

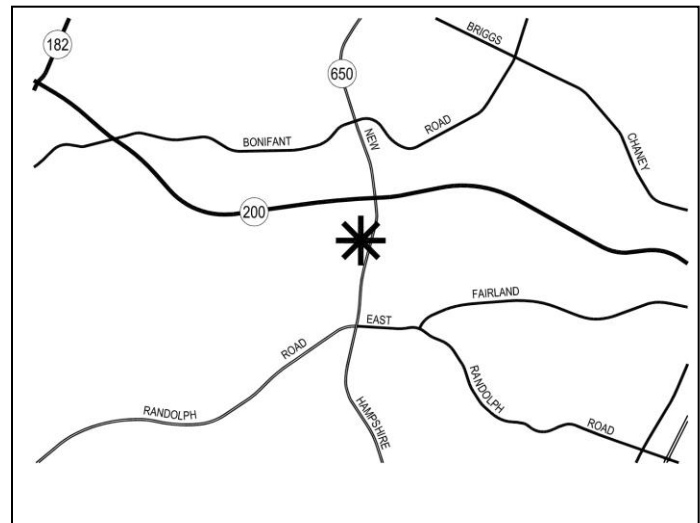
Silver Spring Retirement Residence, Preliminary Plan No. 120160200

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Completed: 6/17/16

Description

- Request to create one lot for the construction of a domiciliary care home for seniors consisting of a maximum of 141 units (155 beds);
- Location: 13716 New Hampshire Avenue;
- R-200 Zone, 4.46 acres of land in the 1997 *White Oak Master Plan*;
- Applicant: Hawthorn Development, LLC;
- Filing Date: February 1, 2016.



Summary

- Staff recommends approval with conditions.
- The Planning Board reviewed Special Exception No. S-2882 for this project on May 28, 2015, and granted the Applicant's request for a deferral to revise the application (Staff had recommended denial). The Applicant resubmitted a revised application, and Staff and the Planning Board recommended approval of the application on October 8, 2015. The Hearing Examiner approved the special exception request on December 15, 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 Section 59.7.7.1.B.1 of the New Zoning Code.

PRELIMINARY PLAN RECOMMENDATION AND CONDITIONS

Staff recommends approval of Preliminary Plan No. 120160200, subject to the following conditions:

1. Approval is limited to one lot to allow for a domiciliary care home for seniors limited to a maximum of 141 units (155 beds).
2. The Applicant must comply with the conditions of approval of the Board of Appeals opinion for Special Exception S-2882.
3. The Applicant must dedicate, and show on the record plat, 60 feet from centerline along the Property frontage on New Hampshire Avenue.
4. The limits of disturbance shown on the Sediment Control Plan must be consistent with the limits of disturbance on the Final Forest Conservation Plan.
5. Prior to Certified Preliminary Plan, the Applicant must revise the locations of the six 3-inch caliper native shade trees provided as mitigation for the removal of protected specimen trees and include all related planting details on the Final Forest Conservation Plan.
6. Prior to issuance of the final Use and Occupancy Permit, the Applicant must plant six 3-inch caliper native shade trees provided as mitigation for the removal of protected specimen trees. All mitigation trees must be located at least 5 feet outside of any stormwater management areas, and outside of the public right-of-way.
7. The Applicant must pay the fee-in-lieu for the 0.67-acres forest planting requirement prior to any demolition, clearing, or grading on site.
8. Prior to issuance of any 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.
9. Within two years of approval of the resolution, the Applicant must:
 - a. Obtain approval from the Maryland Board of Public Works to abandon/vacate the SHA drainage easement located along the frontage of New Hampshire Avenue;
 - b. Record in the Land Records a Public Improvement Easement (PIE), in a form approved by the County and/or Maryland State Highway Administration (SHA), for any portion of the shared use path which lies outside of the right of way for New Hampshire Avenue; and
 - c. Construct the shared use path as shown on the Preliminary Plan.
10. Prior to issuance of any building permit and Sediment Control Permit, the Applicant must enter into a Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety, with the following provisions:
 - a. A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
 - b. The cost estimate must include the applicable elements of the Landscaping and Lighting Plan limited to the purchase, installation and maintenance of all landscape plant material; on-site lighting; and for the construction of a 10-foot wide shared use asphalt path along New Hampshire Avenue. The surety must be posted before issuance of any building permit.
 - c. Completion of all improvements covered by the surety will be followed by inspection and potential reduction of the surety.
 - d. The bond or surety for each item shall be clearly described within the Surety & Maintenance Agreement including all relevant conditions.

11. The Applicant must provide 10 bicycle parking spaces (5 inverted-U bike racks) on the Certified Preliminary Plan.
12. Prior to issuance of any building permit, a Transportation Policy Area Review (TPAR) payment of 50% of the Department of Permitting Services' (DPS) development impact tax payment will be required to satisfy the TPAR test.
13. Prior to issuance of access permits, the Applicant must satisfy the provisions for access and improvements as required by SHA.
14. Except for Comment No. 8, the Planning Board accepts the recommendations of the Montgomery County Department of Transportation (MCDOT) in its letter dated February 19, 2016, and hereby incorporates them as conditions of the Preliminary Plan approval. Except for Comment No. 8, 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.
15. The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS) – Water Resources Section in its stormwater management concept letter dated May 16, 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 MCDPS – Water Resources Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
16. 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.”
17. All necessary easements must be shown on the record plat.
18. 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 4.46-acre Parcel (P505), located at 13716 New Hampshire Avenue (MD 650), just south of the Intercounty Connector (ICC) (MD 200). It is located on the western side of New Hampshire Avenue between Notley Road and the existing Cambodian Temple. The Property is zoned R-200 and is improved with a two-story home and a detached two-car garage. The current resident of the house operates an accounting/tax service business on the main floor of the home. The rear yard of the Property consists of stables and barns that were used in the past for agricultural use.

Access is proposed via a right-in/right-out driveway at the southern 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 Orchard Way 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 Notley Road 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.

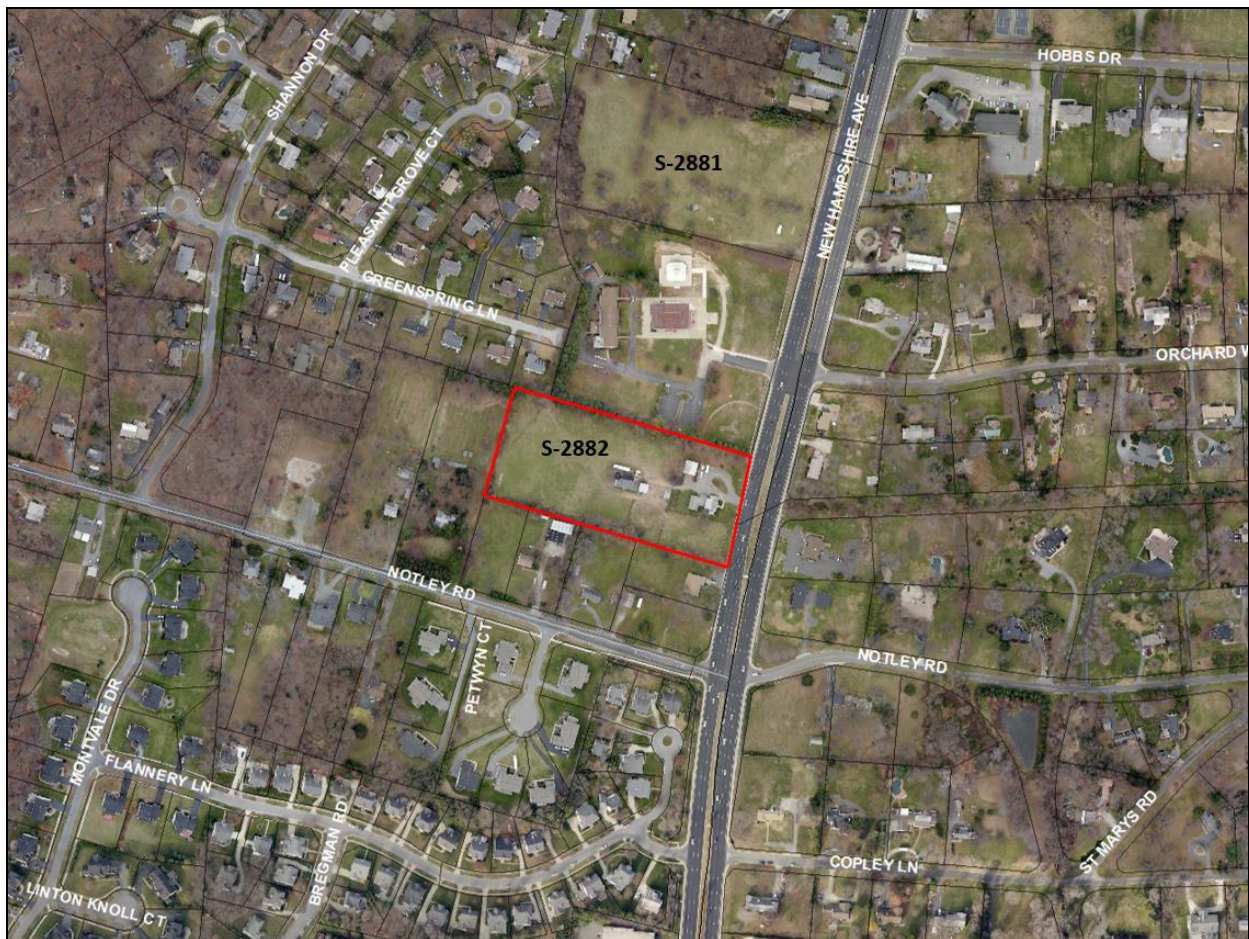


Figure 1: Vicinity Map

PROPOSED PROJECT

In accordance with Special Exception S-2882, the proposed facility will provide 141 units (51 studios, 76 one-bedrooms, and 14 two-bedrooms) with a total maximum of 155 beds, with an overall density of 131,000 square feet. The facility will employ a total of 35 people, 18 of which will be full-time staff. A typical shift will have a maximum of eight staff. There will be 93 surface parking spaces, none facing New Hampshire Avenue. A private mini bus will provide transportation for the residents.

The overall footprint of the building is approximately 169 feet at its widest point by 406 feet deep. The east wing, facing New Hampshire Avenue, was reduced at the time of the special exception from approximately 48 feet to 37 feet high, and has been reduced from four to three stories. By re-grading the site and lowering the first floor of the building by approximately 11 feet, the Applicant will achieve a total drop of the roof line of the front wing by approximately 21 feet from what was originally proposed.

Shared common areas located in the central core of the building on the main floor include the main lobby, reservation office, marketing office and manager's unit. As the units do not provide cooking facilities, a commercial kitchen on the first floor will serve three meals daily in the adjacent central dining room. A private dining room is also available for the residents in the case of visiting family and friends. The main floor provides direct access to the outdoor amenity space on the north side of the building.

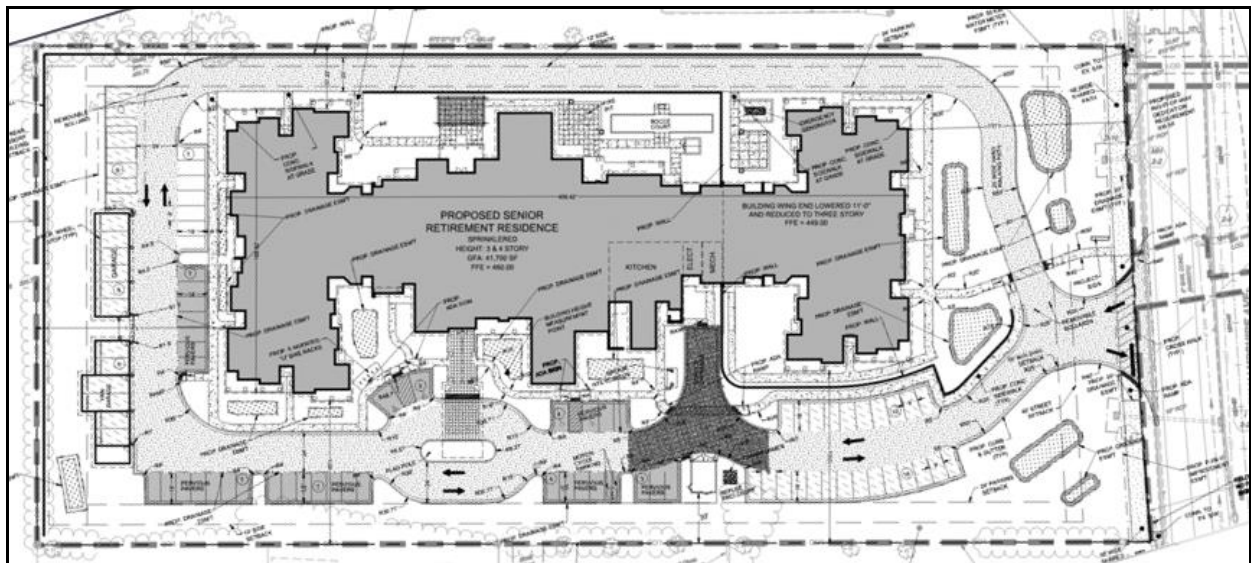


Figure 2: Preliminary Plan (Attachment 1)

As approved by Special Exception S-2882, the elevations for this proposed 3-4 story building are designed to be compatible with the surrounding neighborhood uses. The height of the building's east wing is limited to 37 feet, and it is set back approximately 130 feet from New Hampshire Avenue and approximately 102 feet from the property line to the south. The building's west wing will be 47 feet, 8 inches tall, and set back approximately 85 feet from the property line to the south, and screened with trees. The proposed architecture is residential in appearance, and the bulk and scale of the building are broken down sufficiently to be compatible with the scale and bulk of the surrounding residential neighborhoods.

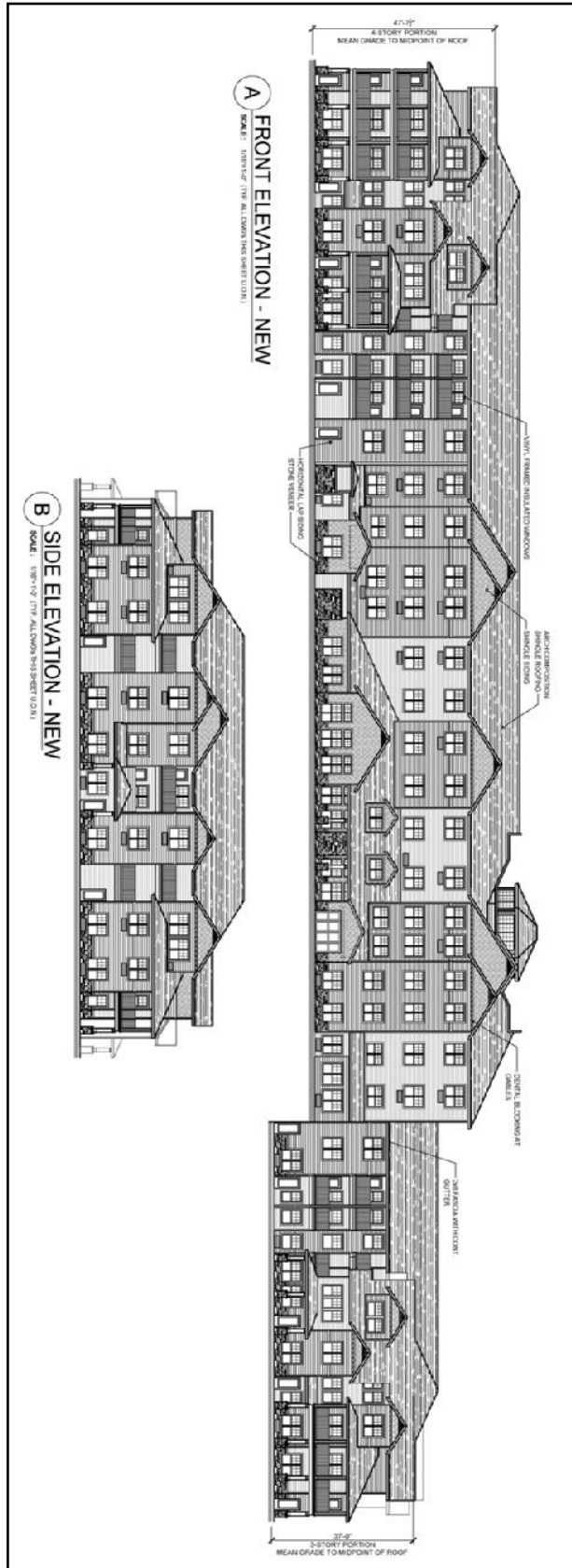


Figure 3: Architectural Elevations

Landscaping

The Property will have adequate landscaping to provide screening from the adjacent properties as well as to enhance the Property's appearance. The proposed parking areas will be screened from neighboring properties by the use of evergreen vegetation along the perimeter. The landscape plan proposes several American Holly trees along the southern property boundary in a continuous line of evergreen trees. These plantings will provide dense screening of the Property and its surface parking area from the adjacent residential properties. Foundation plantings will be provided along the base of the building to soften the building connection to the ground. The outdoor amenities area, including the patio, will be surrounded by plantings to provide screening and a landscaped separation from the parking and adjacent properties.



Figure 4: Landscape Rendering

ANALYSIS

Master Plan Conformance

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

With regards to the location and design considerations, the proposed building has been pushed back into the site as much as possible from all property lines, and the height of the east wing, facing New Hampshire Avenue is compatible with the existing nearby residential development. Access and parking will be provided along the southern and western property lines with landscaping to provide a buffer to adjacent properties. There will be an emergency access road that runs primarily along the northern property line with removable bollards. This will serve as a path/walking area while not in use for emergency purposes, and outdoor amenity areas have been designed to connect to this space.

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 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 Drive 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 District of Columbia 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 currently the only bus route operating along New Hampshire Avenue near the Property. Buses typically run approximately every 25 to 40 minutes 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 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. However, due to the current right-of-way configuration and constraints, it will need to 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.

SHA has recently notified Staff and the Applicant of an existing drainage easement that encumbers the Property along the New Hampshire Avenue right-of-way line, and SHA will neither permit the construction of the shared use path, nor recordation of the PIE in any area covered by their drainage easement. Therefore, prior to construction of the shared use path and recordation of the PIE, the Applicant must obtain approval from SHA and the Maryland Board of Public Works to abandon/vacate the existing drainage easement. Once the existing drainage easement is abandoned/vacated, the Applicant is required to construct the path and record the PIE in the Land Records, with either the County or SHA to accept the PIE. A financial bond/surety and associated agreement is required for all landscaping, lighting, onsite amenities, and the shared use path. The conditions of approval provide the Applicant two years from the date of the resolution to abandon/vacate the drainage easement, construct the shared use path, and record the PIE in the Land Records.

The Applicant is proposing 81 vehicular parking spaces, 4 ADA Van Accessible spaces, and 2 motorcycle parking spaces. The proposed development is required to provide one bicycle parking space for every 20 vehicular parking spaces (or 5 bicycle parking spaces). The Applicant is providing 10 bicycle parking spaces (or 5 inverted-U bike racks).

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 approximately 25% 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 a facility.

Land Use	Size	AM Peak Hour **			PM Peak Hour **			Daily *
		Enter	Exit	Total	Enter	Exit	Total	
Domiciliary Care	155 Units (141 Beds)	10	5	15	7	10	17	236

Notes: *Daily traffic volumes were determined based on the estimated number of staff trips, deliveries, and visitors, as described in the Applicant's Statement of Operations.
**Peak hour volumes were determined based on the assumption that 6.3% and 7.2% of daily total traffic would occur during the weekday AM and PM peak hours, respectively, as published in the January 2015 ITE Journal article, Hourly Variation in Trip Generation for Office and Residential Land Uses. 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.

Table 1: Trip Generation for Silver Spring Retirement Residence S-2882

The proposed 155-bed facility is projected to generate 15 trips during the weekday AM peak hour and 17 trips during the PM peak hour, which are below the LATR traffic study threshold of 30 peak hour trips. 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, several citizens raised concerns about the potential for increased U-turn movements at the median breaks on New Hampshire Avenue at Orchard Way/Cambodian Buddhist Society Driveway and Notley Road. According to analysis conducted by Staff, it is estimated that, of the ten entering vehicles in the AM peak hour (shown in the table above), approximately four will make a U-turn at Orchard Way in order to access the site. During the PM peak hour approximately four out of seven entering vehicles will make the northbound U-turn movement at Orchard Way. Of the five exiting vehicles during the AM peak hour approximately two vehicles will travel southbound and make a U-turn at Notley Road to head northbound on New Hampshire Avenue, while during the PM peak hour approximately six of ten exiting vehicles will make this maneuver. The left-turn lanes on New Hampshire Avenue at both Orchard Way/Cambodian Buddhist Society Driveway and Notley Road 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 Notley Road 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 and consultation 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 are not required at this time.

Transportation Policy Area Review (TPAR)

A 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 students.

Other Public Facilities and Services

The proposed development will be served by public water and sewer systems. The Montgomery County Fire and Rescue Service reviewed the application and has determined that the Property has appropriate access for fire and rescue vehicles. Other public facilities and services including police stations, firehouses and health care are currently operating in accordance with the Subdivision Staging Policy and will continue to be sufficient following the construction of the project. Electric, gas and telecommunications services are available and adequate.

ENVIRONMENT

Environmental Guidelines

Staff approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD #420150350) on October 31, 2014. The site lies in both the Paint Branch watershed and Northwest Branch watershed, but outside any Special Protection Areas. There are no forests, 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 Planning Board approved a Preliminary Forest Conservation Plan (PFCP) with Special Exception S-2882, on October 8, 2015. The Applicant has submitted a FFCP (Attachment 2) in conjunction with the Preliminary Plan. The FFCP is consistent with the approved PFCP. There is no forest on site and a 0.67-acre planting requirement will be met through payment of fee-in-lieu. A Variance was approved with PFCP S-2882 for the removal of two protected trees. The Applicant will plant six, 3-inch caliper, native shade trees as mitigating for the removal of these two trees.

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 outdoor 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 May 16, 2016. The stormwater management concept proposes to meet required stormwater management goals via the use of micro bio-filtration, permeable pavement, and a structural filter cartridge with a flow splitter. The plan proposes an alternate use of landscape infiltration instead of micro bio-filtration if the infiltration results are acceptable.

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 proposed. 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. 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):	20,000 SF	194,103 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	194,103 SF
Minimum Lot Width at Existing Street Line- 59-C-1.322(b):	25'	±295'
Minimum Setback from Street - 59-C-1.323(a):	40'	±131'
Minimum Side Yard - 59-G-2.37(c)(3)(North):	12'	30'
Minimum Side Yard - 59-G-2.37(c)(3)(South):	12'	85'
Sum of Both Sides - 59-G-2.37(c)(3):	25'	115'
Minimum Rear Yard - 59-C-1.323(b)(2):	30'	114'-2"
Maximum Building Height - 59-C-1.327:	50'	47'-8" (4 Story) 37'-0" (3 Story)
Maximum Lot Coverage - 59-C-1.328:	25%	24.8%
Maximum Lot Coverage of Front Yard:	30%	0.0%
Accessory Building:		
Minimum Setback from Street - 59-C-1.326(a)(3)(A):	65'	596'-1"
Minimum Side Yard - 59-C-1.326(a)(3)(C)(North):	12'	87'-2"
Minimum Side Yard - 59-C-1.326(a)(3)(C)(South):	12'	41'-10"
Minimum Rear Yard - 59-C-1.326(a)(3)(B):	7'	26'-9"

Table 2: Zoning Approved by S-2882

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

Minimum Setback from Street - 59-C-1.23(1)(A)	Permitted / Required	Proposed
Minimum Front Yard - 59-C-1.23(1)(A)	20.00 FT	394.00 FT
Minimum Side Yard - 59-C-1.23(1)(B)	5.00 FT	154.00 FT
Minimum Lot Width at Existing Street Line - 59-C-1.23(1)(C)	20.00 FT	200.00 FT
Minimum Setback from Street - 59-C-1.23(1)(A)	40.00 FT	40.00 FT
Minimum Side Yard - 59-C-1.23(1)(B)	5.00 FT	5.00 FT
Minimum Rear Yard - 59-C-1.23(1)(D)	5.00 FT	5.00 FT
Minimum Building Height - 59-C-1.23(2)	30.00 FT	114.00 FT
Maximum Lot Coverage - 59-C-1.23(3)	30%	37.47% (31.00%)
Maximum Lot Coverage of Front Yard - 59-C-1.23(3)	10%	1.00%

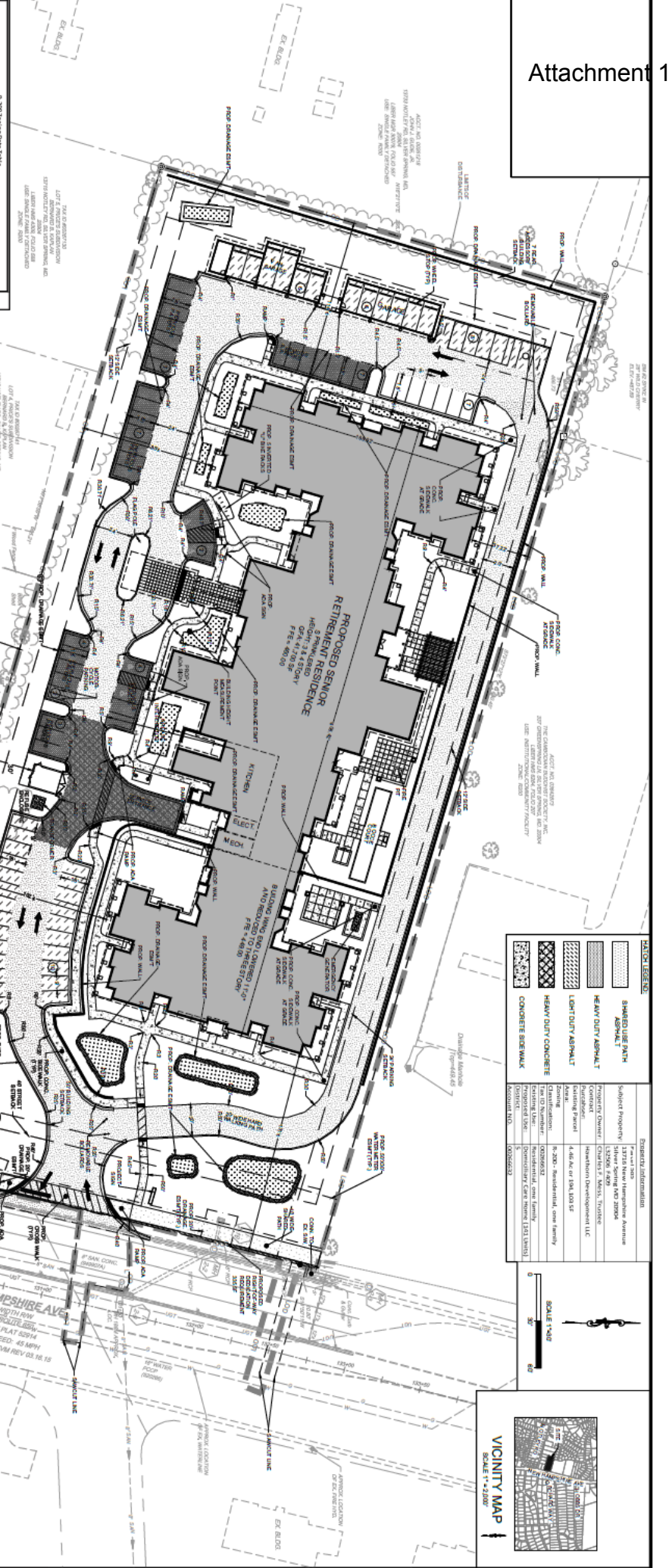
Minimum Setback from Street - 59-C-1.23(1)(A)	Permitted / Required	Proposed
Minimum Front Yard - 59-C-1.23(1)(A)	20.00 FT	394.00 FT
Minimum Side Yard - 59-C-1.23(1)(B)	5.00 FT	154.00 FT
Minimum Lot Width at Existing Street Line - 59-C-1.23(1)(C)	20.00 FT	200.00 FT
Minimum Setback from Street - 59-C-1.23(1)(A)	40.00 FT	40.00 FT
Minimum Side Yard - 59-C-1.23(1)(B)	5.00 FT	5.00 FT
Minimum Rear Yard - 59-C-1.23(1)(D)	5.00 FT	5.00 FT
Minimum Building Height - 59-C-1.23(2)	30.00 FT	114.00 FT
Maximum Lot Coverage - 59-C-1.23(3)	30%	37.47% (31.00%)
Maximum Lot Coverage of Front Yard - 59-C-1.23(3)	10%	1.00%

- REMARKS:**
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Revision Number	Change Description	By	Date
1	REV. COUNTY COMMENTS	DAVID	01/17/2016
2	REV. COUNTY COMMENTS	DAVID	01/26/2016
3	REV. COUNTY COMMENTS	DAVID	02/02/2016
4	REV. COUNTY COMMENTS	DAVID	02/09/2016

PRELIMINARY PLAN
PARCEL 505
SILVER SPRING SENIOR RETIREMENT RESIDENCE
L. 32506 F. 409
5TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

SCALE: SEE PLAN
 DATE: 01/16/2016
 SHEET TITLE: PRELIMINARY PLAN
 DRAWING NO. 07-004



PROPERTY INFORMATION

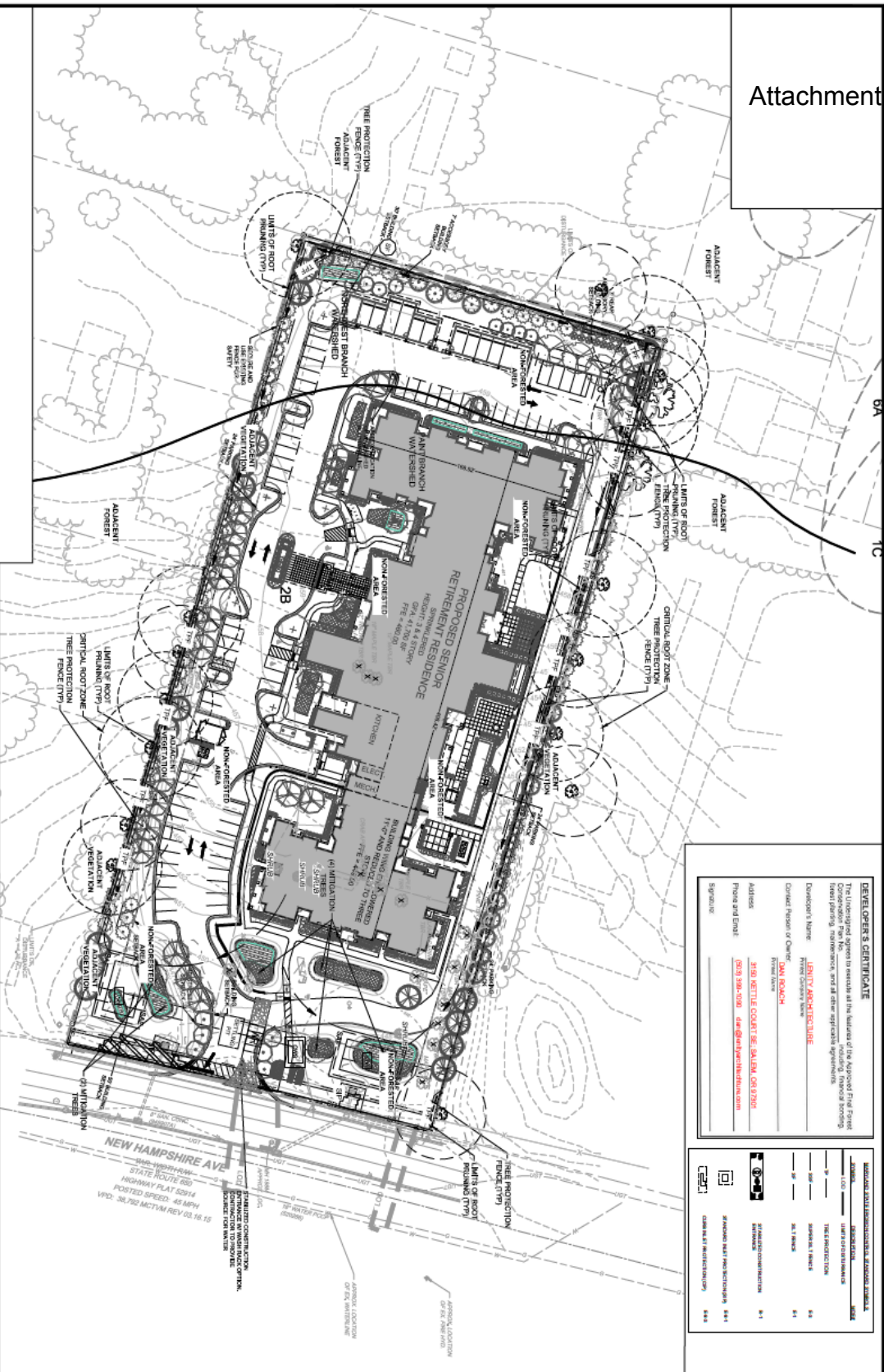
Subject Property	11111 Silver Spring Avenue, Silver Spring, MD 20906
Tract/Parcel	11111 Silver Spring Avenue, Silver Spring, MD 20906
County	Montgomery County, Maryland
City/Town	Silver Spring, Maryland
Neighborhood	11111 Silver Spring Avenue, Silver Spring, MD 20906
Block	11111 Silver Spring Avenue, Silver Spring, MD 20906
Lot	11111 Silver Spring Avenue, Silver Spring, MD 20906
APN	01-02-01-001-001
Assessor's Office	Montgomery County Department of Planning and Zoning
Assessor's Office	Montgomery County Department of Planning and Zoning

SCALE: 1" = 200'

VICINITY MAP
 SCALE: 1" = 200'

REVISIONS

Revision Number	Change Description	By	Date
1	REV. COUNTY COMMENTS	DAVID	01/17/2016
2	REV. COUNTY COMMENTS	DAVID	01/26/2016
3	REV. COUNTY COMMENTS	DAVID	02/02/2016
4	REV. COUNTY COMMENTS	DAVID	02/09/2016



SOILS SUMMARY:

POTENTIAL	SOILS	SOIL CHARACTERISTICS	DEPTH TO K FACTOR
2B	8-10'	SPURD	6.50-1.00
8	1-10'	WELL SORTED, ALL JAMES AND	0.00
		SHALE (PARTLY FULLY AND NOT	
		INDURATED)	

SOILS SUMMARY:

NO. IN TABLE	AREA	PERCENTAGE	PERCENTAGE
4.2	4.2	4.2	4.2
4.3	4.3	4.3	4.3
4.4	4.4	4.4	4.4
4.5	4.5	4.5	4.5
4.6	4.6	4.6	4.6
4.7	4.7	4.7	4.7
4.8	4.8	4.8	4.8
4.9	4.9	4.9	4.9
4.10	4.10	4.10	4.10
4.11	4.11	4.11	4.11
4.12	4.12	4.12	4.12
4.13	4.13	4.13	4.13
4.14	4.14	4.14	4.14
4.15	4.15	4.15	4.15
4.16	4.16	4.16	4.16
4.17	4.17	4.17	4.17
4.18	4.18	4.18	4.18
4.19	4.19	4.19	4.19
4.20	4.20	4.20	4.20
4.21	4.21	4.21	4.21
4.22	4.22	4.22	4.22
4.23	4.23	4.23	4.23
4.24	4.24	4.24	4.24
4.25	4.25	4.25	4.25
4.26	4.26	4.26	4.26
4.27	4.27	4.27	4.27
4.28	4.28	4.28	4.28
4.29	4.29	4.29	4.29
4.30	4.30	4.30	4.30
4.31	4.31	4.31	4.31
4.32	4.32	4.32	4.32
4.33	4.33	4.33	4.33
4.34	4.34	4.34	4.34
4.35	4.35	4.35	4.35
4.36	4.36	4.36	4.36
4.37	4.37	4.37	4.37
4.38	4.38	4.38	4.38
4.39	4.39	4.39	4.39
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4.42	4.42	4.42	4.42
4.43	4.43	4.43	4.43
4.44	4.44	4.44	4.44
4.45	4.45	4.45	4.45
4.46	4.46	4.46	4.46
4.47	4.47	4.47	4.47
4.48	4.48	4.48	4.48
4.49	4.49	4.49	4.49
4.50	4.50	4.50	4.50
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4.54	4.54	4.54	4.54
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4.59	4.59	4.59	4.59
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4.62	4.62	4.62	4.62
4.63	4.63	4.63	4.63
4.64	4.64	4.64	4.64
4.65	4.65	4.65	4.65
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4.92	4.92	4.92	4.92
4.93	4.93	4.93	4.93
4.94	4.94	4.94	4.94
4.95	4.95	4.95	4.95
4.96	4.96	4.96	4.96
4.97	4.97	4.97	4.97
4.98	4.98	4.98	4.98
4.99	4.99	4.99	4.99
4.100	4.100	4.100	4.100

DESIGNER'S CERTIFICATE

The undersigned certifies to the best of his/her knowledge and belief that the information presented in the plan is true and correct and that the design is in accordance with the applicable laws, codes, and standards. The undersigned also certifies that the design is in accordance with the applicable laws, codes, and standards.

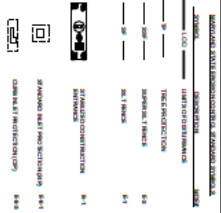
Designer's Name: **EDDY ARCHITECTURE**

Project Name: **SILVER SPRING SENIOR RETIREMENT RESIDENCE**

Address: **3150 KETTLE COURT SE, SILVER SPRING, MD 20906**

Phone and Email: **301.340.1000, info@eddyarchitect.com**

Signature: _____



NET TOGETHER AREA

Category	Area (sq ft)
A. Total net area	4,466
B. Land dedication area (park, county facility, etc.)	0.00
C. Land dedication for roads or utilities (not being constructed by this plan)	0.00
D. Area to remain in commercial/agricultural production	0.00
E. Other dedications (specify)	0.00
F. Net total area	4,466

LAND USE CATEGORY (from "How Technical Manual")

Category	Area (sq ft)
AM	0
M	0
CA	0
FCM	1
MD	0
CA	0

- 1. Existing forest cover
- 2. Area of forest above abandonment threshold
- 3. Area of forest above conservation threshold
- 4. Area of forest above preservation threshold
- 5. Total forest cover
- 6. Total forest cover above abandonment threshold
- 7. Total forest cover above conservation threshold
- 8. Total forest cover above preservation threshold
- 9. Total forest cover above abandonment threshold
- 10. Total forest cover above conservation threshold
- 11. Total forest cover above preservation threshold
- 12. Total forest cover above abandonment threshold
- 13. Total forest cover above conservation threshold
- 14. Total forest cover above preservation threshold
- 15. Total forest cover above abandonment threshold
- 16. Total forest cover above conservation threshold
- 17. Total forest cover above preservation threshold
- 18. Total forest cover above abandonment threshold
- 19. Total forest cover above conservation threshold
- 20. Total forest cover above preservation threshold

FINAL FOREST CONSERVATION PLAN

SILVER SPRING SENIOR RETIREMENT RESIDENCE

PARCEL 505

L.32506 F.409

5TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

PRELIMINARY PLAN

SCALE: 1" = 100'

DATE: 01/15/2018

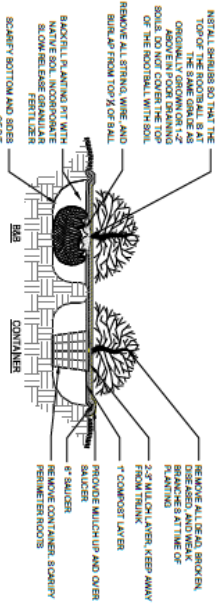
SHEET TITLE: FINAL FOREST CONSERVATION PLAN

DRAWING NO. 10-001

EDDY ARCHITECTURE
3150 KETTLE COURT SE
SILVER SPRING, MD 20906
PHONE: 301.340.1000

1 SHRUB PLANTING

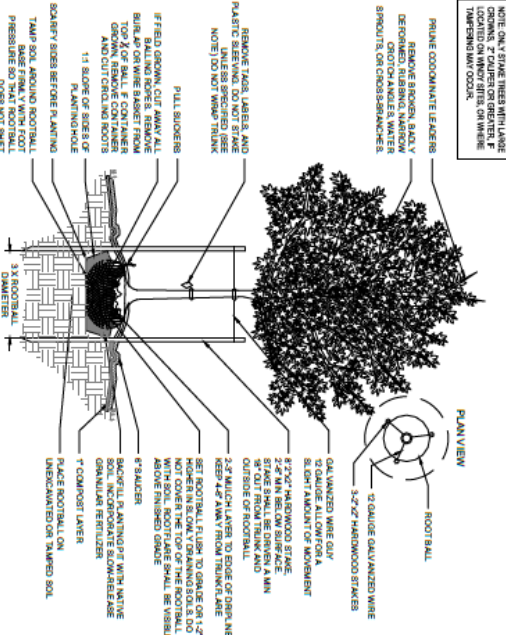
NOT TO SCALE



DESIGNER'S CERTIFICATE
 This drawing was prepared to comply with the provisions of the approved final project based on the information provided by the client. It is the responsibility of the client to provide accurate, complete, and current information, and to obtain professional engineering, architectural, or other appropriate approvals.
DESIGNER'S NAME: IDENTITY ARCHITECTURE
 Designer's Address: 21114 Ashbrook Drive, Suite 100, Redwood City, CA 94061
 Designer's Phone: (650) 398-3000
 Designer's Email: info@identityarchitecture.com
 Project Name: Silver Spring Senior Retirement Residence
 Project Address: 5TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND
 Project Phone: (301) 325-0649
 Project Email: info@identityarchitecture.com

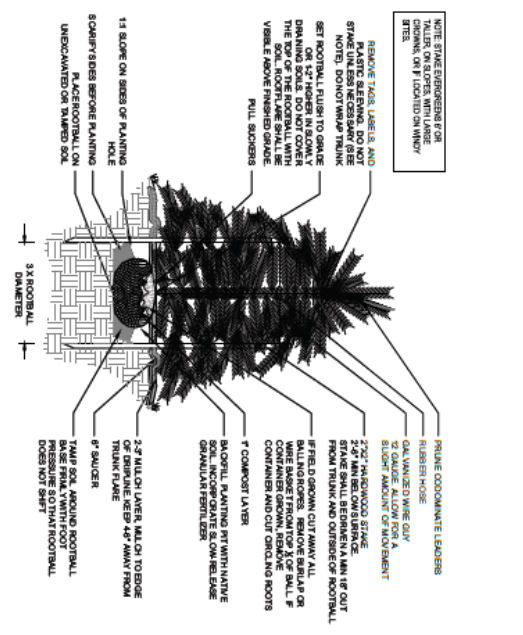
2 DECIDUOUS TREE - STAKING SPECIFIED

NOT TO SCALE



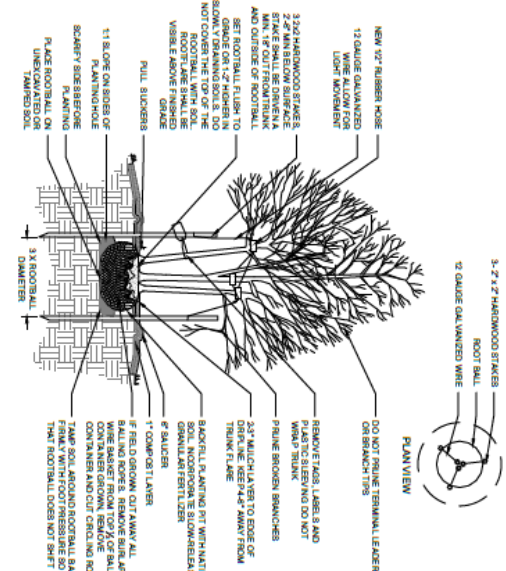
3 CONFEROUS TREE - STAKING SPECIFIED

NOT TO SCALE



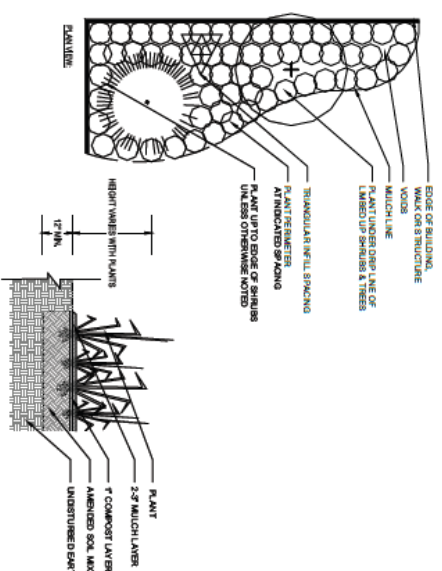
4 MULTI-STEM TREE - STAKING SPECIFIED

NOT TO SCALE



5 GROUNDCOVER/ PERENNIAL PLANTING

NOT TO SCALE



Revision Number	Description	Revision Date
1	REV. COUNTY COMMENTS	01/14/2016
2	REV. COUNTY COMMENTS	01/22/2016
3	REV. COUNTY COMMENTS	01/23/2016
4	REV. COUNTY COMMENTS	01/28/2016

enly architecture
 21114 ASHBROOK DRIVE, SUITE 100
 REDWOOD CITY, CA 94061
 TEL: 650.398.3000 FAX: 650.398.3000

318 KETTEL COURT SE
 SILVER SPRING, MD 20910
 PHONE: 301.325.0649

SCALE: SEE PLAN
 DATE: 01/11/2016
 SHEET TITLE: FINAL FOREST CONSERVATION PLAN
 DRAWING NO: 10-003

PRELIMINARY PLAN
 PARCEL 505
 SILVER SPRING SENIOR RETIREMENT RESIDENCE
 L. 32506 F. 409
 5TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Al R. Roshdich
Director

February 19, 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. 120160200
Silver Spring Retirement Residence

Patrick:
Dear Mr. Butler:

We have completed our review of the amended preliminary plan dated January 15, 2016 and to be reviewed by the Development Review Committee at its February 22, 2016 meeting. 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) as required by the Maryland State Highway Administration and/or M-NCPPC.
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. We defer to the Maryland State Highway Administration for the comments regarding state maintained storm drain system along New Hampshire Avenue (MD-650).
5. 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

6. The site is located within the White Oak policy area. This policy area is inadequate from both the transit test and under the roadway test. Therefore; TPAR mitigation fees of 50% of the Transportation Impact Tax is required for this development
7. Recorded covenant for the operation and maintenance of private streets, storm drainage systems, and/or open space areas.
8. 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.
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: Charles Mess Sandy Spring Bank
Don Roach Lenity Architecture
Pete Cloutier Timmons Group
Robert Harris Lerch, Early & Brewer
Pranoy Choudhury MDSHA District 3
Preliminary Plan folder
Preliminary Plan letters notebook

cc-e: Aaron Zimmerman M-NCPPC Area 2
Sam Farhadi MCDPS RWPR
Marie LaBaw MCFRS
Avinash Dewani MCDOT OTP



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

May 16, 2016

Mr. Pete Cloutier P.E.
Timmons Group
20110 Ashbrooke Place, Suite 100
Ashburn, VA 20147

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN**
Request for Silver Spring Retirement Residence
Preliminary Plan #: N/A
SM File #: 271056
Tract Size/Zone: 4.45/R-200
Total Concept Area: 4.45ac
Lots/Block: N/A
Parcel(s): P505
Watershed: Paint Branch/Northwest Branch

Dear Mr. Cloutier:

Based on a review by the Department of Permitting Services Review Staff, the combined stormwater management concept/site development plan for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via the use of micro bio-filtration, permeable pavement, and a structural filter cartridge with a flow splitter. The plan proposes an alternate use of landscape infiltration instead of micro bio-filtration if the infiltration results are acceptable.

The following **items** will need to be addressed **during** the final stormwater management design 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 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.

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

montgomerycountymd.gov/311



240-773-3556 TTY

Mr. Pete Cloutier P.E.
May 16, 2016
Page 2 of 2

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

This letter must appear on the final stormwater management design 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 Andrew Kohler at 240-777-6275.

Sincerely,



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

MCE: CN 271056

cc: C. Conlon
SM File # 271056

ESD Acres:	3.07
STRUCTURAL Acres:	1.38
WAIVED Acres:	0.00