MCPB
Item No.:
Date: 2-25-16

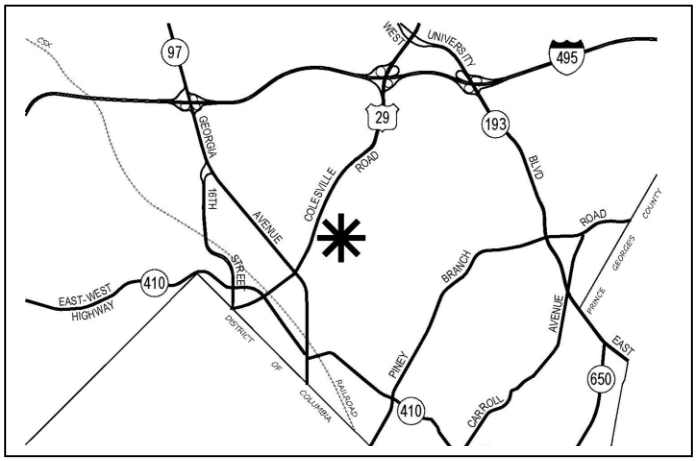
Chelsea Court, Site Plan Amendment 82013004A

NB Neil Braunstein, Planner Coordinator, Area 1, Neil.Braunstein@mongtomeryplanning.org, 301.495.4532
EH Elza Hisel-McCoy, Supervisor, Area 1, Elza.Hisel-McCoy@montgomeryplanning.org, 301.495.2115
RK Robert Kronenberg, Chief, Area 1, Robert.Kronenberg@montgomeryplanning.org, 301.495.2187

Staff Report Date: 2/12/16

Description

- Limited site plan amendment to make minor changes in site grading, landscaping, and hardscape
- 5.25 acres gross tract area
- RT-12.5 zone
- Located in the southeast quadrant of the intersection of Ellsworth Drive and Springvale Road
- North and West Silver Spring Master Plan
- Application Accepted: 9/2/14
- Applicant: CS Homes Associates, LLC
- Review Basis: Chapter 59, Montgomery County Code



Summary

- **Staff Recommendation: Approval of the site plan amendment**
- This application is being reviewed under the RT-12.5 Zone development standards in effect on October 29, 2014, as permitted under Section 59.7.7.1.B.3 of the Zoning Ordinance.

RECOMMENDATION AND CONDITIONS

Staff recommends approval of Site Plan Amendment 82013004A for minor changes in site grading, landscaping, and hardscape on approximately 5.25 gross acres in the RT-12.5 zone. All site development elements shown on the latest electronic version as of the date of this staff report submitted via ePlans to the M-NCPPC are required, except as modified by the following condition:

1. 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 December 18, 2015, and hereby incorporates them as conditions of the Site 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 Site Plan approval.

SITE DESCRIPTION

The subject property, shown below and in Attachment A, is located on the block bounded by Ellsworth Drive, Springvale Road, Pershing Drive, and Cedar Street. The subject property occupies the majority of that block. The site consists of 64 platted lots as well as four platted parcels for open space, a private street, and private alleys. The gross tract area, including previous right-of-way dedications attributable to the site, is 5.25 acres. The subject property is within the RT-12.5 zone.

The site is being developed with 63 townhouses arranged on both sides of a private street. Private alleys between each pair of townhouse rows provide vehicular access to garages in the ground floor of each unit. Walkways, in landscaped courtyards, provide pedestrian access to each unit's front door. One larger lot contains a stand-alone one-family dwelling – the historic Riggs-Thompson House, which is listed in the Master Plan for Historic Preservation.

Surrounding properties to the north, south, and east are developed with one-family detached dwellings in the R-60 zone. The properties to the south are a single row of one-family lots fronting on Cedar Street, primarily being used as commercial businesses. The Silver Spring Central Business District is located on the opposite side of Cedar Street, with a mix of residential, office, retail, and entertainment uses. A multi-family senior housing community is located across Pershing Drive to the east. Nearby properties to the west include the former Silver Spring library site and Ellsworth Urban Park in the R-60 zone, and a multi-family building in the C-O zone.

The property is located in the Sligo Creek watershed. No forests, wetlands, streams, or associated buffers occur on or near the property.

Aerial Photograph. Subject Property Outlined in Yellow.

PREVIOUS APPROVALS

Preliminary Plan 12000130 was approved by the Planning Board on June 14, 2001, for creation of one lot and expansion of the then-existing private Chelsea School. A plat was recorded that implemented creation of the lot, but the school expansion did not take place. The lot that was created encompassed the entire site.

Local Map Amendment G-892 was approved by the County Council on June 12, 2012, changing the site's zoning from R-60 to RT-12.5. Approval of the local map amendment included approval of a schematic development plan (SDP), which contains illustrative and binding elements.

Preliminary Plan 120130060 and Site Plan 820130040 were approved by the Planning Board on April 25, 2013, for subdivision of the property into 64 residential lots and four parcels and redevelopment of the site with 63 townhouses and retention of the historic Riggs-Thompson House as a private one-family dwelling.

AMENDMENT DESCRIPTION

The applicant requests the following modifications to the site plan:

1. Changes to the storm drain system, water system, and sewer system layouts based on agency review comments.
2. Changes to site grading stemming from the changes to the utility systems.
3. Minor relocations and extensions of retaining walls.
4. Minor changes to internal courtyards, such as relocation of stairs and sidewalks.

5. Minor changes to landscaping.
6. Extension of an existing picket fence on the boundary of Lot 64.

See Attachment B for the site plan drawing and Attachment C for a more detailed description of the proposed changes. The extension of the picket fence on the boundary of Lot 64 is subject to approval of a Historic Area Work Permit (HAWP) by the Historic Preservation Commission (HPC). See Attachment D for a memo from the HPC approving the HAWP.

ANALYSIS AND FINDINGS

Pursuant to Section 7.7.1.B.3 of the 2014 Zoning Ordinance, this application was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014. Section 59-D-3.7 (c) and (d) of that ordinance outline the procedures for amending an approved site plan which require the Planning Board to approve any proposed modifications. This amendment does not increase the approved density and continues to conform to all other elements of the approved site plan.

In its resolution of June 18, 2013, approving Site Plan 820130040 (Attachment E), the Planning Board found that the application conformed to all binding elements of approved Local Map Amendment G-892, including its associated schematic development plan, and the requirements of the RT-12.5 zone. The Planning Board found the location of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation to be adequate, safe, and efficient, and each structure and use to be compatible with other uses and other site plans, and with existing and proposed development. The previous application met all applicable requirements of Chapter 22A regarding forest conservation and Chapter 19 regarding water resource protection. As conditioned, the proposed amendment does not affect the application's conformance with these findings and the Planning Board's prior findings remain valid and unchanged, except as modified below. The proposed development must comply with the conditions of approval for Site Plan 820130040, as enumerated in Planning Board Resolution No. 13-64 dated June 18, 2013.

The MCDPS Stormwater Management Section approved the revised stormwater management concept on December 18, 2015. According to the approval letter, the stormwater management concept meets stormwater management requirements via environmental site design to the maximum extent practicable through the use of micro-bioretention planter boxes and dry wells. The remaining volume is treated using two structural biofilters.

COMMUNITY OUTREACH

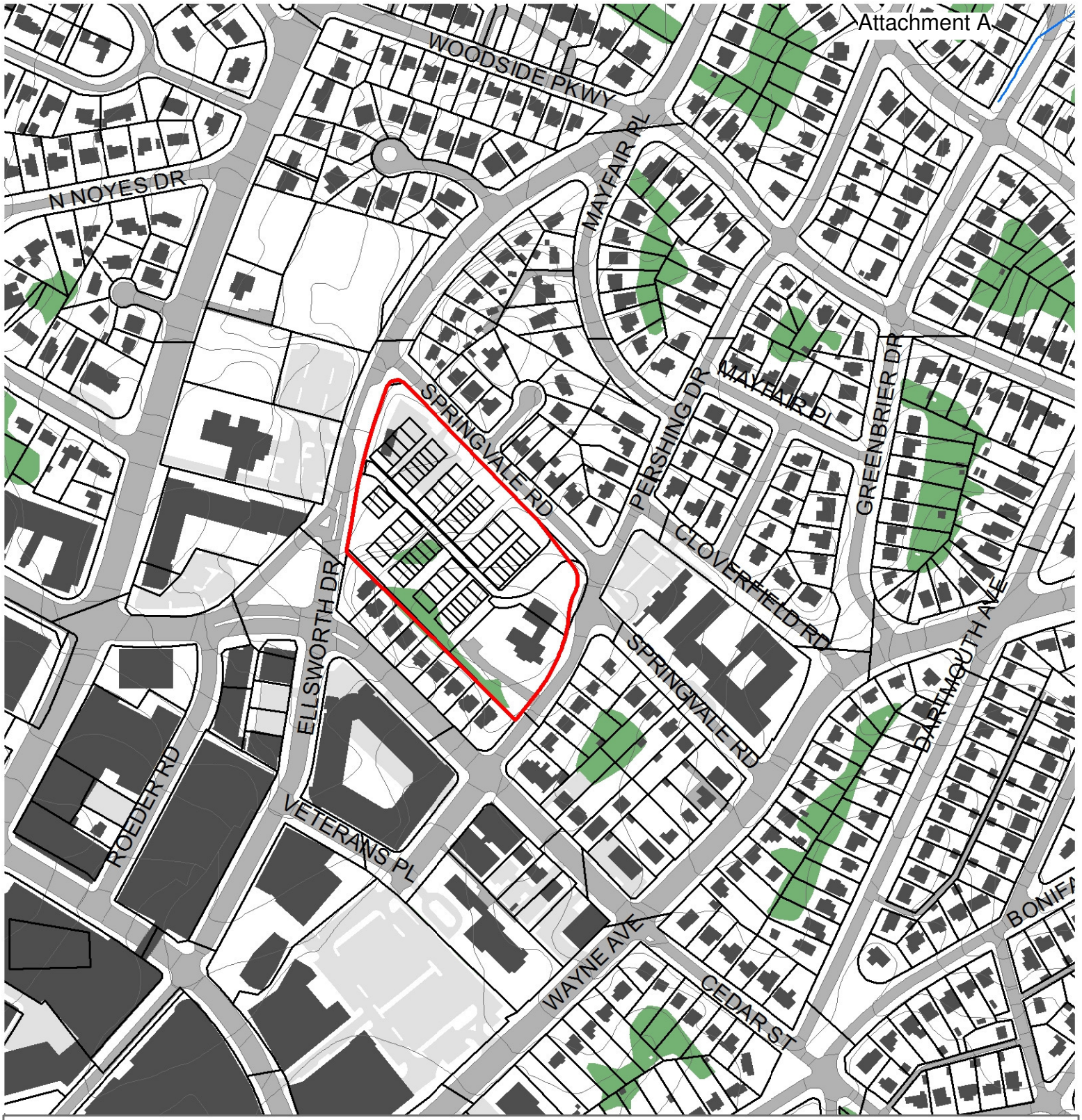
The applicant has met all proper signage, noticing, and submission meeting requirements. Notice of the subject amendment was sent to all parties of record. As of the date of this staff report, staff has not received correspondence on this matter.

STAFF RECOMMENDATION

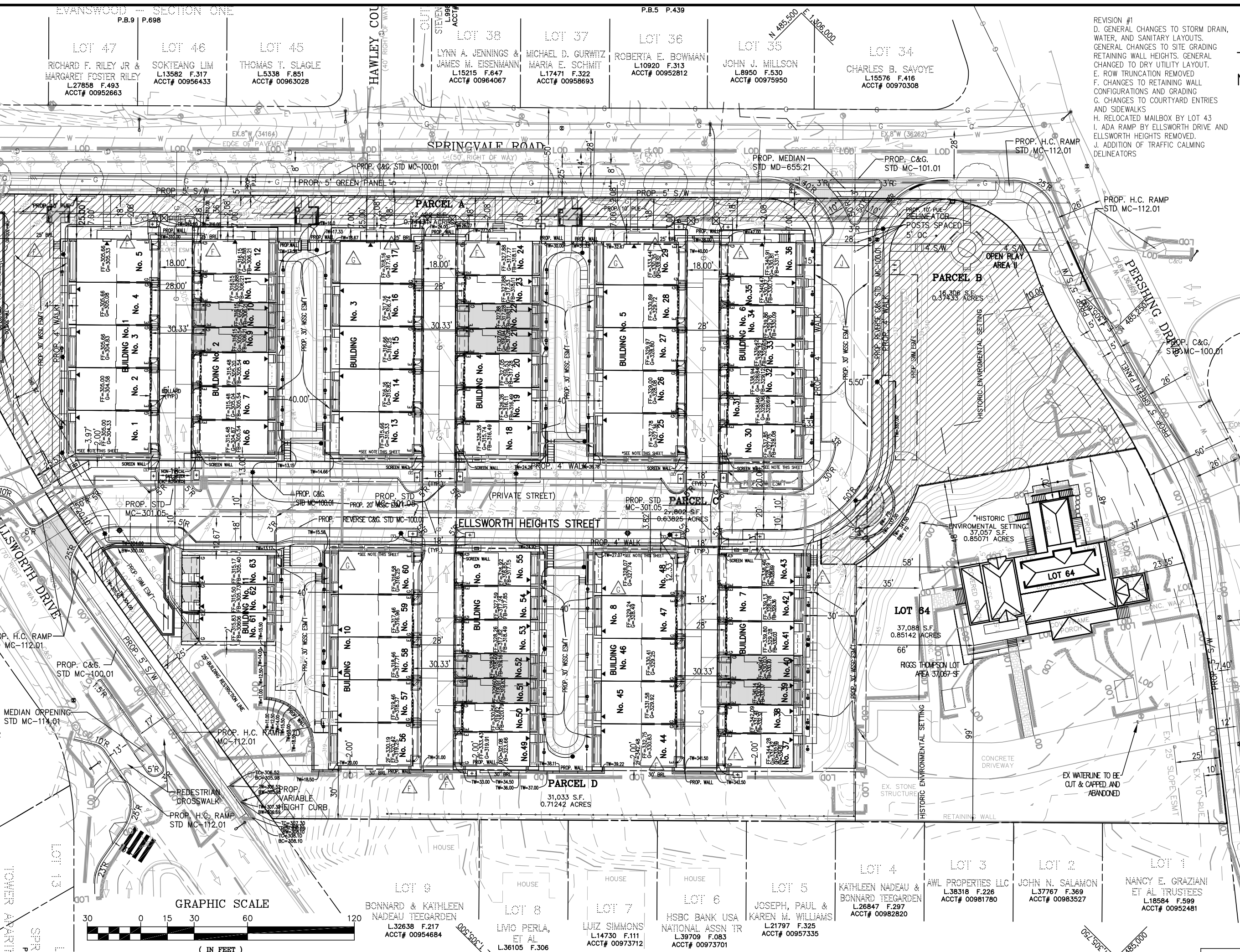
The site plan amendment meets all of the requirements established in the Zoning Ordinance. Therefore, staff recommends approval of Site Plan Amendment 82013004A.

ATTACHMENTS

A. Vicinity Map
B. Proposed Site Plan Amendment
C. List of Proposed Changes to the Site Plan
D. Memo approving Historic Area Work Permit for Fence on Lot 64
E. Resolution Approving Site Plan 820130040
F. Agency Correspondence Referenced in Conditions


Attachment A
WOODSIDE PKWY
N NOYES DR
MAYFAIR RD
SPRINGVALE RD
PERSHING DR
MAYFAIR PL
GREENBRIER DR
CLOVERFIELD RD
ELLSWORTH DR
SPRINGVALE RD
DARTMOUTH AVE
ROEDER RD
VETERANS PL
WAYNE AVE
CEDAR ST
0
150
300
600
900
1,200
Feet
N
1 inch = 300 feet

Attachment B



REVISION #1
D. GENERAL CHANGES TO STORM DRAIN, WATER, AND SANITARY LAYOUTS.
GENERAL CHANGES TO SITE GRADING RETAINING WALL HEIGHTS. GENERAL CHANGED TO DRY UTILITY LAYOUT.
E. ROW TRUNCATION REMOVED
F. CHANGES TO RETAINING WALL CONFIGURATIONS AND GRADING
G. CHANGES TO COURTYARD ENTRIES AND SIDEWALKS
H. RELOCATED MAILBOX BY LOT 43
I. ADA RAMP BY ELLSWORTH DRIVE AND ELLSWORTH HEIGHTS REMOVED.
J. ADDITION OF TRAFFIC CALMING DELINEATORS

NOTES:

1. THIS PROJECT WILL BE BUILT IN ONE PHASE
2. REFER TO SHEET C2.00 FOR LEGEND.
3. ALL PAVEMENT SECTIONS FOR PRIVATE STREETS AND ALLEYS TO BE IN ACCORDANCE WITH MONTGOMERY COUNTY D.O.T. STD. MC 2001.02
4. ALL MANHOLE LIDS IN SIDEWALKS SHALL MEET ADA DESIGN REQUIREMENTS. ALL MANHOLE LIDS TO BE COATED WITH SLIPNOT METAL SAFETY PRODUCTS. REFER TO SPECIFICATIONS ON SHEET C-10.00
5. FOR ALL OTHER DIMENSIONS REFER TO THE DIMENSION PLAN SHEET C-5.00.
6. A PRIVATE OPEN SPACE COVENANT WILL BE PROVIDED AT PERMIT STAGE.
7. M-NCPPC STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES PRIOR TO CLEARING AND GRADING.

PUBLIC ACCESS EASEMENT

LEGEND	
(shaded)	MODERATELY PRICED DWELLING UNIT* (MPDU)

*FINAL LOCATION OF THE MPDU'S WITHIN STRINGS TO BE SET AT BUILDING PERMIT UPON FINALIZATION OF STRING ELEVATIONS. PLAN REFLECT FINAL MPDU COUNT PER STRING. SETBACKS AND ROW WIDTHS CANNOT EXCEED WHAT WAS APPROVED BY THE PLANNING BOARD.

BINDING ELEMENTS (ZONING CASE No. G-892)

1. THE MAXIMUM NUMBER OF UNITS WILL BE 64 (63 TOWNHOMES AND ONE (1) SINGLE-FAMILY DETACHED).
2. THE APPLICANT, ITS SUCCESSORS AND ASSIGNS WILL RECORD A PUBLIC ACCESS EASEMENT ALLOWING PUBLIC USE OF THE DESIGNATED PUBLIC GREEN SPACE ALONG ELLSWORTH DRIVE, SPRINGVALE ROAD AND PERSHING DRIVE, WITH THE SPECIFIC SIZE, CONFIGURATION AND LOCATION OF THIS EASEMENT SUBJECT TO FINAL SITE PLAN APPROVAL.
3. THE PROJECT WILL PROVIDE GREEN AREA OF AT LEAST 50% OF THE TRACT AREA. THE TOWNHOUSES WILL BE LOCATED IN A MANNER THAT WILL PROVIDE GREEN AREAS ALONG PERSHING DRIVE AND ELLSWORTH DRIVE AND A LINEAR GREEN AREA ALONG SPRINGVALE ROAD, ALL GENERALLY CONSISTENT WITH THE SCHEMATIC DEVELOPMENT PLAN WITH THE SPECIFIC SIZE, CONFIGURATION AND LOCATION SUBJECT TO FINAL SITE PLAN APPROVAL.
4. THE APPLICANT, ITS SUCCESSORS AND ASSIGNS WILL PRESERVE THE RIGGS-THOMPSON HOUSE.
5. THE APPLICANT, ITS SUCCESSOR AND ASSIGNS SHALL ABIDE BY THE EXISTING TRAFFIC RESTRICTIONS ON SPRINGVALE ROAD, ELLSWORTH DRIVE AND PERSHING DRIVE SO LONG AS THOSE RESTRICTIONS REMAIN IN EFFECT.
6. THE MAXIMUM BUILDING HEIGHT WILL BE 35 FEET.
7. THE PROJECT WILL PROVIDE A MINIMUM OF TWO PARKING SPACES PER UNIT PLUS ADDITIONAL SPACES FOR GUEST PARKING.
8. THE ENVIRONMENTAL SETTING FOR THE RIGGS-THOMPSON HOUSE WILL REMAIN AT 37,056 SQUARE FEET (0.850 Ac.).
9. THE SETBACK ALONG SPRINGVALE ROAD SHALL BE A MINIMUM OF 25 FEET AND, SUBJECT TO SITE PLAN APPROVAL, WILL INCLUDE A DOUBLE ROW OF TREES.
10. THE INTERNAL PRIVATE ROAD WILL BE RESTRICTED TO USE BY RESIDENTS AND VISITORS OF CHELSEA COURT AND WILL INCLUDE DESIGN FEATURES TO AVOID CUT THROUGH TRAFFIC SUCH AS LIMITED ROADWAY WIDTH, ON-STREET PARKING, SPECIAL PAVING AT EACH OF THE TWO (2) INGRESS/EGRESS POINTS, SIGNAGE PROHIBITING CUT THROUGH TRAFFIC, AND OTHER CONTROL MEASURES, TO BE FINALIZED AT THE TIME OF SITE PLAN APPROVAL.
11. THE TOWNHOUSE UNITS CONFRONTING SPRINGVALE ROAD WILL BE DESIGNED TO HAVE THEIR FRONTS FACING SPRINGVALE ROAD.
12. THE INTERNAL PRIVATE ROAD SHALL INCLUDE SIGNAGE AND CHANNELIZATION MEASURES TO PROHIBIT LEFT TURNING MOVEMENTS FROM THE PRIVATE STREET ONTO SPRINGVALE ROAD, SUBJECT TO APPROVAL BY MCDOT, AS PART OF THE SITE PLAN APPROVAL PROCESS.
13. AT THE TIME OF RECORD PLAT, THE APPLICANT WILL RECORD A RESTRICTIVE COVENANT FOR THE OPEN SPACE AREA AROUND THE 37,056 SQUARE FOOT ENVIRONMENTAL SETTING FOR THE RIGGS THOMPSON HOUSE, GENERALLY CONSISTENT WITH THE AREA SHOWN ON THE SCHEMATIC DEVELOPMENT PLAN. THE COVENANT WILL ENSURE THAT THE AREA AROUND THE ENVIRONMENTAL SETTING WILL REMAIN AS OPEN SPACE IN PERPETUITY BUT WILL ENABLE APPLICANT TO COMPLETE ALL WORK APPROVED BY THE PLANNING BOARD AS PART OF THE SITE PLAN APPROVAL. FOLLOWING COMPLETION OF THOSE IMPROVEMENTS, THE COVENANT WILL REQUIRE ADVICE FROM THE HISTORIC PRESERVATION COMMISSION TO THE PLANNING BOARD FOR ANY SITE PLAN AMENDMENT TO THE AREA SUBJECT TO THE COVENANT.
14. THE HOMEOWNERS ASSOCIATION DOCUMENTS FOR THE PROJECT WILL PROVIDE AUTHORIZATION FOR POLICE ENFORCEMENT OF ALL TRAFFIC RESTRICTIONS AND RELATED SIGNAGE REGARDING ENTRY TO AND EXIT FROM THE SITE AND, UPON SITE PLAN APPROVAL, APPLICANT WILL REQUEST AN EXECUTIVE ORDER (FORMAL TRAFFIC ORDER) FOR COUNTY POLICE ENFORCEMENT OF ENTRY AND EXIT RESTRICTIONS.
15. AT THE TIME OF SITE PLAN, THE APPLICANT WILL PROPOSE FOR PLANNING BOARD APPROVAL, A DOUBLE ROW OF TREES ALONG SPRINGVALE ROAD AND LANDSCAPING COMBINED WITH DECORATIVE WALLS AT THE ENDS OF THE ALLEYS FACING SPRINGVALE ROAD TO SCREEN THE VIEW DOWN THOSE ALLEYS.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

CERTIFICATE OF COMPLIANCE

I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND REASONABLE BELIEF, THAT ALL OF THE INFORMATION AND DATA PROVIDED WITH THIS APPLICATION IS ACCURATE, AND ALL OF THE FEATURES AND ELEMENTS PROVIDED ON THE PLANS IS CONSISTENT WITH THE STANDARDS OF THE APPLICABLE ZONE. THE CERTIFICATION INCLUDES, BUT IS NOT LIMITED TO BOUNDARY INFORMATION, PROPERTY INFORMATION AND OWNERSHIP, TOPOGRAPHY, HISTORIC RESOURCES, ETC. I AGREE THAT THE SUBMITTED PLANS MAY BE REJECTED OR RETURNED BY THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION IF THE PLANS ARE FOUND TO BE INACCURATE, FALSE OR MISLEADING.

APPLICANT OR APPLICANT'S REPRESENTATIVE ____________ DATE

PRINT NAME: MARK S. STIRES, P.E.

PRINT COMPANY: BOWMAN CONSULTING GROUP

PRINT TITLE: PRINCIPLE

PLAN NAME: CHELSEA COURT

PLAN NUMBER: 82013004A

DEVELOPMENT STANDARDS RT-12.5

	REQUIRED/ALLOWED	PROPOSED
TRACT AREA	MINIMUM 20,000 SF (0.46 AC.)	5.25 AC.
DENSITY	80 D.U. AT 15.25 D.U./AC. (5.25 AC. X 12.5 D.U./AC.= 65.63 D.U. X 1.22 MPDU DENSITY DENSITY BONUS = 80 D.U.)	64 D.U. (63 TH AND 1 EXISTING SFD) (12.19 D.U./AC.)
MODERATELY PRICED DWELLING UNITS: (MPDU)	MIN. 12.5% OF TOTAL UNITS UP TO 15% AT MAX. DENSITY	12.5% OF TOTAL UNITS (8 D.U.)
BUILDING SETBACKS: *FROM ANY DETACHED DWELLING LOT OR LAND CLASSIFIED IN A SFD RESIDENTIAL ZONE	30 FEET MIN.	30 FEET MIN.
*FROM ANY PUBLIC RIGHT-OF-WAY	25 FEET MIN.	25 FEET MIN. FROM ROW OF ELLSWORTH DRIVE
*FROM ANY PUBLIC RIGHT-OF-WAY	25 FEET MIN.	25 FEET MIN. FROM ROW OF SPRINGVALE ROAD 23.35 FEET MIN. FROM ROW OF PERSHING DRIVE FOR THE EXISTING RIGGS THOMPSON HOUSE WHICH WILL REMAIN AND BE PRESERVED
**FROM AN ADJOINING LOT:		
**SIDE (END UNIT)	10 FEET MIN.	10 FEET MIN.
**REAR	20 FEET MIN.	20 FEET MIN.

	REQUIRED/ALLOWED	PROPOSED
BUILDING HEIGHT:		
MAIN BUILDING	35 FEET MAX.	35 FEET MAX.
ACCESSORY BUILDING	25 FEET MAX.	25 FEET MAX.
MAXIMUM BUILDING COVERAGE	35% MAX OF TRACT AREA	30% MAX OF TRACT AREA
GREEN AREA	MIN. 50%	51% MIN.
OFF-STREET PARKING	MIN. 128 SPACES (2.00 SPACES/D.U.)	140 SPACES (2.18 SPACES/D.U.)

SUMMARY OF REQUIRED/PROVIDED PARKING

Provided Parking

Type of Parking Space	Regular	Compact	Non-Standard	Accessible	Total
A. Private On-Street and Surface Visitor Parking	18	0	0	0	18
B. Townhouse Garage Parking Spaces*	85	35	0	0	120
C. Existing House to Remain	2	0	0	0	2
Total Parking Provided	105	35	0	0	140

Required Parking

Total TH parking required (2.00 Spaces per Dweling Unit) = 128 Spaces

Grand Total = 128 spaces required.

Townhouse Additional Parking Information (Included in "Provided Parking Tabulations")

Type of Parking Space	Regular	Compact	Non-Standard	Accessible	Total
1. Garage Parking in Unit Type A	15	15	0	0	30
2. Garage Parking in Unit Type B	20	20	0	0	40
3. Garage Parking in Unit Type C	50	0	0	0	50
4. Garage Parking in Unit Type D	0	0	0	0	0
Total Parking	85	35	0	0	120

DEVELOPER'S CERTIFICATE

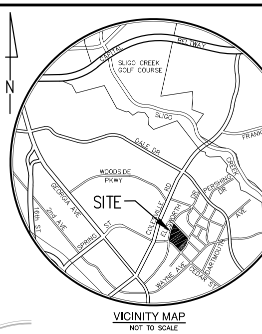
The undersigned agrees to execute all the features of the Site Plan Approval No. 82013004A, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: CS HOMES ASSOCIATES, LLC (Company) MR. AAKASH THAKKAR (Contact Person)

Address: 4800 Hampden Lane, Suite 300, Bethesda, Md 20814

Phone: (301) 634-8600

Signature: [signature]



COMPOSITE PLAN

CERTIFIED SITE PLAN

CHELSEA COURT

LOT 58 (PLAT NO. 22270)

ELECTION DISTRICT NO. 13 MONTGOMERY COUNTY

Bowman Consulting Group, Ltd.
2121 Eisenhower Avenue
Suite 302
Alexandria, Virginia 22314

Phone: (703) 548-2188
Fax: (703) 683-5781
www.bowmanconsulting.com

Bowman CONSULTING

PROFESSIONAL CERTIFICATION, I HEREBY CERTIFY THAT THESE DOCUMENT WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 18987, EXPIRATION DATE: 01-13-2017

STATE OF MARYLAND — MARK S. STIRES — NO. 18987 — REGISTERED PROFESSIONAL ENGINEER

COUNTY PROJECT NUMBER SM# 239939

PLAN STATUS	
08/10/12	2ND SUBMISSION
12/12/12	2ND SUBMISSION
02/11/13	3RD SUBMISSION
07/01/13	CERTIFIED SITE PLAN
07/02/14	SITE PLAN AMEND.
DATE	DESCRIPTION

VMF	SAS	MWS
DESIGN	DRAWN	CHKD

SCALE H: 1" = 30' V:

JOB No. 7471-01-003

DATE : APRIL 2011

FILE No. 7471-D-CP-001

SHEET C4.00

Cad file name : W:\7471 - Chelsea School Silver Spring, MD\7471-01-001 (ENG) - Chelsea School Silver Spring, MD\Engineering\Engineering Plans\Final7471-D-CP-002-C5.00-SIT-SITE PLAN.dwg

Chelsea Court CSP Civil Changes

Sheet C1.00:

- Site Area Tabulation – Adjusted figures based on Final Plat amendments
- Dry Utility Information – Adjusted based on Final Dry Utility Design File date
- Cover Sheet – Highlighted updated sheets, amended title block with revision date, revision narrative

Sheet C4.00

- Overall General Changes
    - General changes to storm drain layout based on DPS review and comment on plans. CSP reflects approved storm drain system.
    - General changes to Water and Sanitary layout based on WSSC review and comment on plans. CSP reflects approved water and sanitary system.
    - General changes to site grading, wall heights, and building FF elevations due to on-going site design iteration process. Grading in alleys changed from 5% slope to 3% slope due to build-ability issues, this change affected FF and some courtyard grading. Grading changed at the courtyard entrances off Ellsworth Heights Street due to WSSC Comment.
    - General changes to dry utility layout due to site design iteration process. CSP reflects final dry utility design.
- ROW truncation at Springvale and Pershing – ROW truncation was removed after discussion with MCDOT. Current ROW is acceptable.
- Retaining Walls
    - Walls which tied into side of house at the edge of the house were relocated 8" off the side of the house due to constructability issues.
    - Wall was added beside Lot 49 due to grading issues
    - Wall was extended beside Lot 56 due to grading issues
    - Wall in front of Lot 43 was changed due to grading issues
    - Wall in front of Lot 5 was changed due to grading issues
- Courtyards
    - Ellsworth Heights Street entry stairs have been relocated due to WSSC comment
    - Ellsworth Heights Street entry walls and fence have been removed due to WSSC comment.
    - Internal courtyard sidewalk has been modified based on WSSC comment and grading changes.
- Mailbox relocated beside Lot 43
- Handicap ramp removed at Ellsworth Drive / Ellsworth Heights Street interchange due to DPS review comment.

Sheet C5.00

- Average Finish Grade for each lot changed due to grading changes.

Sheet C8.00

- Grading changes as mentioned above

Sheet C9.00

- Storm Drain, Dry Utility, Water, and Sanitary changes as mentioned above

Chelsea Court CSP Landscape Changes

Sheet L1:

- Courtyard redesign per WSSC review.

Sheet L2:

- Landscape revised to accommodate architectural and storm water changes.

Sheet L2.1:

- Landscape revised to accommodate architectural and storm water changes.

Sheet L2.2:

- Landscape revised to accommodate architectural and storm water changes. Additional plant material added along Pershing Drive adjacent to the Riggs-Thompson home.

Sheet L2.3:

- Landscape revised to accommodate architectural and storm water changes. Additional plant material added along Pershing Drive adjacent to the Riggs-Thompson home.

Sheet L2.4:

- Landscape revised to accommodate architectural and storm water changes.

Sheet L2.5:

- Landscape revised to accommodate architectural and storm water changes.

Sheet L2.6:

- Sheet included for information only – approved as part of the Sediment Control / Storm Water Management Plans.

Sheet L2.7:

- Sheet included for information only – approved as part of the Sediment Control / Storm Water Management Plans.

Sheet L3:

- Plant quantities and species updated per revised design.

Sheet L5:

- Courtyard layout (walks, stairs, walls, lights, etc) redesigned to accommodate architectural, storm water and grading changes.
- Added bollards in the alley.
- Added quick coupling hose valve in the park area.
- Extended the picket fence along Pershing Drive adjacent to the Riggs-Thompson home.

- Added callouts for the paving around the Riggs-Thompson house.
- Revised the retaining wall callouts per structural design.
- Added a mailbox key.

Sheet L5.1:

- Moved detail 8/L6 (Screening @ Alley) to sheet L5.1 and renumbered to 5.
- Added details 6 and 7.

Sheet L5.2:

- Added quick coupling hose valve.

Sheet L6:

- Removed Ornamental Metal Fence detail.
- Moved detail 9/L6.1 (bike rack) to sheet L6 and renumbered to 3.
- Added additional information to detail 4.
- Moved detail 8 (Screening @ Alley) to sheet L5.1.
- Added detail 7, Tall Wood Single Gate.
- Added detail 9, Curb at Unit Pavers.

Sheet L6.1:

- Revised detail 5.
- Detail 6 changed to brick stairs.
- Detail 7 revised.
- Guardrail callout revised on detail 8.
- Detail 9 (bike rack) moved to sheet L6.
- Stone step detail added.

Sheet L6.3:

- Wall details updated to reflect grading, storm water and structural engineering changes.

Sheet L6.4:

- Sheet and additional details added.

Sheet L7:

- Revised light specification.
- Courtyard light locations adjusted per storm water revisions.

Attachment D

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

To: Neil Braunstein, Area 1

From: Scott Whipple, FPP Historic Preservation Section

Date: February 2, 2016

Re: Limited Plan Amendment #82013004A

The Historic Preservation Commission (HPC) on August 13, 2014 considered a proposal to install a picket fence along the east property line (fronting Pershing Drive), with breaks for the existing walkway and driveway, at the Riggs-Thompson House, an individually designated Master Plan site (MPHP #36/8).

Having carefully considered all materials and testimony entered into the record, the HPC voted unanimously to approve this HAWP.

MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

JUN 18 2013

MCPB No. 13-64
Site Plan No. 820130040
Chelsea Court
Date of Hearing: April 25, 2013

RESOLUTION

WHEREAS, under Montgomery County Code Division 59-D-3, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, on October 23, 2012, EYA/Chelsea Residential, LLC ("Applicant"), filed an application for approval of a site plan for 63 townhouses, including eight Moderately Priced Dwelling Units ("MPDUs"), and one one-family detached dwelling unit on 4.85 acres of RT-12.5 zoned-land, located at 711 Pershing Drive, south of Springvale Road ("Subject Property"), in the North and West Silver Spring Master Plan ("Master Plan") area; and

WHEREAS, Applicant's site plan application was designated Site Plan No. 820130040, Chelsea Court ("Site Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated April 12, 2013, setting forth its analysis of and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on April 25, 2013, the Planning Board held a public hearing on the Application, and at the hearing the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on April 25, 2013, the Planning Board voted to approve the Application subject to conditions, on the motion of Commissioner Anderson, seconded by Commissioner Presley, with a vote of 5-0; Commissioners Anderson, Carrier, Dreyfuss, Presley, and Wells-Harley voting in favor.

Approved as to
Legal Sufficiency: 6/6/13
M-NCPPC Legal Department

8787 Georgia Avenue, Silver Spring, Maryland 20910 Phone: 301.495.4605 Fax: 301.495.1320
www.montgomeryplanningboard.org E-Mail: mcp-chair@mncppc-mc.org

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 820130040 for 63 townhouses, including eight MPDUs, and one one-family detached dwelling unit on the Subject Property, subject to the following conditions:[1]

Conformance with Previous Approvals

1. Development Plan Conformance
   The Applicant must comply with the binding elements of the Development Plan G-892.

2. Preliminary Plan Conformance
   The Applicant must comply with the conditions of approval for Preliminary Plan No. 120130060 as listed in the Planning Board Resolution, unless amended.

Historic Preservation

3. Historic Preservation
   Prior to issuance of the 54th building use and occupancy, the Applicant must fully reverse any modifications made to the historic Riggs-Thompson House as part of a temporary sales center use approved by the Historic Preservation Commission. This reversal will involve reinstalling the triple hung windows in the south chapel elevation, removing any temporary ADA access ramping, and repairing any related damage to the siding, decking or railing of the house. The Applicant must contact in writing Historic Preservation Commission staff to document the modifications. The Applicant must provide the Historic Preservation Commission documentation to MCDPS – Site Plan Enforcement.

Parks, Open Space, & Recreation

4. Recreation Facilities
   a. The Applicant must provide the following recreation facilities:
      i. Picnic/sitting area
      ii. Open play area
      iii. Pedestrian walkway system
   b. The Applicant must meet the square footage requirements for all of the applicable proposed recreational elements and demonstrate that each element is in conformance with the approved M-NCPPC Recreation Guidelines.

[1] For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

5. Maintenance of Publicly Accessible Amenities
   The Applicant is responsible for maintaining all publicly accessible amenities including, but not limited to, landscaping, walkways, lighting, and benches.

Transportation & Circulation

6. Transportation
   a. The development is limited to a maximum of 63 townhouse units and retention of the one existing one-family unit.
   b. The Applicant must install the signs shown on the "Dimension and Signage Plan" (Sheet C5.00) of the Site Plan. In addition, the Applicant must install a sign at the intersection of the private street and Ellsworth Drive that states "Private Street No Through Traffic" and a sign at the intersection of the private street and Springvale Road that states "Private Street No Through Traffic."

7. Pedestrian Circulation
   The Applicant must provide five-foot-wide sidewalks and five-foot wide green panels along the Subject Property frontages on Ellsworth Drive, Springvale Road, and Pershing Drive, as shown on the Certified Site Plan. The five-foot-wide green panel may be omitted on the Ellsworth Drive frontage between the proposed crosswalk across Ellsworth Drive and the southern limit of the Subject Property frontage.

Density & Housing

8. Moderately Priced Dwelling Units (MPDUs)
   a. The development must provide 12.5% MPDUs on-site in accordance with the letter from the Department of Housing and Community Affairs dated January 4, 2013.
   b. The MPDU agreement to build must be executed prior to the release of any building permits.
   c. All of the required MPDUs must be provided on-site.
   d. The Planning Board has accepted the recommendations of the Montgomery County Department of Housing and Community Affairs ("MCDHCA") in its letter dated January 4, 2013, and does hereby incorporate them as conditions of the Site Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDHCA provided that the amendments do not conflict with other conditions of the Site Plan approval.

Site Plan

9. Site Design
   a. The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on Sheet A.1, A.2, A.1a, A.1b, and A.1c of the submitted architectural drawings, as determined by Staff.
   b. All units with sides facing Springvale Road must have fenestrations as typically found on the front facades, including window treatments, color and fascia materials. Prior to the release of any building permits for the Springvale-Road-facing units, the Applicant must provide architectural drawings and elevations to Staff, indicating compliance with the façade treatments.

10. Private Lighting
   a. The lighting distribution and photometric plan with summary report and tabulations must conform to IESNA standards for residential development.
   b. All onsite down-light fixtures must be full cut-off fixtures.
   c. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, specifically on any perimeter fixtures abutting the adjacent residential properties.
   d. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line abutting county roads and residential properties.
   e. The height of the light poles must not exceed the height specified on the Certified Site Plan.

11. Surety
   Prior to issuance of the first building permit within each relevant phase of development, the Applicant must provide a performance bond(s) or other form of surety in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance with the following provisions:
   a. The Applicant must provide a cost estimate of the materials and facilities, which, upon Staff approval, will establish the initial surety amount.
   b. The amount of the bond or surety shall include plant material, on-site lighting, recreational facilities, site furniture, the street and alleys, sidewalks, and entrance piers within the relevant phase of development.
   c. Prior to issuance of the first building permit, the Applicant must enter into a Site Plan Surety & Maintenance Agreement with the Planning Board in a form approved by the Office of General Counsel that outlines the responsibilities of the Applicant and incorporates the cost estimate.
   d. The bond/surety must be tied to the development program, and completion of plantings and installation of particular materials and facilities covered by the

surety for each phase of development will be followed by inspection and reduction of the surety.

12. Development Program
The Applicant must construct the development in accordance with a development program that will be reviewed and approved prior to the approval of the Certified Site Plan. The development program must include the following items in its phasing schedule:
a. Street lamps and sidewalks must be installed within six months after street construction is completed. Street tree planting may wait until the next growing season.
b. On-site amenities including, but not limited to, sidewalks, benches, trash receptacles, and bicycle facilities must be installed prior to release of the 54th building permit.
c. Clearing and grading must correspond to the construction phasing to minimize soil erosion and must not occur prior to approval of the Final Forest Conservation Plan, Sediment Control Plan, and M-NCPPC inspection and approval of all tree-save areas and protection devices.
d. The development program must provide phasing for installation of on-site landscaping and lighting.
e. Community-wide pedestrian pathways and recreation facilities, including benches, landscaping, and hardscape, must be completed prior to issuance of the 54th building permit.
f. Landscaping associated with each building must be completed as construction of each building is completed.
g. The development program must provide phasing of stormwater management and sediment and erosion control.

13. Certified Site Plan
Prior to approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:
a. Include the final forest conservation approval, stormwater management concept approval, development program, inspection schedule, and Site Plan Resolution on the approval or cover sheet.
b. Add a note to the Site Plan stating that "M-NCPPC Staff must inspect all tree-save areas and protection devices prior to clearing and grading".
c. Modify data table to reflect development standards enumerated in the Staff Report as needed.
d. Ensure consistency of all details and layout between Site Plan and landscape plan.
e. Revise the Site Plan drawing to show the provision of a sidewalk along Ellsworth Drive from the point where the Site Plan shows a proposed

crosswalk across Ellsworth Drive to the southern limit of the Subject Property frontage on Ellsworth Drive, pursuant to condition 7 above.

f. Revise sheet C5.00 of the Site Plan to include a sign at the intersection of the private street and Ellsworth Drive that states "Private Street No Through Traffic" and a sign at the intersection of the private street and Springvale Road that states "Private Street No Through Traffic."

BE IT FURTHER RESOLVED, that all site development elements as shown on Chelsea Court Site Plan drawings stamped by the M-NCPPC on February 13, 2013, shall be required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED, that, having considered the recommendations and findings of its Staff as presented at the hearing and as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

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

The Application complies with all applicable binding elements of County Council Resolution No. 17-471 approving Local Map Amendment G-892, which rezoned the Subject Property from the R-60 zone to the RT-12.5 zone. The following binding elements were applied to the schematic development plan:

1. The maximum number of units will be 64 (63 townhomes and 1 single family detached).

The Site Plan proposes 63 townhouses and one one-family detached dwelling.

2. The Applicant, its successors and assigns will record a public access easement allowing public use of the designated public green space along Ellsworth Drive, Springvale Road and Pershing Drive, with the specific size, configuration and location of this easement subject to final Site Plan approval.

The accompanying preliminary plan shows a public access easement over the public green space as required, and a condition of approval of the preliminary plan requires the easement to be granted and shown on the plat.

3. The project will provide green area of at least 50% of the net tract area. The townhouses will be located in a manner that will provide green areas along Pershing Drive and Ellsworth Drive and a linear green area along Springvale Road, all generally consistent with the schematic development plan with the specific size, configuration and location subject to final Site Plan approval.

   The Site Plan shows a green area that comprises 117,414 square feet, which is 51.3% of the gross tract area and 55.6% of the net lot area. The townhouses are located in such a way that provides green areas along Pershing Drive and Ellsworth Drive and a linear green area along Springvale Road.

4. The Applicant, its successors or assigns, will preserve the Riggs-Thompson House.

   The Riggs-Thompson House will be retained and converted to a private one-family dwelling.

5. The Applicant, its successors and assigns shall abide by the existing traffic restrictions on Springvale Road, Ellsworth Drive and Pershing Drive so long as those restrictions remain in effect.

   No aspect of the Site Plan will prevent compliance with the existing traffic restrictions on Springvale Road, Ellsworth Drive, and Pershing Drive. Compliance by the future residents of the project is subject to police enforcement.

6. The maximum building height will be 35 feet.

   The townhouses will be 35 feet in height maximum.

7. The project will provide a minimum of two parking spaces per unit plus additional spaces for guest parking.

   The Site Plan shows two parking spaces per dwelling and 18 on-street parking spaces. 140 parking spaces are provided in total.

8. The historic setting for the Riggs-Thompson House will remain at a minimum of 37,056 square feet.

   The Site Plan shows a historic environmental setting of 37,057 square feet.

9. The setback along Springvale Road shall be a minimum of 25 feet, and, subject to Site Plan approval, will include a double row of trees.

   The setback along Springvale Road is 25 feet, and a double row of trees is provided.

10. The internal private road will be restricted to use by residents and visitors of Chelsea Court and will include design features to avoid cut through traffic such as limited roadway width, on-street parking, special paving at each of the two (2) ingress/egress points, signage prohibiting cut through traffic, and other control measures to be finalized at the time of Site Plan approval.

    The signs prohibiting through traffic between Ellsworth Drive and Springvale Road will comply with this binding element. In addition, the private street will be 20 feet wide, on street parking is provided, and special paving is provided at the ingress/egress points.

11. The townhouse units confronting Springvale Road will be designed to have their fronts facing Springvale Road.

    The townhouses fronting on Springvale Road have been architecturally designed for front-facing units along Springvale Road.

12. The internal private Road shall include signage and channelization measures to prohibit left turning movements from the private street onto Springvale Road, subject to approval by MCDOT, as part of the Site Plan approval process.

    The private street is designed with channelization that prevents left turns onto Springvale Road, and a right-turn-only sign is provided for traffic approaching Springvale Road on the private street.

13. At the time of record plat, the Applicant will record a restrictive covenant for the open space area around the 37,056 square foot environmental setting for the Riggs Thompson House, generally consistent with the area shown on the Schematic Development Plan. The covenant will ensure that the area around the environmental setting will remain as open space in perpetuity but will enable Applicant to complete all work approved by the Planning Board as part of the Site Plan approval. Following completion of those improvements, the covenant will require advice from the Historic Preservation Commission to the Planning Board for any Site Plan amendment to the area subject to the covenant.

The preliminary plan approval includes a condition that requires the Applicant to record a restrictive covenant for the open area around the environmental setting for the Riggs-Thompson House.

14. The homeowners association documents for the project will provide authorization for police enforcement of all traffic restrictions and related signage regarding entry to and exits from the site and, upon Site Plan approval, Applicant will request an Executive Order (formal traffic order) for County police enforcement of entry and exit restrictions.

Compliance with this binding element will take place after approval of the Site Plan.

15. At the time of Site Plan, the Applicant will propose for Planning Board approval, a double row of trees along Springvale Road and landscaping combined with decorative walls at the ends of the alleys facing Springvale Road to screen the view down those alleys.

A double row of trees is provided along Springvale Road and decorative walls are provided at the ends of the alleys facing Springvale Road.

2. *The Site Plan meets all of the requirements of the zone in which it is located.*

The use is allowed in the RT-12.5 zone. At its hearing on May 19, 2011, the Planning Board made the determination with respect to the original proposal for LMA G-892 that the proposal fulfilled the purposes of the RT zone. The Planning Board determined that the townhouse community is compatible with adjacent development in the surrounding area. Both townhomes and detached homes are by nature one-family residential dwellings, which in itself lends to a presumption of de facto compatibility. Furthermore, given the characteristics of the specific proposal, which provides parkland buffers on three sides, increased setbacks to the north, compatible building heights, and an architectural design that is complementary to the detached homes along Springvale Road, any intrusiveness that could threaten the integrity of adjacent uses is minimized.

In County Council Resolution 17-286, dated October 18, 2011, the County Council remanded Local Map Amendment G-892 in order to address issues related to density, site layout, and the environmental setting for the Riggs-Thompson House. But, despite the remand, the County Council found that the development fulfills the purposes of the RT zone. The County Council found that:

The evidence in this case supports the Applicant's contention that an R-T Zone is appropriate at this location, although not at the density proposed [at that time, which was RT-15]. The Applicant's land planner testified that the development of the townhomes confirmed the residential use of the area, and eliminated some of the commercial-type aspects of the institutional use, such as truck traffic and school bus parking. Because the R-T Zone permits more flexibility in design than the underlying R-60 Zoning, the R-T Zone allowed the developer to provide more public access space and green space, and improvements to the existing streets, including sidewalks and landscaping, thus enhancing access to the amenities in the Central Business District. These amenities include access to civic, neighborhood-serving retail uses, and transit.

The finding made by the County Council remains valid. Therefore, the Planning Board finds that the Site Plan fulfills the purposes of the RT zone.

Requirements of the RT-12.5 Zone

Based on the following data table, which sets forth the development standards approved by the Planning Board and binding on the Applicant, and based on other evidence and testimony of record, the Application meets all of the applicable requirements of the RT-12.5 Zone.

Data Table

Development Standard	Permitted/Required	Approved & Binding on Applicant
Maximum Building Height (feet)	35	35
Maximum Number of Units	80[1, 2]	64
Minimum Building Setbacks (feet)		
From Any Land in a One-Family Zone	30	30
Right-of-Way	25	25
Rear – From an Adjoining Lot	20	20
Side – From an Adjoining Lot (end unit)	10	10
Minimum Green Area (% of gross tract area)	50%	51%

Maximum Building Coverage (% of lot)	35%	30%
Minimum Parking Spaces	128	140

[1] Including a 22% density bonus for providing 15% MPDUs.
[2] Limited to 64 dwelling units by a binding element of the schematic development plan.

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

The townhouses are located in rows that run perpendicular to Springvale Road, in order to present the narrow end to the existing one-family dwellings across the street. The end units will have their entrances on the side facing the street, giving the appearance of one-family detached dwellings facing the street. These locations provide easy access to the buildings via the private street and the pedestrian network, consisting of sidewalks on the private street and walkways in the mews and open space areas. The locations of the buildings are adequate and efficient, while meeting the aesthetic concerns of the area, and do not pose any safety concerns on the site.

Open space areas are provided along the development's edge at Springvale Road, along Ellsworth Drive, and at the intersection of Springvale Road and Pershing Drive. These open space areas will be available for recreation for the residents of the development and the surrounding neighborhood. Street trees and lighting are provided to enhance the pedestrian environment. Interior lighting will create enough visibility to provide safety but not so much as to cause glare on the adjacent roads or properties.

Recreation facilities are required for this Site Plan and are provided as shown in the following table.

RECREATION CALCULATIONS							
CHELSEA COURT							
DEMAND POINTS							
TYPE	CODE	UNITS	TOTS	CHILDREN	TEENS	ADULTS	SENIORS
SINGLE FAMILY	SFD I	1	0.10	0.20	0.22	0.85	0.08
TOWNHOUSE	TH	63	10.58	13.61	5.04	81.14	4.54
TOTAL		64	10.68	13.81	5.26	81.99	4.62
SUPPLY POINTS							
TYPE	CODE	#	TOTS	CHILDREN	TEENS	ADULTS	SENIORS
ON-SITE							
PICNIC/SITTING AREA	4	5	5.00	5.00	7.50	25.00	10.00
OPEN PLAY AREA II	5B	1	3.00	4.00	4.00	10.00	1.00
PEDESTRIAN SYSTEM	21	1	1.07	2.76	1.05	36.90	2.08
ON-SITE TOTAL			9.07	11.76	12.55	71.90	13.08
TOTAL PERCENTAGE			85%	85%	239%	88%	283%
OFF-SITE (ELLSWORTH PARK)							
MULTI-AGE PLAYGROUND	3		9	11	3	7	1
OFF-SITE TOTAL			9	11	3	7	1
TOTAL			18.07	22.76	15.55	78.90	14.08
TOTAL PERCENTAGE			169%	165%	296%	96%	305%
			ADEQUATE RECREATION FACILITIES				

The open spaces, landscaping, and site details adequately and efficiently address the needs of the use and the recommendations of the Master Plan, while providing a safe and comfortable environment.

Pedestrian access from adjacent sidewalks adequately and efficiently integrates this site into the surrounding area. Safety is enhanced by the provision of new sidewalks on Ellsworth Drive and Springvale Road, where none exist now. The vehicular circulation design efficiently directs traffic into and through the site with minimal impacts to pedestrian circulation. The traffic restriction signs that prohibit through traffic on the new private street ensure that the development will not create traffic impacts in the surrounding neighborhood from increased through traffic. This balance of design with the site, the recommendations of the Master Plan, and the needs of the use is an efficient and adequate means to provide a safe atmosphere for pedestrians, cyclists, and vehicles.

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

As the Planning Board determined at its public hearing of May 19, 2011, for the original LMA G-892 application, the townhouse community is compatible with adjacent development in the surrounding area. Both townhomes and detached homes are by nature one-family residential dwellings, which in itself lends to a presumption of de facto compatibility. Furthermore, given the characteristics of the specific proposal, which provides parkland buffers on three sides, increased setbacks to the north, comparable building heights, and an architectural design that is complementary to the detached homes along Springvale Road, any intrusiveness that could threaten the integrity of adjacent uses is minimized.

The approved schematic development plan includes several binding elements that ensure compatibility between the townhouses and the adjacent residential community. Those binding elements are discussed in detail above. As noted in that discussion, the development is in compliance with those binding elements.

The townhouse buildings themselves are arranged so that the narrow ends face the one-family detached dwellings on the opposite side of Springvale Road, in scale with those nearby buildings and are located such that they will not adversely impact existing or proposed adjacent uses. The heights of the townhouses will be compatible with the heights of confronting one-family dwellings. The environmental setting for the Riggs-Thompson House protects the historic resource and green area around the house.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

The Application complies with the applicable requirements of the Forest Conservation Law as approved with Preliminary Plan No. 120130060.

The MCDPS Stormwater Management Section approved the stormwater management concept on October 24, 2012. According to the approval letter, the stormwater management concept meets stormwater management requirements using environmental site design to the maximum extent practicable. The full volume of environmental site design is provided using permeable pavement, micro-bioretention, planter boxes, bio-swales, and dry wells.

Under Section 24A-6 of the County Code, the Historic Preservation Commission must approve a Historic Area Work Permit for any exterior alterations to the buildings or the environmental setting. The Historic

Preservation Commission has approved the Applicant's Historic Area Work Permit to demolish nonhistoric buildings, rehabilitate the Riggs-Thompson House, and make hardscape and greenscape alterations within historic site's environmental setting. The approved Historic Area Work Permit is consistent with the Site Plan.

BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this Site Plan shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JUN 18 2013 (which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * * * * * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Anderson, seconded by Vice Chair Wells-Harley, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson and Dreyfuss voting in favor, and Commissioner Presley absent, at its regular meeting held on Thursday, June 13, 2013, in Silver Spring, Maryland.

Françoise M. Carrier, Chair
Montgomery County Planning Board

Attachment F

DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

December 18, 2015

Mr. Matthew Senenman, P.E.
Bowman Consulting Group, Ltd.
2121 Eisenhower Avenue, Suite 302
Alexandria, VA 22314

Re: Stormwater Management **Revised *CONCEPT***
Request for Chelsea Court / previously Chelsea School
Preliminary Plan #: 120130060
SM File #: 239939
Tract Size/Zone: 5.25 Ac./RT-12.5
Total Concept Area: 5.25 Ac.
Lots/Block: 58
Watershed: Sligo Creek

Dear Mr. Senenman:

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 stormwater management requirements using ESD to MEP. ESD is provided using micro-bioretention/planter boxes, and dry wells. The remaining volume is treated by using two structural biofilters.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest MDE Standards and Specifications for Topsoiling.

2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.

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.

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.

6. Easements and covenants are required for all stormwater management measures.

7. Design all ESD measures according to the MCDPS design specifications in place at time of plan submittal.

8. No retaining walls are to be located within the easement areas.

9. All landscaping for surface storm water structures is to be approved by a Landscape Architect, licensed in Maryland.

10. Due to moderately erodible soils, additional sediment controls are required. This may include specific sequencing in order to provide adequate erosion and sediment control for this site.

11. Full recharge volume is provided on site.

12. **This approval supersedes the previously approved stormwater management concept approval letter dated October, 2012.**

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

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

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact David Kuykendall at 240-777-6332.

Sincerely,

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

RRB: tla CN 239939 Chelsea Court Revised.DWK

cc: Mark Pfefferle, Cathy Conlon
SM File # 239939

ESD Acres:	4.17
STRUCTURAL Acres:	1.08
WAIVED Acres:	0.00