projected to generate 22 trips each during both the weekday AM and PM peak hour, which are below the LATR traffic study threshold of 30 peak hour. Therefore, a traffic study is not required to satisfy the LATR test.

At the time of review of the special exceptions for S-2881 and S-2882, both senior living facilities and both previously approved by the Planning Board and Hearing Examiner, there were concerns raised by several citizens about the potential for increased U-turn movements at the median breaks on New Hampshire Avenue at Hobbs Drive and Orchard Way/Cambodian Buddhist Society Driveway. According to analysis conducted by Staff, it is estimated that of the 14 entering vehicles in the AM peak hour (shown in the table above), approximately 5 will make a U-turn at Hobbs Drive in order to access the site. During the PM peak hour approximately 6 out of 10 entering vehicles will make the northbound U-turn movement at Hobbs Drive. Of the 8 exiting vehicles during the AM peak hour approximately 3 vehicles will travel southbound and make a U-turn at Orchard Way/Cambodian Buddhist Society Driveway to head northbound on New Hampshire Avenue, while during the PM peak hour approximately 7 of 12 exiting vehicles will make this maneuver. These U-turn estimations were based on the percentage split of vehicles traveling northbound and southbound on New Hampshire Avenue extrapolated from the most recent traffic counts for the segment of roadway just north of the intersection with Randolph Road. The left-turn lanes on New Hampshire Avenue at both Hobbs Drive and Orchard Way/Cambodian Buddhist Society Driveway intersections have adequate length to handle any existing or future U-turn movements.

Citizens also raised concerns regarding the difficulty of finding gaps in traffic to turn left onto and from New Hampshire Avenue at the Orchard Way/Cambodian Buddhist Society Driveway and Hobbs Drive intersections. Given the large size of the intersections and sight distance difficulties (due to the crest in the road) for left-turning vehicles, many drivers entering New Hampshire Avenue pull half-way across the intersection (past three lanes of through traffic) and find themselves stranded in the middle with little to no queue space and high volumes of traffic traveling by in both directions. After further review with SHA, Staff has confirmed that the existing left-turn lane storage lengths at median breaks along

New Hampshire Avenue are long enough to accommodate existing and site-generated left- and U-turning vehicles waiting for a gap in traffic, and according to SHA, there are no known safety or operational issues regarding the left-turn bays on this stretch of New Hampshire Avenue. Therefore, a traffic signal or other measures to reduce U-turn and left-turn delays will not be required at this time.

Transportation Policy Area Review

A Transportation Policy Area Review (TPAR) payment of 50% of the Department of Permitting Service's (DPS) development impact tax payment will be required to satisfy the TPAR test.

School Facility Payment

A school facility payment is not required, because the proposed use does not generate any children/students.

ENVIRONMENT

Environmental Guidelines

Staff approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD #420150350) on October 14, 2014. There are approximately 0.60 acres of forest on-site. The site lies in both the Paint Branch watershed and Northwest Branch watershed, but outside any Special Protection Areas. There are no streams, wetlands, floodplains, or environmental buffers on the site. The proposed project is in compliance with the *Environmental Guidelines*.

Forest Conservation

The site is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code) and the Applicant has submitted a Final Forest Conservation Plan (Attachment 2) in conjunction with the Preliminary Plan. The Applicant proposes to remove 0.38 acres of the existing forest on-site and retain the remaining 0.22 acres in a Category I Forest Conservation Easement, with a 1.08-acre planting requirement. The Applicant proposes to meet this requirement by planting 0.65 acres of forest on-site and meeting the remaining 0.43-acre planting requirement off-site. The 0.65 acres of forest planting will incorporate a hard surface trail to allow for use by all residents and visitors and be covered by a Category II Forest Conservation Easement, to allow for more intense maintenance and the hard surface trail. The Planning Board approved a variance with the Preliminary Forest Conservation Plan at the time of the Special Exception review, and mitigation plantings are shown on the Final Forest Conservation Plan.

Noise

The site is located on the west side of MD 650 (New Hampshire Avenue) and is exposed to traffic noise from both trucks and passenger cars. This facility does not provide any external activity spaces adjacent to MD 650 and the building is required to mitigate interior noise to a maximum of 45 Dba Ldn per the Montgomery County "Staff Guidelines for the Consideration of Transportation Noise Impacts in Land Use Planning and Development". The Applicant is required to comply with the noise guidelines.

Stormwater Management

The MCDPS Stormwater Management Section issued a letter accepting the stormwater management concept for the Property on March 2, 2015. The stormwater management concept proposes to meet required stormwater management goals via 8 Landscape Infiltration or 8 Micro-Bioretenion facilities and 1 Bio-Swale.

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 Old 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).

<u>R-200 Zoning Data Table</u>		
	Permitted / Required	Provided
Minimum Tract Area - 59-C-1.321(a):	Not Specified	260,376 SF
Maximum Density of Development - 59-C-1.321(b):	Not Specified	N/A
Minimum Net Lot Area - 59-C-2.37(c)(2):	2Ac or 87,120 SF	260,376 SF
Minimum Lot Width - 59-C-1.322(b):	100 Feet	370 Feet
Minimum Setback from Street - 59-C-1.323(a):	40 Feet	90 Feet
Minimum Side Yard - 59-G-2.37(c)(3):	20 Feet	30 Feet
Sum of Both Sides - 59-G-2.37(c)(3):	40 Feet	103 Feet
Minimum Rear Yard - 59-C-1.323(b)(2):	30 Feet	278 Feet
Maximum Building Height - 59-C-1.327:	50 Feet	41 Feet
Maximum Lot Coverage - 59-C-1.328:	20% or 52,075SF	18% or 46,771 SF

Zoning Approved by S-2881

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

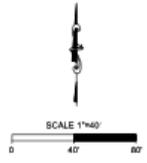
ATTACHMENT 1

FINISH SCHEDULE

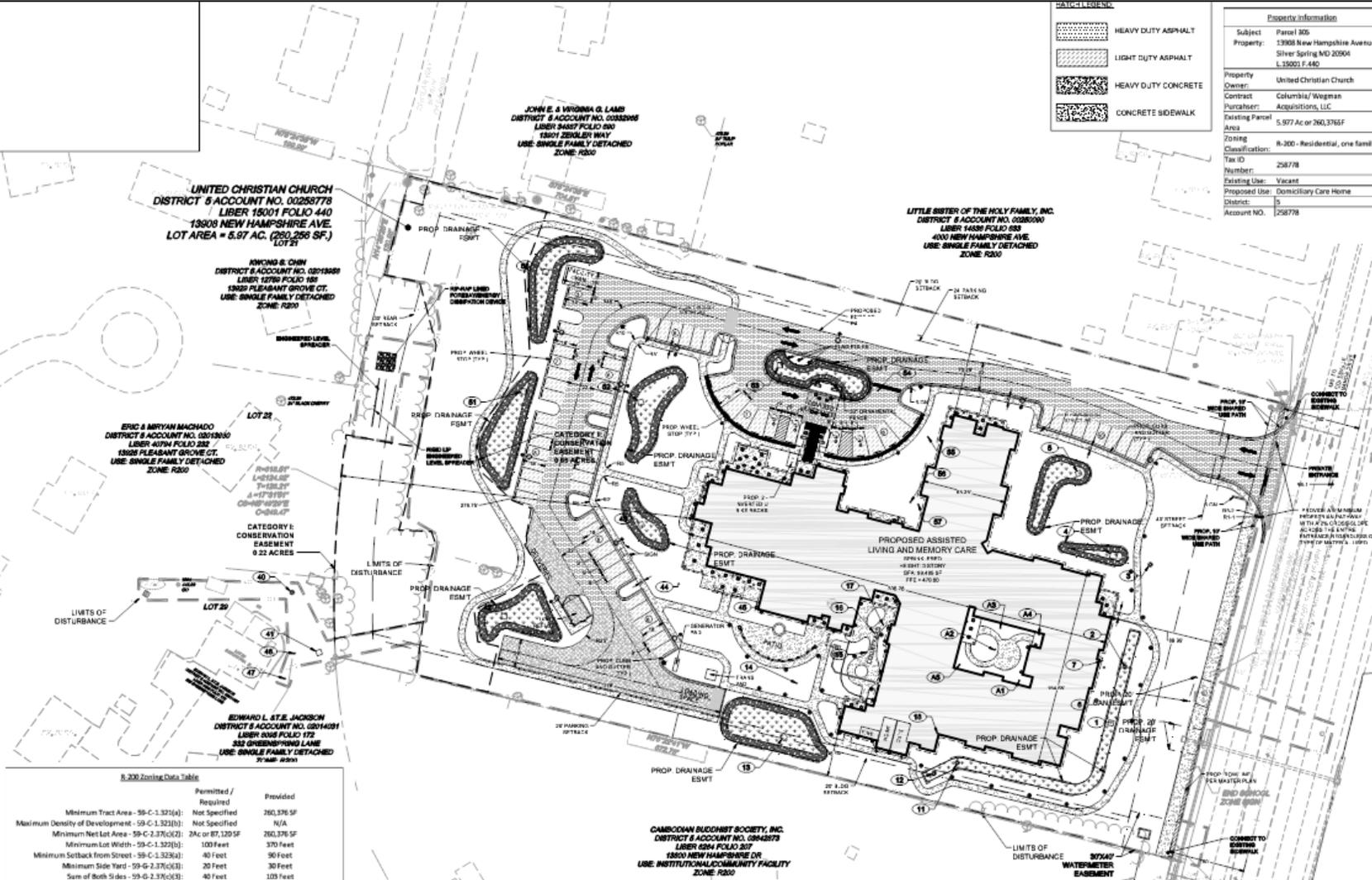
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[Pattern]	LIGHT DUTY ASPHALT
[Pattern]	HEAVY DUTY CONCRETE
[Pattern]	CONCRETE SIDEWALK

Property Information

Subject:	Parcel 305
Property:	13908 New Hampshire Avenue Silver Spring MD 20904 L.15001 F.440
Property Owner:	United Christian Church
Contract:	Columbia/Wegman
Purchaser:	Acquisitions, LLC
Existing Parcel Area:	5.977 Ac or 260,376 SF
Zoning:	R-200 - Residential, one family
Classification:	
Tax ID Number:	258778
Existing Use:	Vacant
Proposed Use:	Domestic Care Home
District:	5
Account NO.:	258778



VICINITY MAP
SCALE 1" = 2,000'



UNITED CHRISTIAN CHURCH
DISTRICT 8 ACCOUNT NO. 00253778
LIBER 15001 FOLIO 440
13908 NEW HAMPSHIRE AVE.
LOT AREA = 5.97 AC. (260,266 SF.)
LOT 21

KWONG S. CHIN
DISTRICT 8 ACCOUNT NO. 02119688
LIBER 15786 FOLIO 182
13929 PLEASANT GROVE CT.
USE: SINGLE FAMILY DETACHED
ZONE: R200

ERIC & MARIYAH MACHADO
DISTRICT 8 ACCOUNT NO. 02019830
LIBER 16704 FOLIO 232 /
18165 PLEASANT GROVE CT.
USE: SINGLE FAMILY DETACHED
ZONE: R200

CATEGORY I CONSERVATION EASEMENT
0.22 ACRES

EDWARD L. STE. JACKSON
DISTRICT 8 ACCOUNT NO. 07140191
LIBER 16048 FOLIO 102
802 GREENBROOK LANE
USE: SINGLE FAMILY DETACHED
ZONE: R200

LITTLE SISTER OF THE HOLY FAMILY, INC.
DISTRICT 8 ACCOUNT NO. 02680900
LIBER 14438 FOLIO 588
4000 NEW HAMPSHIRE AVE.
USE: SINGLE FAMILY DETACHED
ZONE: R200

CAMBODIAN BUDDHIST SOCIETY, INC.
DISTRICT 8 ACCOUNT NO. 08442875
LIBER 16704 FOLIO 237
18200 NEW HAMPSHIRE DR.
USE: INSTITUTIONAL/COMMUNITY FACILITY
ZONE: R200

R-200 Zoning Data Table

Permitted / Required	Provided
Minimum Tract Area - 59-C-1.321(a):	260,376 SF
Maximum Density of Development - 59-C-1.321(b):	N/A
Minimum Net Lot Area - 59-C-1.376(a)(1):	260,376 SF
Minimum Lot Width - 59-C-1.321(b):	370 Feet
Minimum Setback from Street - 59-C-1.323(a):	50 Feet
Minimum Side Yard - 59-G-2.376(a)(1):	30 Feet
Sum of Both Side Yards - 59-G-2.376(a)(2):	40 Feet
Minimum Rear Yard - 59-C-1.323(b)(1):	30 Feet
Maximum Building Height - 59-C-1.327:	41 Feet
Maximum Lot Coverage - 59-C-1.328:	20% or 52,075 SF
18% or 46,771 SF	

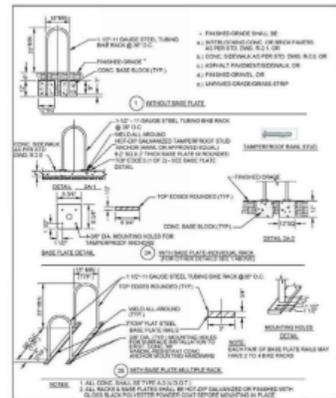
Parking:

Minimum Setback from Street - 59-F-2.81(b):	40 Feet	88 Feet
Minimum Side Yard - 59-F-2.81(b)(1):	24 Feet	25 Feet
Minimum Rear Yard - 59-F-2.81(b)(2):	30 Feet	134 Feet
Shading of Paved Areas - 59-F-2.81(d):	30% or 13,660 SF	13600 SF
Landscape Strip (Adjacent to ROW) - 59-F-2.71:	50 Feet	N/A
Landscape Strip (Perimeter) - 59-F-2.72:	24 Feet	24 Feet
Internal Landscaping - 59-F-2.73:	3% or 2,300 SF	4210 SF
Number of Spaces - 59-G-2.331(d):	46 Spaces	71 Spaces
Accessible Parking: CODMAR 05.02.02	3 Spaces	4 Spaces
Loading Space	1 Space	

Parking Distribution:

Required Per 59-G-2.331(d):	1 Space Per 4 Beds	Number of Beds: 136
1 Space Per 2 Employees		Number of Employees (Max Shift): 28
Number of Employees (Max Shift):	28	Total Spaces Required = 46
Provided Per Plan:		
Standard (3' x 13')	66	
Facility Van (23' x 1')	4	
ADA Van Accessible (3' x 13' with 8' Access Aisle)	1	
		Total 71

- NOTES:**
- THE TOPOGRAPHY SHOWN IS TAKEN FROM A GROUND SURVEY PREPARED BY TIMMONS GROUP IN APRIL, 2014. HORIZONTAL DATUM NAD 83. VERTICAL DATUM NAVD 83.
 - BOUNDARY INFORMATION IS BASED ON A BOUNDARY SURVEY PREPARED BY TIMMONS GROUP.
 - WATER AND SEWER CATEGORIES ARE W-1 AND S-1.
 - THE PROPERTY IS ZONED R-200. THE PROPOSED LAND USE IS DOMESTIC CARE HOME.
 - NUMBER OF LOTS ON THIS PLAN: 1 LOT.
 - A NATURAL RESOURCES INVENTORY MAP FOREST STAND DELINEATION PLAN (WAD20150) WAS APPROVED ON SEPTEMBER 25, 2014.
 - THIS SITE IS WITHIN THE WHITE OAK MASTER PLAN AREA.
 - THIS SITE IS A TRIBUTARY TO THE PAINT BRANCH AND NORTHWEST BRANCH WATERSHEDS.
 - THIS PLAN IS NOT FOR CONSTRUCTION PURPOSES.
 - PROPERTY LINES AND AREAS ARE SUBJECT TO ADJUSTMENT AT FINAL PLAT COMPUTATIONS.
 - REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, AND LOT COVERAGE.
 - HOURS OF OPERATION ARE 24 HOURS PER DAY, 7 DAYS PER WEEK, 365 DAYS A YEAR, AND A MAXIMUM NUMBER OF EMPLOYEES ON-SITE AT ANY ONE TIME MUST NOT EXCEED TWENTY-FOUR (24), EXCEPT IN EMERGENCIES.
 - GARBAGE DUMPSTER PICKUPS SHALL NOT OCCUR BETWEEN 9:00 PM AND 8:00 AM ON ANY WEEKDAY, OR BETWEEN 9:30 PM AND 8:00 AM ON SUNDAYS AND FEDERAL HOLIDAYS.
 - SERVICING UTILITY COMPANIES INCLUDE:
WATER & SEWER: WSSC
NATURAL GAS: WASHINGTON GAS
ELECTRIC: WPCO
TELEPHONE: VERIZON



TAX MAP: JR 982 GRID: E11C WSSC: 218 NE 01

PRELIMINARY PLAN
PARCEL 305
COLESVILLE SENIOR LIVING FACILITY
L.15001 F.440
5TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

Revision Number	Construction Revision	Revision Date
1	REV PER M-NCPPC COMMENTS	10.27.15
2	REV PER M-NCPPC COMMENTS	12.16.15

tenity
architecture

3155 KETTLE COURT SE
SALESBY CRESTON 97201
PHONE 503.399.1090

20110 Ashbrook Place
Suite 100
Arlington, VA 20147
Tel 703.726.1342
Fax 703.726.1345

SCALE: SEE PLAN
DATE: 10/19/2015
SHEET TITLE:
PRELIMINARY PLAN

DRAWING NO.
07-004

ATTACHMENT 3



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Al R. Roshdieh
Director

February 3, 2016

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

RE: Preliminary Plan No. 120160110
Colesville Senior Living Facility

Patrick
Dear Mr. Butler:

We have completed our review of the amended preliminary plan dated December 16, 2015. An earlier version of this plan was reviewed by the Development Review Committee at its November 23, 2015 meeting. We appreciate the cooperation and additional information provided by the applicant and their consultant. We recommend approval of the plan subject to the following comments:

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

1. Necessary dedication for New Hampshire Avenue (MD-650) is required in accordance with the Master Plan.
2. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
3. Access and improvements along New Hampshire Avenue (MD-650) as required by the Maryland State Highway Administration (MSHA).
4. The plan proposes shared use path outside the public right-of-way. A public Improvement Easement (P.I.E.) should be provided for the width of the shared use path plus two (2) foot side maintenance strip along the site frontage if this approach is acceptable to the Maryland State Highway Administration (MSHA).

Office of the Director

101 Monroe Street, 10th Floor • Rockville, Maryland 20850 • 240-777-7170 • 240-777-7178 FAX
www.montgomerycountymd.gov/dot

5. We have accepted the consultant's amended storm drain capacity and impact analysis (dated 12-16-2015). We agree that no capacity improvements to the downstream county maintained storm drain system are necessary for this project.
6. Recorded covenant for the operation and maintenance of private streets, storm drainage systems, and/or open space areas.
7. Private common driveways and private streets shall be determined through the subdivision process as part of the Planning Board's approval of a preliminary plan. The composition, typical section, horizontal alignment, profile, drainage characteristics and maintenance and liability of private common driveways and private streets, beyond the public right-of-way, shall be approved by the Planning Board during their review of the preliminary plan.
8. The site is located within the White Oak policy area. This policy area is adequate from the transit test under the roadway test. Therefore; TPAR mitigation fees of 50% of the Transportation Impact Tax is required for this development
9. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
10. Truck loading space requirements are to be determined in accordance with the Executive Branch's "Off-Street Loading Space" policy or the 2014 update to the Zoning Ordinance, as applicable.

Thank you for the opportunity to review the design exception requests. If you have any questions or comments regarding this letter, please contact Mr. Avinash Dewani, our Development Review Engineer for this project, at avinash.dewani@montgomerycountymd.gov or (240) 777-2132.

Sincerely,



Gregory M. Leck, Manager
Development Review Team

cc: Bill Hardt Columbia/Wegman Acquisitions
Jody Kline Miller, Miller & Canby
Pete Cloutier Timmons Group
Greg Elmore Lenity Architecture
Pranoy Choudhury MDSHA District 3
Preliminary Plan folder
Preliminary Plan letters notebook

Mr. Patrick Butler
Preliminary Plan No. 120160110
February 03, 2016
Page 3

cc-e: Aaron Zimmerman M-NCPPC Area 3
Sam Farhadi MCDPS RWPR
Marie LaBaw MCFRS
Avinash Dewani MCDOT DO

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DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

March 2, 2015

Mr. Bill Vest, PE
Timmons Group
20098 Ashbrook Pl., Suite 195
Ashburn, VA 20147

Re: Stormwater Management **CONCEPT** Request
for Collesville Senior Living Facility
Preliminary Plan #: NA
SM File #: 270875
Tract Size/Zone: 5.977
Total Concept Area: 5.24
Lots/Block: NA
Parcel(s): 305
Watershed: Anacostia

Dear Mr. Vest:

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 8 Landscape Infiltration or 8 Micro-Bioretenion facilities and 1 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. Concept demonstrated ESD to the MEP for use of either Landscaped Infiltration and or Bioretention facilities. The Landscape Infiltration facility use is conditional on adequate infiltrations rates, to be verified during the detailed plan review.
2. Both public storm drain connections must receive approval for connections and show adequate capacity of storm drain facilities from Montgomery County for the Pleasant Grove Ct. connection and Maryland State Highway Administration for the connection in New Hampshire Ave. The proposed private storm drain connection through 332 Greenspring Lane (Lot 29 Block C) to Pleasant Grove Ct. must receive written permission from property owner for construction of private storm drain.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

Mr. Bill Vest
March 2, 2015
Page 2 of 2

5. 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.

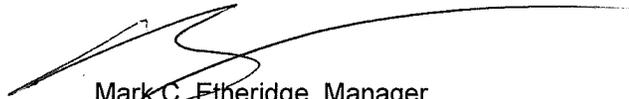
This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is 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 Bill Musico, PE at 240-777-6340.

Sincerely,



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

MCE: me WJM

cc: C. Conlon
SM File # 270875

ESD Acres:	5.24
STRUCTURAL Acres:	0.00
WAIVED Acres:	0.00