



## Montgomery College Germantown Campus, Preliminary Plan, 120160240

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Completed: 11/23/16

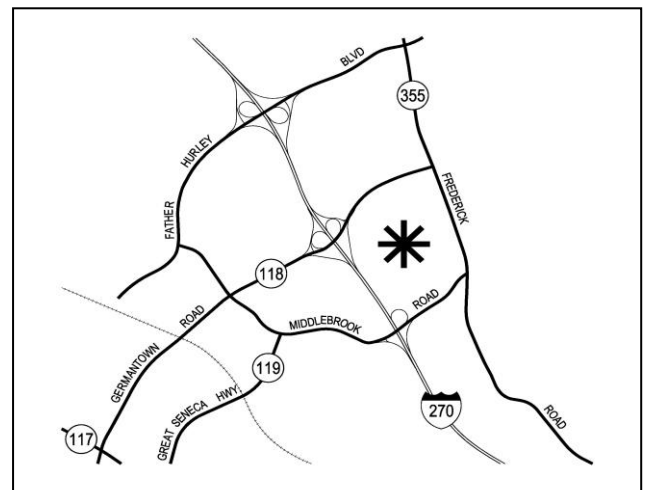
### Description

**Preliminary Plan No. 120160240:** Application to create 1 lot for up to 150,000 square feet of general office space, in the Montgomery College Germantown Campus, located at the northwest corner of Observation Drive and Exploration Lane; 5.75 acres; LSC Zone; 2009 Germantown Employment Area Sector Plan.

**Applicant:** Martha Schoonmaker (Montgomery College Life Sciences Park Foundation)

**Submittal Date:** March 30, 2016

**Review Basis:** Chapter 22A, Chapter 50



### Summary

- Staff recommends Approval with conditions of the Preliminary Plan.
- This application is filed by the Montgomery College Life Sciences Park Foundation, on behalf of Montgomery College, consistent with Montgomery College Resolution 15-10-096 authorizing the Life Science Park Foundation to serve on behalf of Montgomery College in submitting a subdivision in the Hercules Pinkney Life Science Park.
- The Preliminary Plan is substantially consistent with the Germantown Employment Area Sector Plan of 2009 and the Montgomery College Facilities Master Plan 2006-2016, approved in 2010.
- The total Floor-Area-Ratio (FAR) is less than 0.5 (0.41), therefore the Preliminary Plan is reviewed under the standard method of development, and no Site Plan review will be required.
- Forest Conservation was met as part of MR2009720, approved in 2010 for the entire Montgomery College Germantown Campus.
- The Applicant has agreed to enter into a voluntary TMAG agreement with MCDOT and MNCPPC, as recommended in the approval memo from MCDOT.
- Office is a limited use in the LSC zone; the allowed proportion of uses are conditioned to be consistent with the Limit Use requirements of Section 59.3.5.8.B

## SECTION 1 – RECOMMENDATIONS AND CONDITIONS

**Preliminary Plan No. 120160070:** Staff recommends approval of the Preliminary Plan and associated Preliminary Forest Conservation Plan subject to the following conditions:

- 1) This approval is limited to one (1) lot for up to 150,000 square feet of Office and Professional uses as defined in Section 59.3.5.8.
- 2) Offices or companies that are not principally engaged in health services, research and development, or high technology industrial activities are limited to 40% of the gross floor area on the Subject Property.
- 3) The Applicant must comply with the conditions of approval for the Final Forest Conservation Plan No. MR2009720.
- 4) The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Service (“MCDPS”) – Water Resources Section in its stormwater management concept letter dated October 19, 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.
- 5) The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS) Fire Code Enforcement Section in its letter dated July 25, 2016, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Preliminary Plan approval.
- 6) The Planning Board accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated October 20, 2016, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 7) Prior to issuance of access permits, the Applicant must satisfy the provisions for access and improvements as required by MCDOT.
- 8) Prior to recordation of plat(s), the Applicant must satisfy MCDPS requirements to ensure construction of the following:
  - a. A five-foot-wide sidewalk across the Subject Property’s frontage, from Exploration Lane to opposite the northern entrance to Holy Cross Hospital.
  - b. A five-foot-wide sidewalk across the Subject Property’s frontage along Exploration Lane.
- 9) The record plat must show an easement for possible future driveway access, located across the Subject property, opposite the northern entrance to Holy Cross Hospital. for use by the property located to the west, consistent with the Preliminary Plan drawing.

- 10) Record plat must show necessary easements.
- 11) 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.
- 12) The Applicant must make a Transportation Policy Area Review (“TPAR”) Mitigation Payment for Transit, equal to 25% of the applicable transportation impact tax to the Montgomery County Department of Permitting Services (“MCPDS”). The timing and amount of the payment will be in accordance with Chapter 52 of the Montgomery County Code.
- 13) Revise the Certified Preliminary Plan to include the following:
  - a. Include the stormwater management concept approval letter and Preliminary Plan Resolution on the approval or cover sheet(s).
  - b. Show the construction of ADA accessible receiving ramps on the east side of Observation Drive on both sides of the Holy Cross Hospital entrance, accessible for pedestrians crossing Observation Drive.
  - c. Modify the shown ADA accessible sidewalk ramps on either side of the subject properties entrance on Observation Drive for pedestrians crossing Observation Drive to better align with the Holy Cross entrance.
- 14) The certified Preliminary Plan must contain the following note:

*“Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board’s approval.”*
- 15) Any above ground building permits that are issued must show that the structures satisfy the build-to-area requirements for Exploration Lane and Observation Drive. If the proposed building does not meet the build-to-area requirements, Site Plan approval by the Planning Board is required.
- 16) Any expansion in the limits of disturbance above what is currently shown on the Preliminary Plan for the construction of a parking facility must be approved with a Preliminary Plan amendment.

## SECTION 2 – SITE LOCATION AND ANALYSIS

### Site Location

The subject property is approximately 5.75 acres and is located in the northwest corner of the intersection with Observation Drive and Exploration Lane (Figure 1, red outline). The property will be subdivided from Part of Parcel A-1, originally a 176.7 acre property recorded in 1978 by Plat No. 11892 (Figure 1, purple dash) (Attachment 2). Previous subdivisions have reduced Parcel A-1 to its current 150.41 acres including creating separate lots for the Holy Cross at Germantown Hospital. Generally, Part of Parcel A-1 is south of Germantown Road, east of I-270, north of Middlebrook Road, and west of Frederick Road, and the subject property is in the southern portion of Part of Parcel A-1, close to the intersection of Middlebrook Road and Observation Drive. The site is zoned Life Science Center (LSC) 2.0, H-100T and is part of the 2009 Germantown Employment Area Sector Plan.

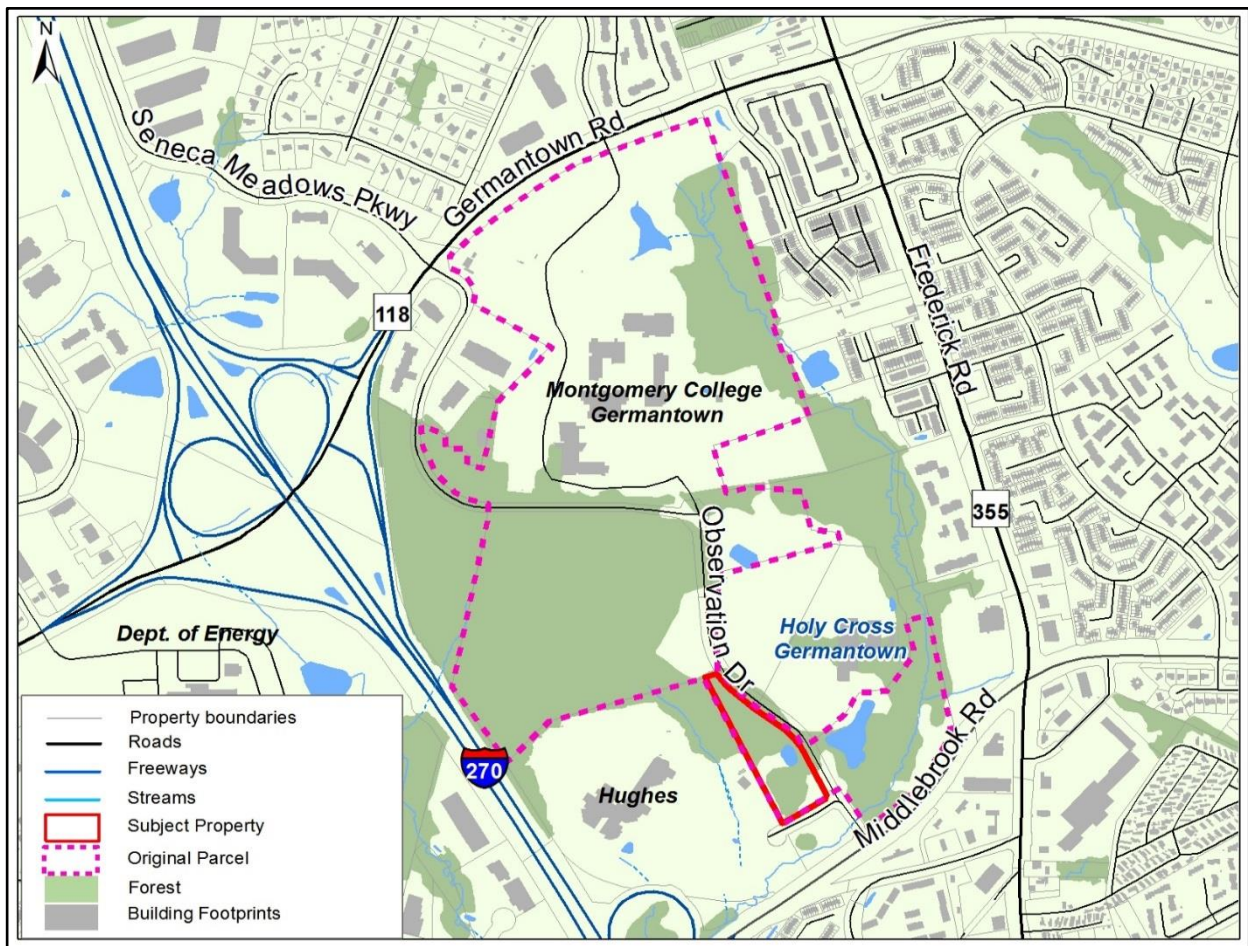


Figure 1 – Vicinity Map

### Site Vicinity

Other uses that are part of the Montgomery College at Germantown Campus include the Holy Cross Hospital, which is directly opposite the subject property on Observation Drive, and the multiple academic buildings associated with Montgomery College, located just north of the property. Immediately to the west of the site is the Hughes corporation, and the site is located just under a mile east of the Germantown Town Center.



Figure 2 – Aerial, Montgomery College Campus

### Site Description

The parent tract, Part of Parcel A-1, is improved with multiple academic structures, associated parking and on-site circulation for the Montgomery College Campus (Figure 2). Part of Parcel A-1 also includes areas of stormwater management and multiple areas of Category 1 forest conservation easement. Part of Parcel A-1 is bisected by Observation Drive, which is a master planned arterial roadway. The property occupied by Holy Cross Hospital is part of the larger Montgomery College Germantown campus, but sits on its own Parcel C, created by Plat No. 24446 in 2012 to allow for the construction of the Hospital and this section of Observation Drive.

The approximately 5.75 acre subject property is unimproved and is partially cleared and partially forested. An area was cleared in the eastern portion of the property as part of the construction of Observation Drive, and there is an area of existing Category 2 conservation easement, shown in figure 3, protecting a 72 inch Champion American Elm Tree in the northern part of the property.



Figure 3 – Aerial, Subject Property

## SECTION 3 – APPLICATION AND PROPOSAL

### Previous Approvals

#### Mandatory Referral MR2009720 and MR2009734

The subject property was included in the geography of two Mandatory Referrals, which were co-approved by MCPB Resolution No. 10-67 on June 15, 2010 for Forest Conservation purposes on the overall 224 acre Montgomery College Germantown Campus. This approval was for a new Bioscience building, and a childcare center on the Montgomery College Germantown Campus, and for a final forest conservation plan encompassing the entire 224.13 acre campus, including the subject property. This established the creation of category 1 conservation easements on portions of the Montgomery College Germantown Campus, and established areas approved for future forest clearing and land disturbing activities.

### Current Proposal

#### Preliminary Plan No. 120160240

The Applicant, Martha Schoonmaker, on behalf of the Montgomery College Life Sciences Park Foundation (“Applicant”) is requesting to create one lot, approximately 5.75 acres in size, for the development of up to 150,000 square feet of office space (“Preliminary Plan”) or (“Application”). The Preliminary Plan shows a speculative 150,000 square foot, 75-foot tall office building located in the southeastern corner of the property. The placement of the building is consistent with the activation recommendations in the Montgomery College Facilities Master Plan Update 2006-2016, and with the build-to-area requirements of the LSC zone. Parking for the use is provided with a surface parking lot with two access points; a northern access on Observation Drive that aligns with the existing entrance to Holy Cross Hospital, and a southern access point located on Exploration Lane. Integrated within the parking lot are various stormwater management facilities, and between the parking lot and the northern side of the building is an area of public open space. A new sidewalk will be installed along the western side of Observation Drive in a public improvement easement along the property’s frontage, and lead in sidewalks will lead to a front door on Observation Drive, and along the access drives into the parking lot. The layout of the parking facilities, on-site circulation and building size and location are illustrative on the Preliminary Plan Drawings except for the location of the access points, and the location of the building as it relates to the build-to-area requirements which are controlled by the Zoning Ordinance.

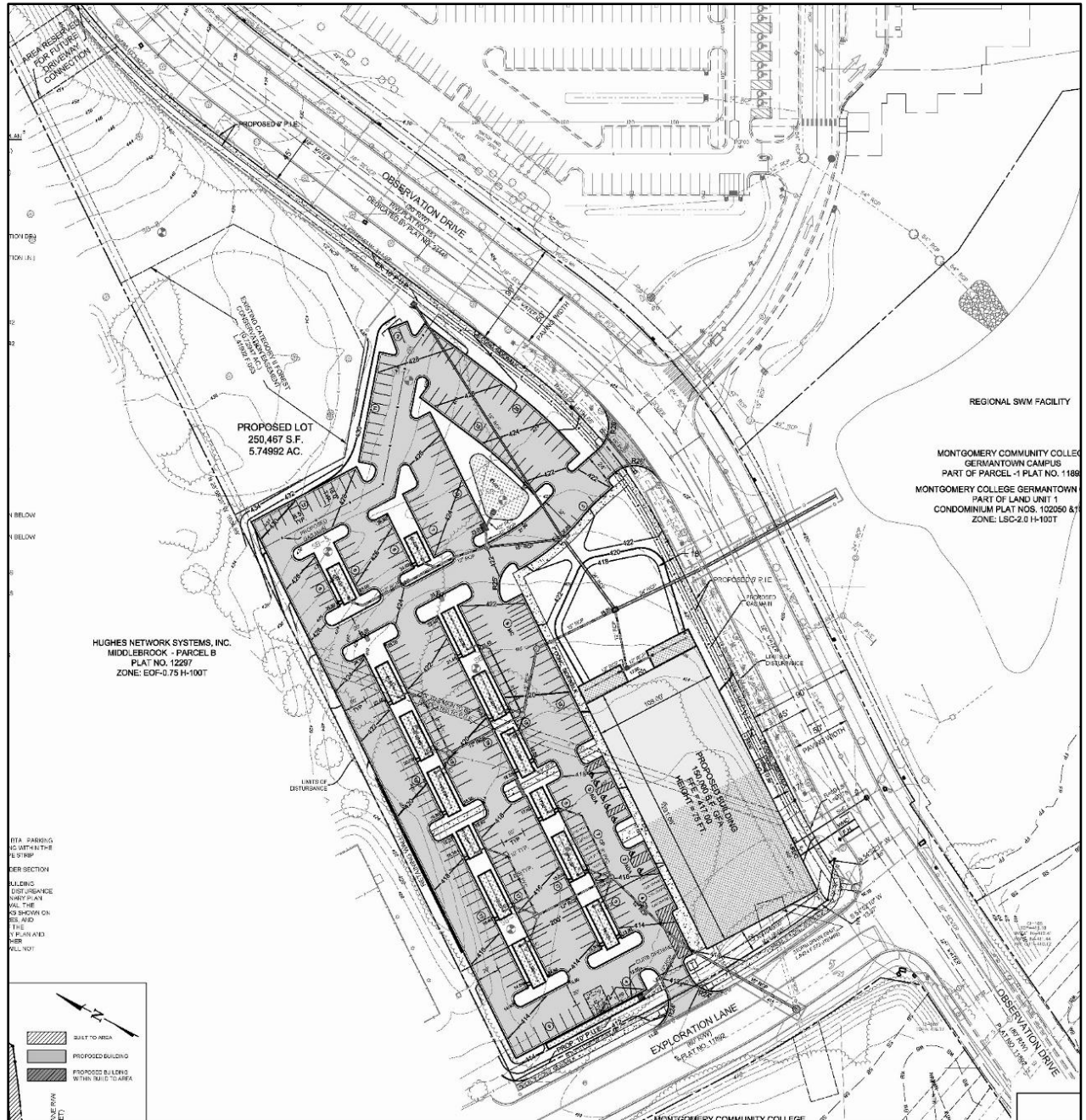


Figure 5 – Preliminary Plan



**SECTION 4 – ANALYSIS AND FINDINGS PRELIMINARY PLAN 20160070**

1. *The Preliminary Plan substantially conforms to the Master Plan.*

2009 Germantown Employment Area Sector Plan

The subject property is located within the limits of the 2009 Germantown Employment Area Sector Plan (“Master Plan”). The Master Plan study area looked at the employment corridor centered on I-270 and made land use, transportation and environmental recommendations to help create vibrant mixed use communities in upper Montgomery County.

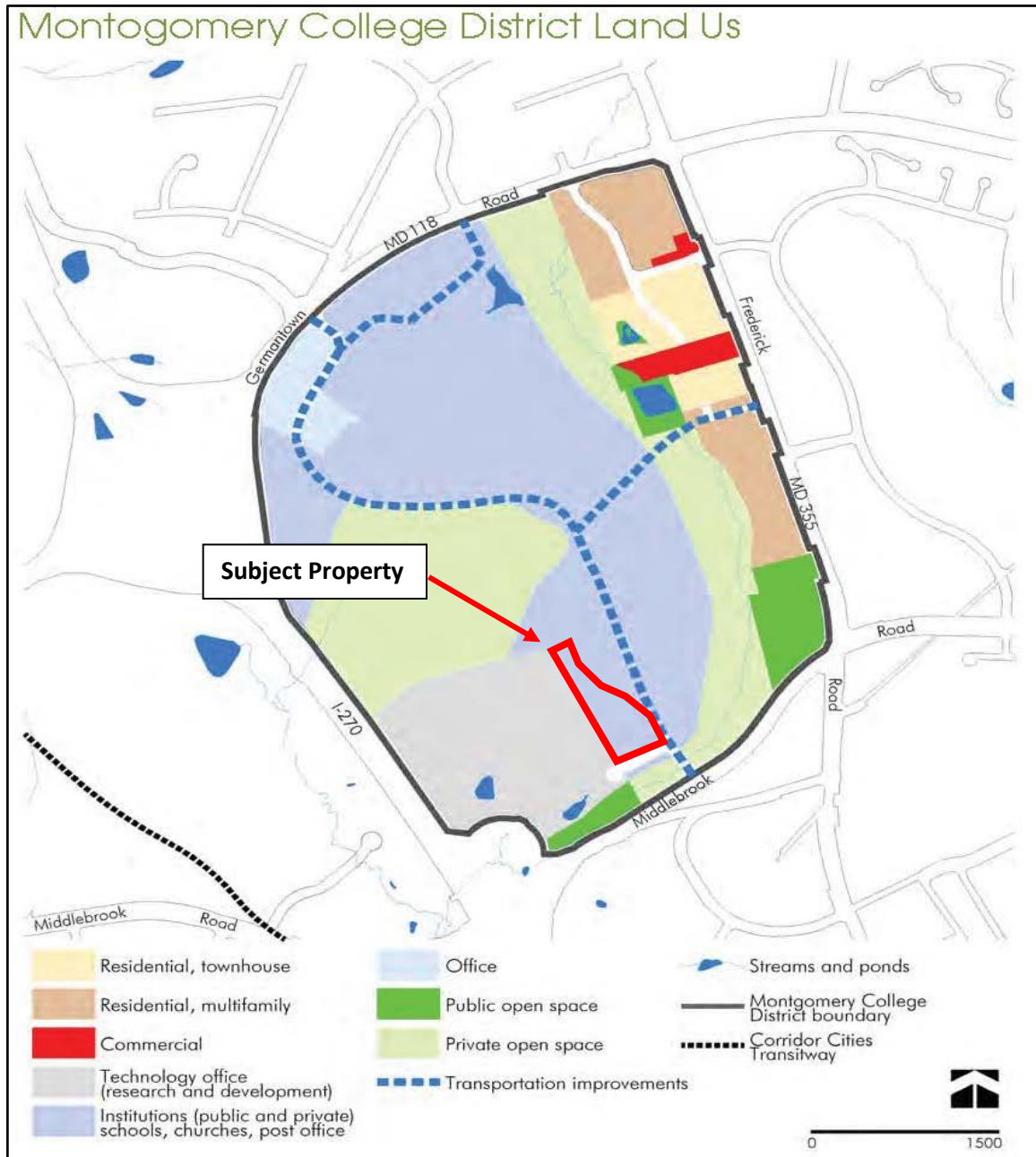


Figure 6 – Master Plan Framework

The subject property is located within the Montgomery College District sub-area (Figure 6) and has a recommended future land use of institutions (both public and private). The Montgomery College District land use recommendations include expanding the colleges academic facilities in addition to creating up to one million square feet of technology park uses that can link the business and academic communities, preserving high quality forest, and promoting structured parking to reduce imperviousness. The Preliminary Plan proposes up to 150,000 square feet of office space, to be built by the Montgomery College Life Sciences Park Foundation, a private foundation that has an agreement with the Montgomery College Board of Trustees to develop portions of the Montgomery College Campus with office and technology uses. The proposed office use is located near the south entrance of the campus providing it good connections to the hospital, academic buildings, and the area transportation network.

Although there are limited forest resources on the subject property that are being disturbed, the primary area of high quality forest is located off-site on other portions of the Montgomery College campus, and this Application continues to protect the County Champion tree located on site. Although this Preliminary Plan does not propose structured parking in this standard method development project, the size and location of the building does not preclude additional future development with structured parking. Also, to minimize the creation of unnecessary impervious surfaces and to reduce any potential impacts to the County Champion Elm tree, this Application is conditioned so that any expansion of the LOD north of its current shown location, for the construction of surface parking, would require a preliminary plan amendment.

As a Preliminary Plan, many of the urban form recommendations for the Montgomery College District are not applicable, however the LSC zone does require that all new general building types have a minimum 70% of the structure located within the 20-foot build-to-area established by the Zoning Ordinance. The Applicant cannot substantially change the location of the structure at the time of building permit without requiring a Site Plan review by the Planning Board.

2. *Public facilities will be adequate to support and service the area of the approved subdivision.*

#### Roads and Transportation Facilities

The subject property is located at the intersection of Observation Drive and Exploration Lane. Observation Drive is identified in the Master Plan as an arterial roadway A-19, with a total right-of-way of 80 feet, including four travel lanes on a non-divided highway, minimum five-foot wide sidewalks and dual bikeways. This segment of Observation Drive was recently constructed and was built to the Master Plan standards for the roadway, but deviated slightly from the recommendations for bikeways and sidewalks. Rather than an on-road only bikeway and sidewalks, an off-road shared use path was constructed on the east side of Observation Drive, and all the roadway's stormwater management was located on the western side of the roadway. This Application will provide the missing sidewalk along its property frontage, but located within a public improvement easement on-lot in coordination with MCDOT, to avoid disturbing the existing stormwater management facilities.

In addition to vehicle traffic, Observation Drive is planned to accommodate a bus rapid transit route as a spur of the MD 355 North corridor in the 2013 adopted *Countywide Transit Corridor Function Plan* ("BRT Study"). The BRT Study identifies the segment on Observation Drive as having buses run in dedicated lanes within the existing roadway, by either repurposing two of the vehicle travel lanes into BRT lanes, or to have the buses run in mixed traffic when the MD 355 North corridor is implemented.

The Planning Board will be considering the Locally Preferred Alternative for this BRT corridor in January 2017. The existing right-of-way is consistent with what is required for implementation of the BRT Study recommendations.

Exploration Lane, along the subject property’s southern frontage, is not a Master Planned roadway and was built to an old industrial roadway standard. No dedication or roadway configuration changes are required or proposed for Exploration Lane, except for the addition of a five-foot wide sidewalk across the property’s frontage.

There are four existing Ride-On transit routes that provide service in the vicinity of the subject property and they include Routes 55, 70, 79 and 83. Route 55 and 83 operate on weekdays and weekends, Route 79 operates on weekdays only, and Route 70 is an express route that operates during rush-hours only.

*Local Area Transportation Review (LATR)*

The Preliminary Plan is proposing a commercial office building, up to 150,000 square feet in size. The peak-hour trip generation estimates for this proposal was based on the trip generation rates included in the M-NCPPC, Local Area Transportation Review and Transportation Policy Area Review Guidelines. The proposed development will generate a maximum total of 247 new peak-hour trips during the weekday morning peak period, and 236 new peak-hour trips during the evening peak period.

A traffic study was submitted as part of the Preliminary Plan to determine the impact of the 150,000 square feet of general office on the local area transportation system. Five local intersections were identified as critical intersections for analysis to determine whether they meet the applicable congestion standards. All five intersections shown in Table 1 are located within the Germantown East Policy Area, which has a Critical Lane Volume (“CLV”) standard of 1,425.

The proposed development trips were added to the existing and the background traffic (trips generated from approved but unbuilt developments) to determine the total future traffic. The total future traffic was assigned to the critical intersections to evaluate the total future CLVs. The result of CLV calculation is shown in Table 1. All intersections analyzed are currently operating at acceptable CLV congestion standards and will continue to do so under the total future traffic condition with the proposed use on the subject property.

**Table 1: Summary of Critical Lane Volume (CLV) Calculations**

Studied Intersection	Traffic Condition					
	Existing		Background		Total	
	AM	PM	AM	PM	AM	PM
MD 118 & Goldenrod Lane	628	977	978	1,338	987	1,400
MD 118 & Observation Drive	549	698	912	1,092	912	1,106
Observation Drive & Middlebrook Road	725	770	829	833	938	915
Observation Drive & Exploration Lane	556	419	601	476	738	529
Observation Drive & Site Driveway	141	146	164	176	296	444

*Transportation Policy Area Review (TPAR)*

The property is located in the Germantown East Policy Area. According to the 2012-2016 Subdivision Staging Policy, the Germantown East Policy Area is adequate under the roadway test and inadequate under the transit test; therefore, the Applicant must make a TPAR mitigation payment equal to 25 percent of the General District Transportation Impact Tax for the 150,000 square feet of general office space, pursuant to the 2012-2016 Subdivision Staging Policy. The timing and amount of the payment will be in accordance with Chapter 52 of the Montgomery County Code.

The Preliminary Plan has been evaluated by Staff, the Montgomery County Department of Transportation (Attachment 3) and the Maryland State Highway Administration, all of which support the transportation elements of the Application. Staff finds the proposed access to the site, as shown on the Preliminary Plan, to be adequate to serve the traffic generated by the development. Staff also finds that the internal and external pedestrian circulation and walkways as shown on the Preliminary Plan will provide adequate movement of pedestrians.

Other Public Facilities and Services

Other public facilities and services are available and will be adequate to serve the proposed development. The subject property is located in the W1 and S1 categories for water and sewer, and will be serviced by public water and sewer. Telecommunications and other dry utility companies reviewed the Preliminary Plan and found that the Application can be adequately served. The Application has also been reviewed by the Montgomery County Fire and Rescue Services who have determined that the Application as shown can provide adequate access for fire and emergency vehicles (Attachment 5). Other public services such as police and health services are currently operating within the standards set by the Subdivision Staging Policy currently in effect.

- 3. The size, width, shape, and orientation of the approved lots are appropriate for the location of the subdivision, taking into account the recommendations included in the applicable master plan, and for the type of development or use contemplated.*

This Application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The Application meets all applicable sections of the Subdivision Regulations. The proposed lot size, width, shape and orientation is appropriate for the location of the subdivision taking into account the zoning, and the land use recommendations in the Master Plan. The property as part of the Montgomery College Campus is planned for institutional uses that may include office space, and the size and location of this lot is adequate for an office building, associated parking and stormwater management. Subdividing a lot for development by private entities in cooperation with the College is consistent with previous subdivisions in the area.

The lot was reviewed for compliance with the dimensional requirements for the LSC zone as specified in the Zoning Ordinance. The lot as proposed will meet all the dimensional requirements for area and, frontage, and the lot is appropriately sized and shaped for the proposed office building to meet the required setbacks and lot width in that zone. A summary of this review is included in Table 2. In the LSC Zone, the Office and Professional use group in the zoning ordinance allows Life Science and Research and Development uses by right, but has office as a limit use, with details specified by Section 59.3.5.8.B.2.a.i – *In the LSC zone, an Office for a company that is not principally engaged in health services, research and development, or high technology industrial activities is limited to 40% of the*

gross floor area on the subject site. As conditioned, this Application complies with the use requirements of the zone. The Application has been reviewed by other applicable county agencies, all of whom have recommended approval of the Preliminary Plan.

**Table 2: Development Standards LSC Zone**

Standard	Required/Permitted	Proposed
Density Sq. Ft. / FAR	Up to 729,036 / 2.0	150,000 / 0.41
Public Open Space	10% Min	14.5%
Min Lot Area (SFD)	n/a	250,467 sq. ft.
Min Front Setback	0 ft.	17 ft.*
Min Side Street Setback	0 ft.	12 ft.*
Front Build to Area (% within 20 feet)	70%	98%*
Side Build to Area (% within 20 feet)	35%	68%*
Building Height	100 ft.	75 ft.*
Vehicle Parking	300 – 450 spaces	302 spaces**
Site Plan Required	No	n/a

\* Final determination of setbacks and build-to-area calculations made by MCDPS at the time of building permit. The applicant must meet the minimums required or a Site Plan will be necessary.

\*\* 302 spaces includes reduction credits given for car-share and car-pool spaces. The application may be subject to a TMAG and the ultimate quantity of parking spaces and provision of car-share and car-pool spaces will be determined by MCDPS at the time of building permit.

4. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code Chapter 22A.*

Environmental Analysis

A Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) was approved for the entire 224 acre Montgomery College Germantown Campus on October 19, 2006 and was recertified on January 1, 2009. The extent of the NRI/FSD included the subject property at that time. The property is in the Great Seneca Creek watershed which is a Use Class I-P watershed. Although the NRI/FSD identified many environmental resources on the total campus, the only resources located on the subject property are the 72-inch champion American Elm tree and fragmented upland forest.

Forest Conservation Law

A Final Forest Conservation Plan (“FFCP”) was approved for the Montgomery College-Germantown Campus under plan number MR2009720, by MCPB No. 10-67 dated July 14, 2010. The subject property is within the geography covered by the campus FFCP. This FFCP designated forest conservation easements and designated areas available for development within this campus, including the creation of an existing category II Conservation Easement located on the proposed lot (Figure 7). The lot location, and the proposed development are in conformance with the easements and limits of disturbance shown on the FFCP #MR2009720. The FFCP approved of the Montgomery College-Germantown Campus plan number MR2009720 protects all sensitive environmental features on the campus in conformance with Section 50-32 of the Subdivision Regulations. Therefore, the Preliminary Plan complies with Chapter 22A, Montgomery County Forest Conservation Law.

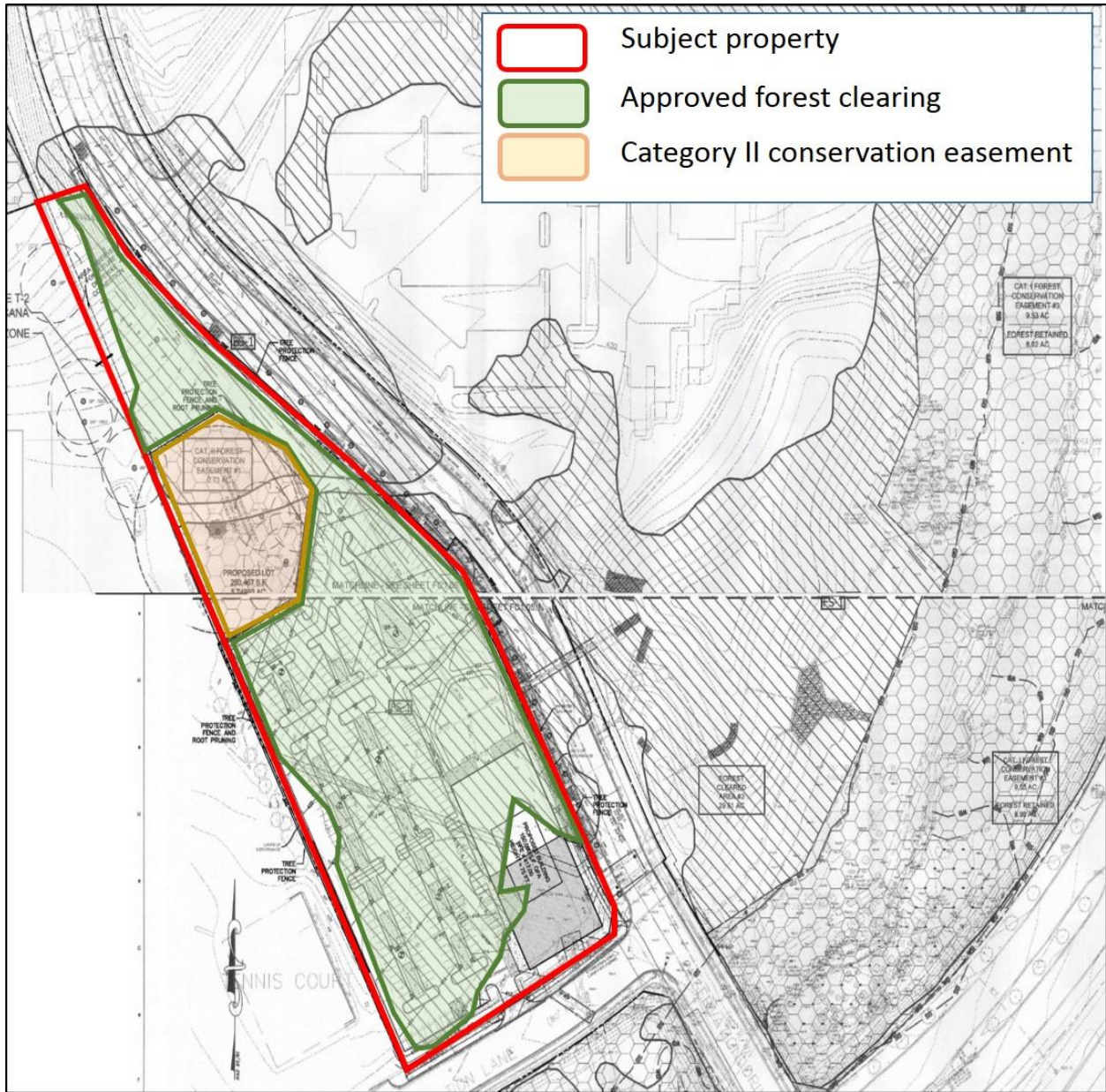


Figure 7 – Existing FFCP

5. All stormwater management requirements shall be met as provided in Montgomery County Code Chapter 19, Article II, titled “Storm Water Management,” Sections 19-20 through 19-35.

The Preliminary Plan meets the Stormwater Management requirements of Chapter 19 of the County Code. The Applicant received a stormwater concept approval on October 19, 2016 (Attachment 4) including a list of outstanding items that will be addressed during the site development phase. The Application will meet part of the stormwater management goals using micro-bioretenion, green roofs and pervious pavements. Some stormwater is permitted to use the existing stormwater pond facility located on the east side of Observation Drive.

## **SECTION 5 – CITIZEN CORRESPONDENCE AND ISSUES**

The Applicant has met all proper signage, noticing and pre-submission meeting requirements for the Preliminary Plan Application. A pre-submission meeting for the Preliminary Plan was held January 20, 2016 at the Paul Peck Building of the Montgomery College Germantown Campus. According to the records submitted by the Applicant, there were seven individuals in attendance who were not part of the Application team. Concerns raised at this meeting included protection of the forest resources on the campus, concerns over stormwater management, vehicle access and how the proposed building could help attract employers to the area. The Applicant addressed these concerns at the meeting and as of the posting of this Staff Report, Staff has not received any correspondence from the community.

## **SECTION 6 – CONCLUSION**

The proposed lot meets all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conform to the recommendations of the *2009 Germantown Employment Area Sector Plan*. Access and public facilities will be adequate to serve the proposed Application, and the Application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Therefore, approval of the Application with the conditions specified above is recommended.

### Attachments

- Attachment 1 – Preliminary Plan
- Attachment 2 – Plat No. 11892
- Attachment 3 - MCDOT approval memo
- Attachment 4 – MCDPS Stormwater Concept approval
- Attachment 5 – Fire Marshal approval

# Attachment 1

## LEGEND

EXISTING	PROPOSED

### LSC ZONE DEVELOPMENT STANDARDS<sup>4</sup> (STANDARD METHOD OF DEVELOPMENT, F.A.R. 0.5)

MINIMUM PUBLIC OPEN SPACE: 59-4.6.3.D.1	PERMITTED/REQUIRED 10.0% (25,047 S.F.)	PROVIDED PER PLAN 14.5% (36,235 S.F.)
MAXIMUM DENSITY (FAR) - STANDARD METHOD 59-4.6.3.D.2	0.50 (182,259 S.F.)	0.41 (150,000 S.F.)
MINIMUM LOT AREA 59-4.6.3.D.3	N/A	250,467 S.F.
MAXIMUM BUILDING COVERAGE 59-4.6.3.D.2	N/A	10% (25,000 S.F.)
MINIMUM FRONT SETBACK (BUILDING) 59-4.6.3.D.3	0 FT.	17 FT. (OBSERVATION DR.)
MINIMUM SIDE STREET SETBACK (BUILDING) 59-4.6.3.D.3	0 FT.	25 FT. (EXPLORATION LN.)
MINIMUM SIDE SETBACK (BUILDING, ALL OTHER ZONES) <sup>1</sup> 59-4.6.3.D.3	0 FT.	780 FT.
MINIMUM REAR SETBACK (BUILDING, ALL OTHER ZONES) <sup>1</sup> 59-4.6.3.D.3	0 FT.	200 FT.
MINIMUM FRONT SETBACK (PARKING, IN BTA) 59-4.6.3.D.3	SEE FOOTNOTE #2	SEE FOOTNOTE #2
MINIMUM SIDE STREET SETBACK (PARKING, IN BTA) 59-4.6.3.D.3	SEE FOOTNOTE #2	SEE FOOTNOTE #2
MINIMUM SIDE SETBACK (PARKING) 59-4.6.3.D.3 / 59-4.6.2.9.C.3.b	6 FT. <sup>3</sup>	444 FT.
MINIMUM REAR SETBACK (PARKING) 59-4.6.3.D.3 / 59-4.6.2.9.C.3.b	6 FT. <sup>3</sup>	10 FT.
BUILD TO AREA (BTA) MAX. FRONT SETBACK 59-4.6.3.D.3	20 FT.	SEE BTA EXHIBIT
BUILD TO AREA (BTA) MIN. PERCENTAGE FRONT 59-4.6.3.D.3	70%	98%
BUILD TO AREA (BTA) MAX. SIDE STREET SETBACK 59-4.6.3.D.3	20 FT.	SEE BTA EXHIBIT
BUILD TO AREA (BTA) MIN. PERCENTAGE SIDE 59-4.6.3.D.3	36%	68%
MAXIMUM BUILDING HEIGHT 59-4.6.3.D.4	100 FT. (MAPPED)	75 FT.
MINIMUM VEHICLE PARKING SPACES REQUIRED 59-4.6.3.D.5	300 SPACES (SEE BREAKDOWN BELOW)	SEE BREAKDOWN BELOW 59-4.6.2.4.B
MAXIMUM VEHICLE PARKING SPACES ALLOWED 59-4.6.2.4.B	450 SPACES (SEE BREAKDOWN BELOW)	SEE BREAKDOWN BELOW

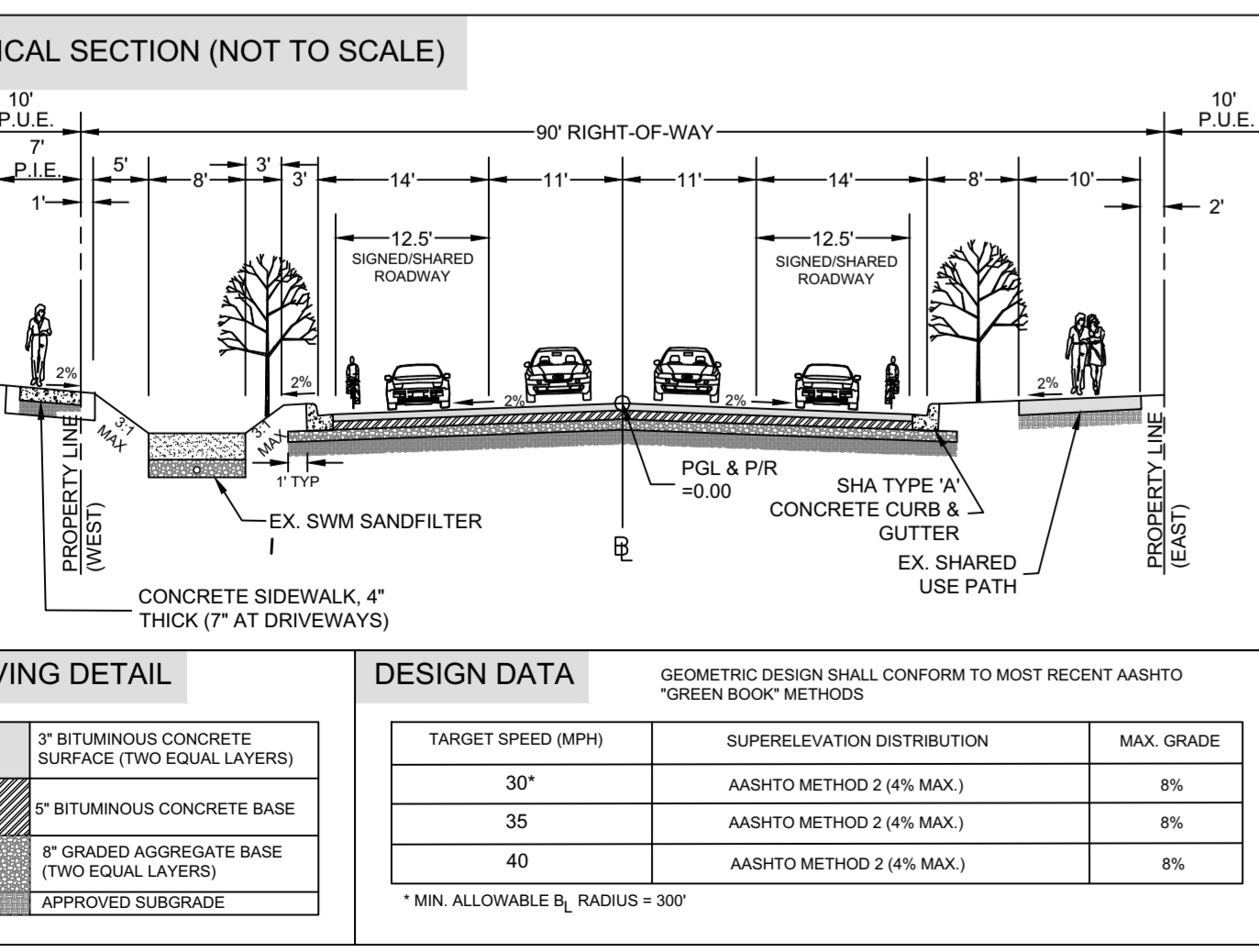
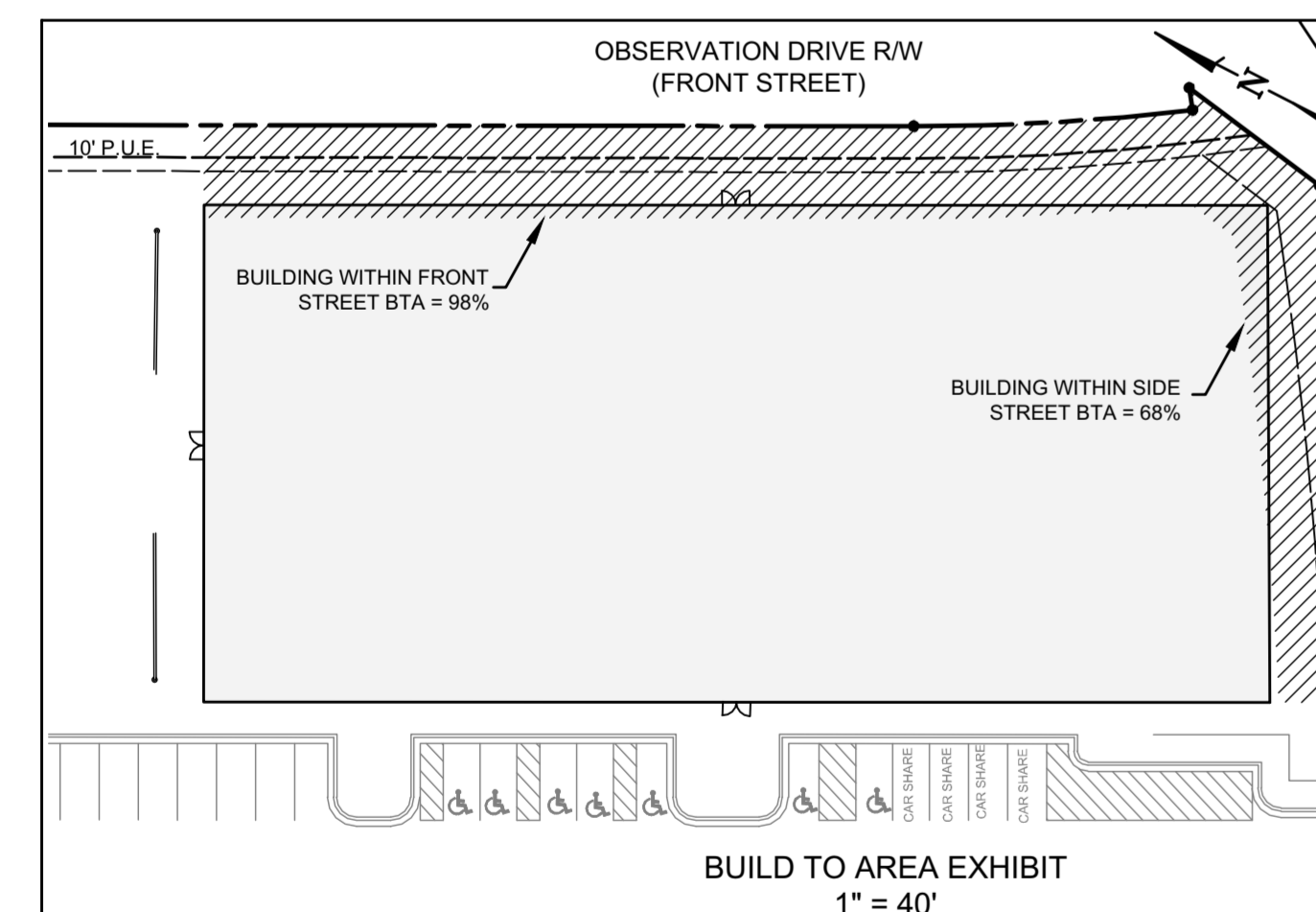
#### VEHICLE PARKING REQUIREMENTS

MINIMUM REQUIRED: 59-4.6.2.4.B	-OFFICE: 2.0 SPACES PER 1,000 SQ. FT. @ 150,000 SQ. FT. = 300 SPACES
MAXIMUM ALLOWED: 59-4.6.2.4.B	-OFFICE: 3.0 SPACES PER 1,000 SQ. FT. @ 150,000 SQ. FT. = 450 SPACES
ACCESSIBLE SPACES: 59-4.6.2.4.B / COMAR 05.02.02	= 7 SPACES
MOTORCYCLES/SCOOTER SPACES: 59-4.6.2.4.C	= 2% (MAX. OF 10) = 6 SPACES
CAR-SHARE SPACES: 59-4.6.2.4.D	= 1 FOR FIRST 149 PLUS 1 PER 100 FOR SPACES OVER 149 = 3 SPACES
ELECTRIC VEHICLE CHARGING SPACES: 59-4.6.2.4.E	= 1 PER 100 = 3 SPACES
BICYCLE PARKING SPACES: 59-4.6.2.4.F	= 1 PER 5,000 S.F. G.F.A = 30 SPACES (26 LONG TERM + 4 SHORT TERM)

#### PARKING PROVIDED PER PLAN

STANDARD (8'6" X 18')	251 SPACES
ADA VAN ACCESSIBLE	2 SPACES
ADA NON-VAN ACCESSIBLE	3 SPACES
CAR-SHARE	4 SPACES (EQUIVALENT TO 12 SPACES PER 59-4.6.2.3.1.4)
CARPOOL	3 SPACES
ELECTRIC VEHICLE CHARGING <sup>4</sup>	3 SPACES
MOTORCYCLES/SCOOTER	6 SPACES
<b>TOTAL</b>	<b>262 SPACES</b>
BICYCLE LONG TERM	26 SPACES
BICYCLE SHORT TERM	4 SPACES
<b>TOTAL</b>	<b>30 SPACES</b>

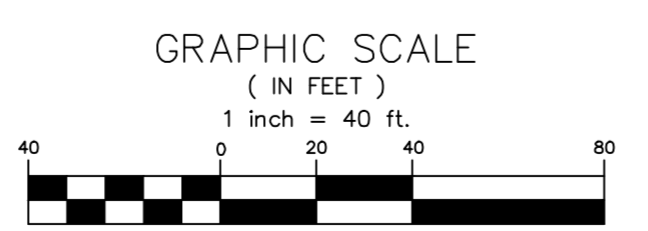
- #### FOOTNOTES:
- SITE DOES NOT ABUT ANY PROPERTY ZONED AGRICULTURAL, RURAL RESIDENTIAL, OR RESIDENTIAL.
  - PER 59-4.6.3.D.3 PARKING MUST BE LOCATED BEHIND THE FRONT BUILDING LINE OF THE BUILDING WITHIN THE BTA. PARKING WITHIN THE BTA FOR THE FRONT STREET IS LOCATED ENTIRELY BEHIND THE BUILDING. THERE IS NO PARKING WITHIN THE BTA OF THE SIDE STREET. PARKING OUTSIDE OF BTA WILL ACCOMMODATE THE REQUIRED 6 FEET LANDSCAPE STRIP ADJUTING THE PUBLIC RIGHT-OF-WAY.
  - PER 59-4.6.3.D.3 SIDE AND REAR PARKING SETBACKS MUST ACCOMMODATE THE REQUIRED LANDSCAPING UNDER SECTION 6.2.3, WHICH IS 6 FEET FOR THIS PROPERTY.
  - LOCATIONS OF ELECTRIC VEHICLE CHARGING AND BICYCLE SPACES WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT REVIEW. HOWEVER, FINAL EXTENT OF THE OVERALL PARKING FACILITY AND ASSOCIATED LIMITS OF DISTURBANCE SHALL BE SUBSTANTIALLY THE SAME SIZE (OR SMALLER) THAN WHAT IS SHOWN ON THE APPROVED PRELIMINARY PLAN.
  - UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, SETBACKS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THIS PRELIMINARY PLAN OF SUBDIVISION ARE ILLUSTRATIVE. THE FINAL DETAILS OF BUILDINGS, STRUCTURES, AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT REVIEW. HOWEVER, THE LOCATION OF THE PROPOSED BUILDINGS MUST BE SUBSTANTIALLY SIMILAR TO THAT SHOWN ON THE PRELIMINARY PLAN AND MUST MEET THE BUILD TO AREA AND SETBACK REQUIREMENTS FOR THE FRONT AND SIDE STREETS. ALL OTHER PROVIDED DEVELOPMENT STANDARDS MAY BE ADJUSTED AT THE TIME OF BUILDING PERMIT REVIEW, BUT WILL NOT EXCEED THE PERMITTED/REQUIRED STANDARDS OF THE ZONING ORDINANCE.



#### GENERAL NOTES

- LATEST EDITION OF THE MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS SHALL APPLY FOR MATERIALS AND METHODS OF CONSTRUCTION.
- PUBLIC UTILITY EASEMENTS (PUE) ARE SUBJECT TO "DECLARATIONS OF TERMS AND PROVISIONS OF THE PUBLIC UTILITY EASEMENTS" RECORDED AS LIES S.M. FOLD-407 IN THE LAND RECORDS OF MONTGOMERY COUNTY.
- STANDARD ELEVATION AT PROPERTY LINE, RELATIVE TO PGL, SHALL NOT VARY AT DRIVEWAYS.
- PAVING DETAIL DEPICTS THE MINIMUM REQUIRED SECTION. IF SUFFICIENT SUBGRADE SUPPORT IS NOT ASSURED, AN ENGINEERED PAVING DESIGN USING SHM METHODOLOGY WILL BE REQUIRED.
- NOTE THAT WITHIN A GIVEN CONTEXT, THIS STANDARD MAY NEED TO BE MODIFIED TO PROVIDE ADDITIONAL REQUIRED FEATURES SUCH AS MASTER PLANNED BIKEWAYS, ALTERNATE LANES AT INTERSECTIONS, OR STORMWATER MANAGEMENT FACILITIES. ADDITIONAL RIGHT-OF-WAY MAY BE NECESSARY TO ACCOMMODATE SUCH FEATURES.
- NOTE THAT ROADWAY SECTION IS NOT SYMMETRICAL RELATIVE TO CENTERLINE. ACTUAL ORIENTATION OF LEFT AND RIGHT IS SUBJECT TO COUNTY REVIEW AND APPROVAL.
- SELECTION OF APPROPRIATE TARGET SPEED (EQUAL OR SLIGHTLY LESS THAN DESIGN SPEED) IS SUBJECT TO COUNTY REVIEW AND APPROVAL. APPROVED TABLE AND DESIGN SPEEDS MUST APPEAR ON CONSTRUCTION DRAWINGS.
- THE 2% CROSS-SLOPE RATE SHOWN IS TO BE USED FOR A MAXIMUM WIDTH OF TWO TRAFFIC LANES STARTING AT THE HIGH POINT OF THE PAVING SECTION. IF ADDITIONAL LANES ARE NECESSARY BELOW, THEY MUST BE CROSS-SLOPED AT A 4% MINIMUM RATE TO ENSURE ADEQUATE DRAINAGE.
- ALL UNPAVED AREAS WITHIN THE LIMITS OF DISTURBANCE SHALL BE STABILIZED WITH ESTABLISHED GRASS TURF OR APPROVED LANDSCAPING.
- STREET TREES OF APPROVED TYPE, SIZE AND SPACING SHALL BE PLANTED AT LOCATION SHOWN. STREET TREE PLACEMENT SHOWN WITH A 6 MPH TARGET SPEED IS SUBJECT TO COUNTY REVIEW UNDER THE "SMALL STREET-TREE" LIST ARE USED.

HUGHES NETWORK SYSTEMS, INC.  
MIDDLEBROOK - PARCEL B  
PLAT NO. 12297  
ZONE: EOF-0.75 H-100T



MONTGOMERY COMMUNITY COLLEGE  
GERMANTOWN CAMPUS  
PART OF PARCEL -1 PLAT NO. 11892  
MONTGOMERY COLLEGE GERMANTOWN CAMPUS  
PART OF LAND UNIT 1  
CONDOMINIUM PLAT NOS. 102050 & 10251  
ZONE: LSC-2.0 H-100T

MONTGOMERY COMMUNITY COLLEGE  
GERMANTOWN CAMPUS  
PARCEL B-1 PLAT NO. 11892  
MONTGOMERY COLLEGE GERMANTOWN CAMPUS  
LAND UNIT 3  
CONDOMINIUM PLAT NO. 10251  
ZONE: LSC-2.0 H-100T

PRELIMINARY PLAN OF SUBDIVISION  
PART OF PARCEL A-1, PLAT NO. 11892  
**MONTGOMERY COLLEGE GERMANTOWN CAMPUS**  
PART OF UNIT 1 - LAND CONDOMINIUM PLATS 10250 & 10251  
9TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

**MHG** Macris, Hendricks & Glascock, P.A.  
Engineers ■ Planners  
Landscape Architects ■ Surveyors

9220 Wightman Road, Suite 120  
Montgomery Village, Maryland  
20886-1279  
Phone 301.670.0840  
Fax 301.948.0853  
www.mhgpa.com

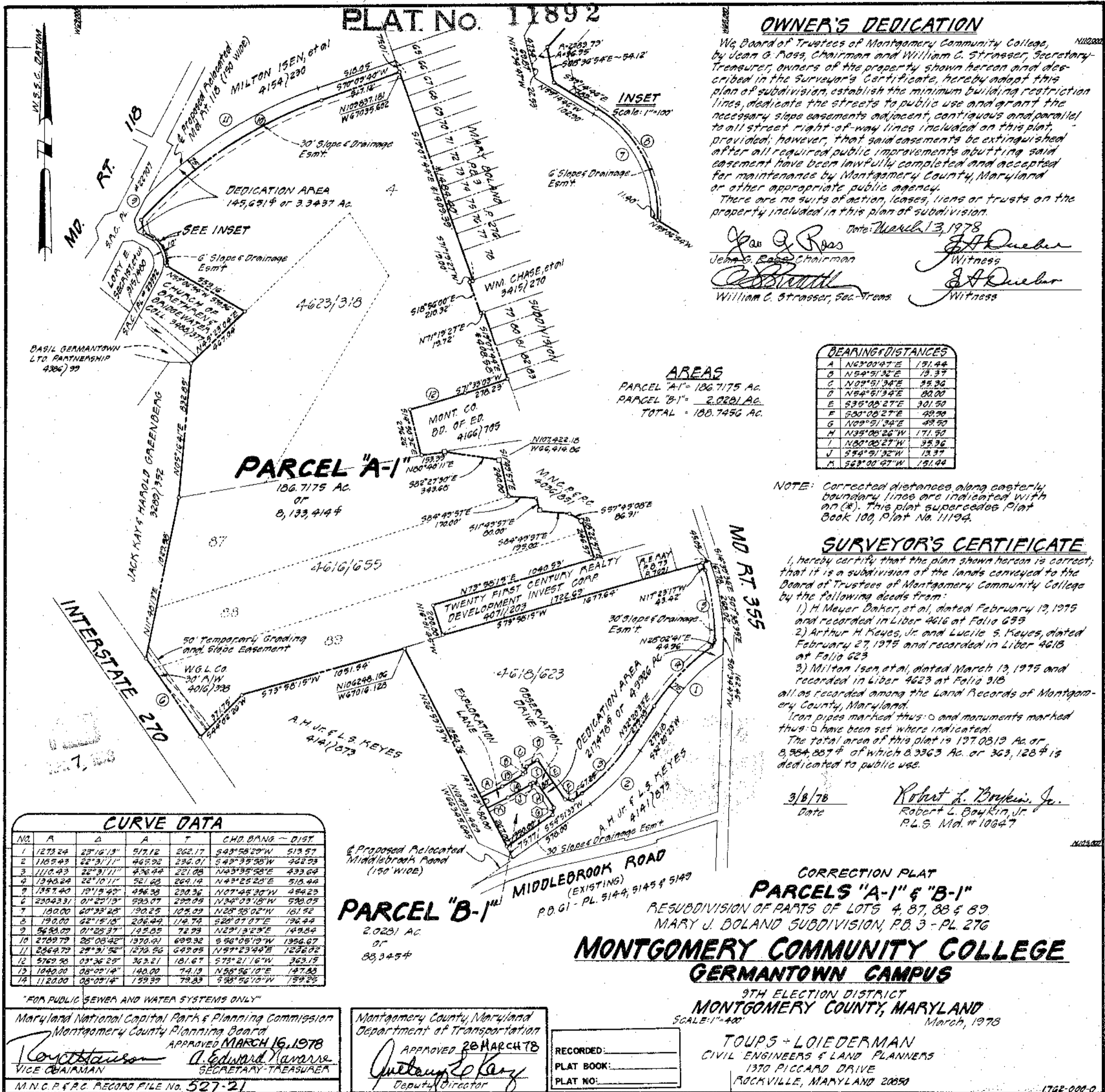
Professional Certification  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland License No. 16995, Expiration Date: 04/21/2016

Proj. No.	Mgr. PGL	Designer PGL
10/18/12 <td>Date <td>Scale</td> </td>	Date <td>Scale</td>	Scale
15.138.12 <td>10/18/12 <td>1"=40'</td> </td>	10/18/12 <td>1"=40'</td>	1"=40'
3	Sheet	3 of 3

NO.	DATE	DESCRIPTION	BY



# Attachment 2



**NOTE:** Corrected distances along easterly boundary lines are indicated with an (\*). This plat supercedes Plat Book 100, Plat No. 11194.

**SURVEYOR'S CERTIFICATE**  
 I, hereby certify that the plan shown hereon is correct; that it is a subdivision of the lands conveyed to the Board of Trustees of Montgomery Community College by the following deeds from:  
 1) H. Meyer Baker, et al, dated February 19, 1975 and recorded in Liber 4616 at Folio 655  
 2) Arthur H. Keyes, Jr. and Lucile S. Keyes, dated February 27, 1975 and recorded in Liber 4618 at Folio 623  
 3) Milton Isen, et al, dated March 13, 1975 and recorded in Liber 4623 at Folio 318  
 all as recorded among the Land Records of Montgomery County, Maryland.  
 Iron pipes marked thus: ○ and monuments marked thus: ⊙ have been set where indicated.  
 The total area of this plat is 107.0819 Ac. or 8,264,857<sup>+</sup> of which 8,3363 Ac. or 363,128<sup>+</sup> is dedicated to public use.

3/8/78  
 Date  
 Robert L. Boykin, Jr.  
 Robert L. Boykin, Jr.  
 P.L.S. Md. #10647

**CORRECTION PLAT**  
**PARCELS "A-1" & "B-1"**  
 RESUBDIVISION OF PARTS OF LOTS 4, 87, 88 & 89  
 MARY J. BOLAND SUBDIVISION, P.B. 3 - PL. 276

Maryland National Capital Park & Planning Commission  
 Montgomery County Planning Board  
 APPROVED MARCH 16, 1978  
 VICE CHAIRMAN  
 M.N.C.P.P.C. RECORD FILE No. 527-21

Montgomery County, Maryland  
 Department of Transportation  
 APPROVED 20 MARCH 78  
 Deputy Director

RECORDED:  
 PLAT BOOK:  
 PLAT NO.:



# Attachment 3

## DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
*County Executive*

Al R. Roshdieh  
*Director*

October 20, 2016

Mr. Benjamin Berbert, Planner Coordinator  
Area 3 Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan # 120160240  
Montgomery College Germantown Campus

*Ben*  
Dear Mr. Berbert:

We have completed our review of the September 15, 2016 preliminary plan for this project. An earlier version of this plan was reviewed by the Development Review Committee at its April 18, 2016 meeting. The following comments are tentatively set forth for the subsequent submission of the preliminary plan:

All Planning Board Opinions relating to this plan or any subsequent revision, preliminary or site plans should be submitted to the Montgomery County 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 along Exploration Lane and Observation Drive in accordance with the Master Plan.
2. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
3. The preliminary plan proposed five (5) foot sidewalk outside a public right-of-way along Observation Drive. A Public Improvement Easement (PIE) should be provided for the width of the sidewalk plus a two (2) foot side maintenance strip along the site frontage.

### Office of the Director

101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

*Located one block west of the Rockville Metro Station*

# Attachment 3

Mr. Benjamin Berbert  
Preliminary Plan # 120160240  
October 20, 2016  
Page 2

4. The site is located within the Germantown sector plan area. This policy area is inadequate from the transit test and adequate from the roadway test. Therefore; TPAR mitigation fees of 25% of the Transportation Impact Tax is required for this development.
5. Traffic Impact Study (TIS) has been received by MCDOT. Traffic Impact Study for the project is under review.
6. The sight distances studies have been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
7. We have accepted the consultant's storm drain capacity and impact analysis (dated September 6, 2016). We agree that no capacity improvements to the downstream county maintained storm drain system are necessary for this project.
8. We recommend that the applicant coordinate with Ms. Joana Conklin, the BRT Development Manager for Montgomery County. Ms. Conklin can be reached at [joana.conklin@montgomerycountymd.gov](mailto:joana.conklin@montgomerycountymd.gov) or at 240-777-7155.
9. Recorded covenant for the operation and maintenance of private streets, storm drainage systems, and/or open space areas.
10. 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.
11. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
12. If the proposed development will alter any existing County-maintained street lights, signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at 240-777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant
13. Prior to approval of the record plat by MCDPS, the applicant will need to enter into a Traffic Mitigation Agreement with the Planning Board and this Department. Within MCDOT, the applicant should coordinate with Ms. Sandra Brecher, Chief of the Division

# Attachment 3

Mr. Benjamin Berbert  
Preliminary Plan # 120160240  
October 20, 2016  
Page 3

of Transit Services/Commuter Services Section. Ms. Brecher may be contacted at 240-777-5800

- a. Commuter Services provides information to employees throughout the County. In addition to providing information to the employees of the future office building, Commuter Services requests that the Applicant formalize a TDM program (a “voluntary” Traffic Mitigation Agreement) with this Department that allows Commuter Services to market alternative modes of transportation to employees, students and visitors to the proposed office building. Having an effective TDM program can help attract the types of life sciences and technology businesses that the Applicant indicates is desired for the Pinkney Innovation Center.

TDM measures to be considered include but would not be limited to the following:

- Car/Vanpooling Parking: provide car- and van pool parking spaces in highly convenient location for employees, increasing the number per demand.
- Car Sharing Spaces: provide at least 2 or the number required by law, whichever is greater.
- Bicycle Facilities: Provide bike racks/lockers in weather-protected, highly visible/active locations. Consider providing secure bicycle storage as well as a small bicycle repair station.
- Permanent Information Displays: - Incorporate static display space into office lobby and other high pedestrian activity areas, to provide opportunity for display of transit and other alternative transportation information.
- Real Time Transit Information: Provide opportunity and connections for monitors providing Real Time Transit Information Signs to enable information to be readily accessed by building employees, students, visitors, etc. Real Time Transit Information display can be incorporated into planned lobby display monitors/software system for the building. Alternately, Applicant can display information on a County-provided monitor and pay for five years of maintenance for the County-provided sign(s); if Real Time Transit Information is incorporated into the building’s planned monitor systems, there would be no additional maintenance costs.

# Attachment 3

Mr. Benjamin Berbert  
Preliminary Plan # 120160240  
October 20, 2016  
Page 4

- b. Bikeshare Station. It is noted that actual development may not occur on the property for some time, and that the Applicant is requesting a validity period of ten (10) years be granted for the APF determination associated with this Preliminary Plan. It is also noted that the Applicant is providing more than the minimum number of parking spaces required in the LSC zone. Therefore, given that bikeshare will likely be established in Germantown at other locations proximate to the Germantown campus within 10 years; that the Germantown campus is a likely destination for bikeshare users; and that its use could reduce the need for some portion of the excess parking spaces, the Applicant must provide space in the Project for 1 bikesharing docking station (or similar provision required by the bikesharing system) to enable this form of transportation to be used by employees, students and visitors at the Project. The size of the space should accommodate a typical 19-dock station, the dimensions for which are 52 feet by 12 feet. The potential location of this docking station will be selected by the Applicant with approval of MCDOT, based upon the requirements of the bikesharing system and in a highly-visible, convenient and well-lit location on the Project. The Applicant will be required to pay capital costs of bikeshare facilities and five years of operating expenses. Applicant will be required to take other actions in concert with the County to promote use of bikesharing among employees, students and visitors at the Project.
  - c. Minimize Parking. To be granted the ten (10) year validity period, CSS recommends that the Applicant reduce the amount of parking to no more than the minimum number of parking spaces.
14. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following modifications:

**NOTE: the Public Utilities Easement is to be graded on a side slope not to exceed 4:1.**

- A. Street grading, paving, curbs and gutters, five (5) foot sidewalks and handicap ramps, storm drainage and appurtenances, and street trees along Observation Drive and Exploration Lane.
- B. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements. Improvements to the downstream public storm drain system may be required to resolve comments in this letter regarding the storm drain

# Attachment 3

Mr. Benjamin Berbert  
Preliminary Plan # 120160240  
October 20, 2016  
Page 5

study.

- C. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
- D. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Avinash Dewani, our Development Review Engineer for this review, at [avinash.dewani@montgomerycountymd.gov](mailto:avinash.dewani@montgomerycountymd.gov) or (240) 777-2132.

Sincerely,



Gregory M. Leck, Manager  
Development Review  
Office of Transportation Policy

Enclosures (2): Approved site distance evaluation forms

cc: Martha Schoonmaker            Montgomery College Germantown Campus  
Christopher Ruhlen            Lerch Early & Brewer, Chtd.  
Patrick La Vay            Macris, Hendricks, & Glascock, P.A.  
Preliminary Plan folder  
Preliminary letters notebook

cc-e: Stacy Coletta            MCDOT DTS  
Joana Conklin            MCDOT OTP  
Deepak Somarajan            MCDOT OTP  
Avinash Dewani            MCDOT OTP



# Attachment 3

## DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
County Executive

Al R. Roshdiah  
Director

November 22, 2016

Mr. Benjamin Berbert, Planner Coordinator  
Area 3 Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan # 120160240  
Montgomery College Germantown Campus  
**AMENDMENT LETTER**

*Berbert?*  
Dear Mr. Berbert:

In response to subsequent coordination and agreements between the applicants' attorney and our colleagues in the Commuter Services Section, this letter is to AMEND a comment in our October 20, 2016 preliminary plan review comments letter for this project.

We recommend approval of the plan based on the comments in our previous letter, as modified below:

1. All comments in our October 20, 2016 letter remain applicable unless modified by these comments.
2. Letter page 4, Comment 13:
  - o Delete comment "b" and replace that paragraph to read:

*"Bikeshare Station. It is noted that actual development may not occur on the property for some time, and that the Applicant is requesting a validity period of ten (10) years be granted for the APF determination associated with this Preliminary Plan. Therefore, given that bikeshare will likely be established in Germantown at other locations proximate to the Germantown campus within 10 years; and that the Germantown campus is a likely destination for bikeshare users, the Applicant must provide space in the Project for 1 bikesharing docking station (or similar provision required by the bikesharing system) to enable this form of transportation to be used by employees, students and visitors at the Project. The size of the space should accommodate a typical 19-dock station, the dimensions for which are 52 feet by 12 feet. The potential location of this docking station*

### Office of the Director

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[www.montgomerycountymd.gov/dot](http://www.montgomerycountymd.gov/dot)

Located one block west of the Rockville Metro Station

[montgomerycountymd.gov/311](http://montgomerycountymd.gov/311)



301-251-4850 TTY

# Attachment 3

Mr. Benjamin Berbert  
Preliminary Plan 120160240 AMENDMENT  
November 22, 2016  
Page 2

*will be selected by the Applicant with approval of MCDOT, based upon the requirements of the bikesharing system and in a highly-visible, convenient and well-lit location on the Project. The Applicant will be required to pay capital costs of bikeshare facilities that are installed on the Property in connection with the Project and five years of operating expenses. Applicant will be required to take other actions in concert with the County to promote use of bikesharing among employees, students and visitors at the Project."*

Thank you for your cooperation and assistance regarding these modifications. If you have any questions or comments regarding this letter, please contact Ms. Sandra Brecher, Chief of our Commuter Services Section, at 240-777-7170 or at [Sandra.brecher@montgomerycountymd.gov](mailto:Sandra.brecher@montgomerycountymd.gov).

Sincerely,



Gregory M. Leck, Manager  
Development Review  
Office of Transportation Policy

M:/corres/FY17/Traffic/Active/120160240, Montgomery College Germantown Campus, 112216 MCDOT AMENDMENT ltr.doc

CC: Martha Schoonmaker Montgomery College Germantown Campus  
Christopher Ruhlen Lerch, Early & Brewer, Chtd.  
Patrick LaVay Macris, Hendricks & Glascock, P.A.  
Edward Axler M-NCPPC Area 3  
Sandra Brecher MCDOT OTP  
Beth Dennard MCDOT OTP  
Preliminary Plan folder  
Preliminary letters notebook



# Attachment 3



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

### SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Montgomery County Germantown Campus Preliminary Plan Number: 120160240

Street Name: Exploration Lane Master Plan Road Classification: Business - 30

Posted Speed Limit: no sign mph

Street/Driveway #1 ( \_\_\_\_\_ ) Street/Driveway #2 ( \_\_\_\_\_ )

Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right <u>Greater than 865</u>	<u>yes</u>	Right _____	_____
Left <u>241</u>	<u>yes</u>	Left _____	_____

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

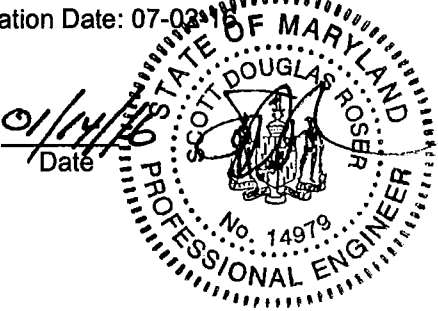
Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

\*Source: AASHTO

### ENGINEER / SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines and that these documents were prepared or approved by me, and that I am a licensed Professional Engineer under the laws of the State of Maryland, License No. 14979, Expiration Date: 07-02-18

[Signature]  
Signature



01/14/16  
Date

**Montgomery County Review:**

Approved

Disapproved:

By: AD (AVINASH DEWANI)

Date: 10/19/2016

14979  
PLS/P.E. MD Reg. No

Attachment 3



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Montgomery County Preliminary Plan Number: 120160240
Germantown Campus

Street Name: Observation Drive Master Plan Road Classification: Arterial - 40

Posted Speed Limit: 30 mph

Street/Driveway #1 ( ) Street/Driveway #2 ( )

Table with 4 columns: Sight Distance (feet), OK?, Sight Distance (feet), OK?. Rows include Right and Left for both Street/Driveway #1 and #2.

Comments: Target speed 30, 35 and 40MPH remove ornamental grass in the sight triangle

Comments:

GUIDELINES

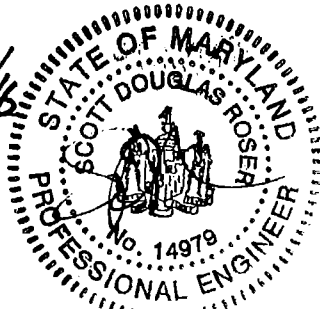
Table with 3 columns: Classification or Posted Speed (use higher value), Required Sight Distance in Each Direction\*, and Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

\*Source: AASHTO

ENGINEER / SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines and that these documents were prepared or approved by me, and that I am a licensed Professional Engineer under the laws of the State of Maryland, License No. 14979, Expiration Date: 07-02-2016

Signature: [Handwritten Signature] Date: 10/19/16



14979 PLS/P.E. MD Reg. No

Montgomery County Review: [X] Approved [ ] Disapproved: By: AVINASH DEWANI Date: 10/19/2016



# Attachment 4

## DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R. Schwartz Jones  
Director

October 19, 2016

Ms. Nicole Huang  
Macris, Hendricks and Glascock, P.A.  
9220 Wightman Road, Suite 120  
Montgomery Village, MD 20886

Re: **STORMWATER MANAGEMENT CONCEPT**  
Request for Montgomery College Germantown  
Campus  
Preliminary Plan #: 120160240  
SM File #: 281801  
Tract Size/Zone: 5.75 Ac.  
Total Concept Area: 4.29 Ac.  
Parcel(s): N200  
Watershed: Great Seneca Creek

Dear Ms. Huang:

Based on a review by the Department of Permitting Services Review Staff, the Stormwater Management Concept for the above mentioned site is **acceptable**. The Stormwater Management Concept proposes to meet required stormwater management goals via ESD to the MEP via micro-bioretenion, green roof, and pervious pavement. Since all of the volume cannot be treated on site the remaining volume is allowed to be treated in the existing stormwater pond located east of Observation Drive.

The following items will need to be addressed during the review of the **Site Development Stormwater Management Plan**:

1. Submission and approval of a **Site Development Stormwater Management Plan (SDP)** is required prior to Site Plan approval. If the project will be submitted in phases, each phase must be clearly indicated in the submission by clearly showing the phasing limits on the plan and by giving each phase a unique name (i.e. Phase 1, Phase 2, etc.).
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. It appears that the drainage divides for PB-1A-C, PB-2A-C, PB-3A-C, and PB-4A-C are impractical and will be hard to maintain. Please investigate other methods to insure that the drainage areas get to the planter box micro-bioretenion areas.
4. At as-built stage a drainage divide survey may be required to ensure compliance with drainage area standards for the proposed ESD practices.
5. Provide a joint use agreement allowing this property to use the pond for partial treatment, prior to approval of the SDP.

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](http://www.montgomerycountymd.gov)

# Attachment 4

Ms. Nicole Huang  
October 19, 2016  
Page 2 of 2

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

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

Sincerely,



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

MCE: me CN281801 Montgomery College Germantown Campus.DWK

cc: C. Conlon  
SM File # 281801

ESD Acres:	4.29
STRUCTURAL Acres:	2.59
WAIVED Acres:	0.00

# Attachment 5



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**Department of Permitting Services  
Fire Department Access and Water Supply Comments**

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**DATE:** 25-Jul-16  
**TO:** Patrick La Vay - plavay@mhgpa.com  
Macris, Hendricks & Glascock  
**FROM:** Marie LaBaw  
**RE:** Montgomery College Germantown (Land Unit 6)  
120160240

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**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **25-Jul-16** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.