



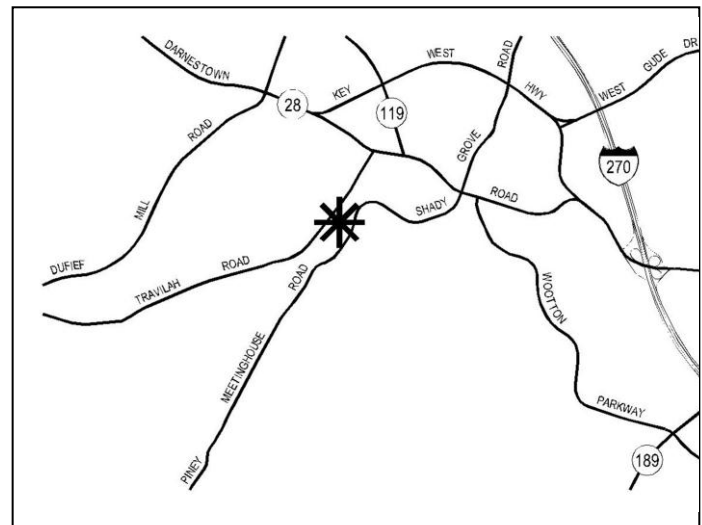
Travilah Grove, Preliminary Plan Amendment 12012029A, and Site Plan Amendment 82013020A and Final Water Quality Plan

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Completed: 7-6-15

Description

- Request to amend/replace the previously approved Preliminary Plan and Site Plan with a new Preliminary Plan and Site Plan to allow a maximum of 131 single-family townhouses with related site improvements;
- Located at 14211 Travilah Road, 630 feet northeast of Stonebridge View Drive, and approximately 3,000 feet south of Darnestown Road (MD 28);
- 13.72 gross acres in the CR-0.5 C0.5 R0.5 H80 Zone; in the Great Seneca Science Corridor (GSSC) Master Plan Area, and the Piney Branch Special Protection Area (SPA);
- Applicant: Brookfield Travilah Grove, LLC;



Summary

- Staff recommends approval of the Preliminary Plan Amendment, Site Plan Amendment, and the Final Water Quality Plan, with conditions.
- Applicant proposes standard method development in the CR Zone; no sketch plan is required.
- The project is reviewed under the Zoning Ordinance in effect prior to October 30, 2014, per the grandfathering provisions of Section 59 7.7.1.B.3.a., of the current Zoning Ordinance.
- The proposed Preliminary Plan and Site Plan amendments will supersede the previously approved Preliminary Plan and Site Plan for the site.

PRELIMINARY PLAN RECOMMENDATION AND CONDITIONS

Staff recommends approval of Preliminary Plan Amendment 12012029A subject to the following conditions, which supersede all previous conditions of approval of 120120290:

1. This Preliminary Plan is limited to a maximum of 131 lots for one-family attached dwelling units (including 17 MPDUs, 12.5%), and various private road, open space, and stormwater management parcels.
2. Prior to approval of the Certified Site Plan, no clearing and grading on the site, demolition of existing structures on the site, or recording of plats can occur.
3. The development must comply with the Preliminary Forest Conservation Plan.
4. Prior to recordation of plats, the Applicant must place a Category I conservation easement over approximately 1.16 acres of forest retention and planting as shown on the Preliminary Forest Conservation Plan. The easement must be approved by the M-NCPPC Office of General Counsel and recorded by deed in the Montgomery County Land Records. The liber and folio of the recorded easement must be referenced on the record plat.
5. Total impervious surfaces for the entire site must not exceed 5.91 acres (approximately 45% of the net lot area).
6. The Planning Board accepts the recommendations of the Montgomery County Department of Transportation (MCDOT) in its letters dated October 11, 2012, and May 7, 2015, and hereby incorporates them as conditions of the Preliminary Plan approval, except for recommendation No. 24. Except for recommendation No. 24, 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 recordation of plat(s), the Applicant must satisfy the provisions for access and improvements as required by MCDOT.
8. Prior to issuance of any building permit, the Applicant must satisfy the Policy Area Mobility Review (PAMR) test by paying the MCDOT \$339,300 (or \$11,700 times the first 29 new peak-hour trips) for transportation infrastructure improvements within the R&D Village Policy Area.
9. The record plat must reflect a public use and access easement over all private streets and adjacent parallel sidewalks.
10. The record plat must reflect all areas under Homeowners Association ownership.
11. The Applicant must dedicate the Master Plan recommended 70-foot right-of-way for Travilah Road as shown on the Preliminary Plan, and must reflect the dedication on the record plat.
12. The Applicant must provide four bike parking spaces at the playground using inverted-U bike racks, or equivalent.
13. The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Service (MCDPS) – Water Resources Section in its stormwater management concept letter dated April 28, 2015, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
14. The Certified Preliminary Plan must contain the following note:

“Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of Site Plan review. Please refer to the zoning

data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for the lots. Other limitations for site development may also be included in the conditions of the Planning Board's approval."

15. The Adequate Public Facility (APF) review for the Preliminary Plan Amendment will remain valid until January 19, 2022.
16. All necessary easements must be shown on the record plat.

SITE PLAN RECOMMENDATION AND CONDITIONS

Staff recommends approval of the Site Plan Amendment 82013020A for a maximum of 298,938 square feet for the construction of a maximum of 131 single-family attached townhouse units, including 17 MPDUs (12.5%) on 13.72 gross acres, subject to the conditions listed below, which supersede all conditions of the original Site Plan 82013020. All site development elements as shown on the site, landscape, lighting, and architectural plans received by the M-NCPPC as of the date of the Staff Report, are required, except as modified herein.

1. Preliminary Plan Conformance

The development must comply with the conditions of the approval for Preliminary Plan 12012029A.

2. Final Forest Conservation Plan

- a. The development must comply with the conditions of the approved Final Forest Conservation Plan (FFCP).
- b. The Sediment and Erosion Control Plan and Storm Water Management Plan must be consistent with the limits of disturbance and the associated tree/forest preservation measures of the FFCP.
- c. Prior to any demolition, clearing, or grading occurring onsite, the Applicant must obtain a financial security agreement reviewed and approved by the M-NCPPC Associate General Counsel Office for the planting requirements specified on the FFCP.
- d. Prior to M-NCPPC accepting any on-site planting, The Applicant must obtain M-NCPPC approval of a five-year maintenance and management agreement.

3. Moderately Priced Dwelling Units (MPDUs)

- a. The Planning Board accepts the recommendations of the Department of Housing and Community Affairs (DHCA) in its email dated April 15, 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 email, which DHCA may amend provided that the amendments do not conflict with other conditions of the Site Plan approval.
- b. The development must provide 12.5% MPDUs on-site in accordance with the requirements of Chapter 25A.
- c. Prior to the release of any building permits for any residential units, the MPDU agreement-to-build between the Applicant and DHCA must be executed.

4. Landscape Plan

The Applicant must identify and label on the Landscape Plan the four areas of Forest Conservation Landscaping Credit as shown on the approved FFCP.

5. On-Site Lighting

- a. The lighting distribution and photometric plan with summary report and tabulations must conform to IESNA standards for residential development.
- b. All on-site, fixtures must be full or partial cut-off fixtures.

- c. Deflectors must be installed on all fixtures causing potential glare or excess illumination.
- 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 shall not exceed 15 feet including the mounting base.

6. Site Plan Surety and Maintenance Agreement

Prior to issuance of the any building permit, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance, with the following provisions:

- a. A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount;
- b. The cost estimate must include applicable Site Plan elements including, but not limited to, entrance signage features, decorative and security fencing, plant materials, on-site lighting, and exterior site furniture (including the brick pavers, fire pit, outdoor grills, and the bocce ball court) all recreation and playground equipment/features, retaining walls, wrought iron railing, private streets, alleys, curbs, gutters, sidewalks and associated improvements; and
- c. The bond or surety must be tied to the development program, and completion of plantings and installation of particular materials and facilities covered by the surety will be followed by inspection and release of the surety.

7. Architecture

The final exterior architectural character, proportion, materials, and articulation of the townhouses must be substantially similar to the schematic elevations shown on the submitted architectural drawings. Each of the sixteen end units shown on the Highly Visible Units Exhibit must be constructed with brick side facades as depicted on the Architectural Plans.

8. Development Program

The Applicant must construct the development in accordance with a development program that will be reviewed and approved by Planning Staff prior to the approval of the Certified Site Plan.

9. Certified Site Plan

Prior to approval of the Certified Site Plan the following revisions and/or information must be made/provided subject to Staff review and approval:

- a. Include the final forest conservation approval, stormwater management concept approval, development program, and Site Plan resolution (and other applicable resolutions).
- 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 the data table to reflect development standards enumerated in the Planning Board Resolution.
- d. Ensure consistency of all details and layout among the site, landscape and lighting, and forest conservation plans.
- e. Add a note stating that "Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services."

SECTION 1: SITE DESCRIPTION AND BACKGROUND

SITE DESCRIPTION

Site Vicinity

The Subject Property is located at 14211 Travilah Road, 630 feet northeast of Stonebridge View Drive and approximately 3,000 feet south of the Darnestown Road (MD 28) intersection. It is in the Life Sciences Center (LSC) South District of the Great Seneca Science Corridor (GSSC) Master Plan area. It abuts an existing office park to the northeast; an undeveloped 2.63-acre parcel to the southeast; and single-family detached dwellings to the south zoned R-200. Across Travilah Road to the west are eight existing single-family detached dwellings, zoned R-200, with frontage/vehicular access on Travilah Road. Stone Mill Elementary School is located to the west, behind the eight dwellings. The school has direct pedestrian access to Travilah Road.



Figure 1 Vicinity Map

Site Description

The 13.72-acre Property is comprised of several unplatted parcels. It contains an area of high priority forest identified on the Preliminary Forest Conservation Plan. Most of the Property is located in the Piney Branch watershed; however, a portion is in the Watts Branch watershed. The Piney Branch Special Protection Area (SPA) bisects the Property. Noise impacts from Shady Grove Road are anticipated.

The Property is bisected from the north/south by a 50-foot wide WSSC easement through its center, approximately parallel to Travilah Road, which contains two WSSC high-pressure water mains (a 36-inch and a 60-inch pipe). The original preliminary and site plan approvals referenced a new policy initiated by WSSC, which required the establishment of an 80-foot building restriction line from large, high-pressure

water mains. WSSC now encourages a setback whenever possible, but does not require an 80-foot setback. The proposed layout reflects this policy change. The Property is served by public water and sewer.

The Property is a former unregulated landfill where a substantial number of used tires were once buried. A tire fire ignited at one point and burned for many days. As a result, the property owner was required by the State of Maryland to remove and remediate contaminated soil.

The adjoining 2.63-acre property to the southeast, owned by Traville Conservancy Inc., separates the Subject Property from Shady Grove Road. However, a recorded access easement (Deed of Easement with a Liber 28318, Folio 753) provides the Subject Property vehicular access to Shady Grove Road in the northeast portion of the site.



Figure 2 Site Map

PROJECT DESCRIPTION

Previous Approvals

Staff approved a Natural Resources Inventory/Forest Stand Delineation in 420121230 on April 19, 2012. On November 8, 2012, by Resolution MCPB No. 12-114, the Planning Board approved Preliminary Plan 120120290, the Preliminary Forest Conservation Plan, and the Preliminary Water Quality Plan. On October 29, 2013, the Planning Board approved Site Plan No. 820130200 for the development of up to 300 multi-family dwelling units in five, 60-foot high buildings, including 38 (12.5 %) Moderately Priced Dwelling Units (MPDUs).

Proposal

The Applicant has filed a Preliminary Plan Amendment (Attachment 1) and Site Plan Amendment (Attachment 2), and is proposing to replace the previous approval for 300 multi-family garden apartments with a maximum of 131 single-family townhouses including 17 MPDUs (12.5%) with a total of 298,938 square feet (0.5 FAR).

The new layout is a grid pattern of private streets and alleys including an open lawn/gathering area for front entry units located along the proposed Alleys D and E. The lot layout is designed to encourage pedestrian activity; townhouses along Travilah Road are oriented to the street with direct pedestrian access to the road while most interior units are designed with front doors facing the public realm with lead walkways to each unit. Vehicular access to garages is provided off of the internal private streets and alleys. Both private streets and alleys will be constructed to the minimum public road structural standards (20-foot pavement width and sub-grade).

Most of the units will be four-stories (including a top-level loft), while the rest are 3 ½-stories with rear yards. The maximum unit height is 50 feet. Seventeen Moderately Priced Dwelling Units (MPDUs) will be provided throughout the site in accordance with the Department of Housing and Community Affairs' (DHCA) requirements.

The proposal includes 2.0 acres of public open space in three areas, which is more than the requirement of 10% public use space (based on the the area of the proposed limits of disturbance (LOD) of 14.38 acres). The smallest of the three is an open lawn/gathering area between Alleys D and E; the largest of the three is located in the central area of the site (in Parcel A where the WSSC 50-foot wide easement is located); and the third is located in the southeast part of the Subject Property in Parcel B. The public open spaces provide both active and passive recreation opportunities to address the Planning Board's Recreation Guidelines. Parcel A, the largest of the three public use spaces, includes landscaped seating areas with park benches on brick pavers, a pergola, barbeque grills and picnic facilities, a fire pit, a bocce ball court and grass-surface open play area, all in a linear park-like design. The second public use space is a playground area with equipment for multiple age-groups with a curvilinear walking path, climbing equipment (the Dune and Dome) and active play equipment (the Rainbow, the Whirlwind and the Jumper). Based on existing grades at the site two types of retaining walls are proposed one being a stone veneer and the other a reinforced retaining wall.



Figure 3 Preliminary Plan/Site Plan Rendering

The building elevations show 22-foot and 19-foot-wide rear-loaded units (Figure 5). The MPDUs will be 16 feet wide. The façade materials include brick, pre-cast metal railings, siding, and bracketed cornices. A number of different townhouse elevations will be available with various combinations of bay windows, Juliet balconies, front entrance canopies, gable roofs, flat roofs, dormers, and parapets for visual interest. Sixteen end units considered to be “highly visible” will have wrap-around brick side facades. The locations of these units are identified on a separate Highly Visible Unit exhibit.



Figure 4 Architectural elevations

COMMUNITY OUTREACH

The Applicant has complied with all submittal and noticing requirements. No comments have been received as of the date of this report.

SECTION 2: PRELIMINARY PLAN

ANALYSIS AND FINDINGS

Master Plan Recommendations and Conformance

The proposed development occupies the site identified as the Rickman Property in the Life Sciences Center (LSC) South district of the Great Seneca Science Corridor Master Plan. The “primary objective” of the Master Plan is to “Transform the LSC into a dynamic live/work community while ensuring growth opportunities for research, medical, and bioscience interests” (GSSC Master Plan page 9). The proposed Preliminary Plan addresses this recommendation by providing residential units in this predominantly commercial area, thereby creating a more mixed-use, live/work community.

Many of the applicable recommendations of the Master Plan focus on water quality. These recommendations include:

- “Ensure that development in the Piney Branch Special Protection Area uses the best available stormwater treatment techniques to protect the watershed’s headwaters” (Page 10).

- Site design and construction options that minimize imperviousness; including compact development, parking options such as reduced parking requirements and the use of structured parking and/or shared facilities; various Environmental Site Design treatment approaches such as vegetated roofs and walls, use of landscaping plants that do not require extensive fertilization and watering, and increasing tree canopy cover (Page 27).
- The Master Plan includes a specific section focusing on the Piney Branch Special Protection Area (Pages 27 and 28), with a specific reference to the Subject Property, noting that “Development on this property should minimize new impervious surfaces especially on that portion of the property that drains to the Special Protection Area” (Page 28). Future development in this area should minimize imperviousness in their site designs, particularly in the Special Protection Area. (Pages 27 and 28).
- The Piney Branch SPA bisects the Subject Property. A key to protecting water quality in the SPA is limiting impervious surfaces. Development within this SPA requires a water quality plan that details how stormwater runoff will be managed to prevent further degradation to water quality in the SPA (Page 50).

The Applicant has worked closely with Staff to minimize imperviousness onsite, which is partially located in the Piney Branch SPA. The Applicant has proposed significant planting onsite, both in landscaping and in afforestation. The Applicant has also incorporated numerous planters and bio-retention filters onsite. The increased canopy coverage and abundant stormwater management features will help address water quality, air quality, and climate protection goals of the Master Plan. The Applicant has designed the open space to minimize impervious surfaces, while adhering to the suggested setback from the WSSC water lines. The majority of the town homes are proposed to be located west of the WSSC water lines, closer to Travilah Road as suggested by the Master Plan. The remaining buildings are just to the east of the WSSC water lines. Visitor parking has been spread out across the site in the form of on-street, parallel spaces, both for convenience and to minimize imperviousness by providing a more compact design.

Discussion and recommendations specific to the LSC South district are covered on pages 50-52 of the Master Plan. Master Plan recommendations applicable to the Subject property are:

In the LSC South District, only the 13-acre Rickman property on Travilah Road is undeveloped. The Plan recommends the Rickman property be rezoned from the R&D Zone to CR 0.5: C 0.5, R 0.5, H 80. The Rickman property is not subject to the Staging requirements (Page 50). The proposed Preliminary Plan is consistent with the use, density, and height envisioned by the Master Plan.

The *Krigia dandelions*, listed on the State’s endangered plant list, are located east of the property along Shady Grove Road, which was specifically aligned to avoid disturbance of this plant. Further development in this area should avoid disturbance of this population and provide a buffer area from new uses.” (Page 50). The Applicant has agreed to avoid disturbing this area of *Krigia dandelion*, and has proposed adequate buffering for the proposed residential use. The proposed layout was also designed in a way to discourage pedestrian movement through the area.

Guidelines for the development of the Property (from GSSC Master Plan, page 52) are:

- Rezone the Rickman site to CR 0.5: C 0.5, R 0.5, H 80. Development of the property must address the following guidelines:
 - Minimize impacts to the SPA by orienting buildings and parking nearer Travilah Road, outside the SPA boundary to the extent feasible;

- Ensure proper sediment control during construction;
- Consider parking underneath buildings (ground-level), compact development design, and other techniques to minimize impervious surfaces;
- Consider placing recreation facilities that are not noise-sensitive closer to Shady Grove Road; and
- Consider meeting afforestation requirements in the area adjacent to the existing protective strip along Shady Grove Road to enhance protection of the *Krigia dandelion* population.

As stated above, the Applicant has minimized imperviousness onsite in the SPA. The Forest Conservation Plan proposes additional forest plantings along the boundary with the adjoining conservation area to protect the *Krigia dandelion* population.

Housing

The Master Plan encourages the provision of housing to improve the area’s jobs-housing balance. The Plan recommends a range of housing options to help meet County housing goals, including MPDUs and workforce housing (Page 23). The project will have 12.5% (17) MPDUs, which helps improve the area’s jobs-housing balance and provides additional MPDUs in the Master Plan area.

Conclusion

Based on an analysis of the proposed Preliminary Plan, Staff finds that the Preliminary Plan Amendment is in substantial conformance with the Master Plan.

Public Facilities

Vehicular Site Access Points

The site will have access from Travilah Road and Shady Grove Road; site access from Shady Grove Road is limited to right-in/right-out movements due to the median in the road.

Master-Planned Roadways and Bikeways

In accordance with the 2010 *Great Seneca Science Corridor Master Plan* and the 2005 *Countywide Bikeways Functional Master Plan*, the master-planned designated roadways and bikeways are as follows:

1. Travilah Road is designated as a two-lane primary residential street, P-14, with a recommended 70-foot wide right-of-way and a shared use path, SP-57, on the opposite side of the road. The Applicant proposes to dedicate between 32 and 35 feet of additional right-of-way for consistent 35 feet from the centerline.
2. Shady Grove Road is designated as a four-lane arterial, A-34, with a recommended 100-foot wide right-of-way, and a dual bikeway (bike lanes and a shared use path on the opposite side of the road), DB-23.

Corridor Cities Transitway

The Maryland Transit Administration’s preferred alignment of the Corridor Cities Transitway (CCT) is not planned along the adjacent roadways. The nearest CCT station is planned to be located approximately ½ mile north of the Property on the PSTA Site in the LSC West District.

Relevant Transportation Project

MCDOT Capital Improvements Program (CIP) Project No. 500101, Travilah Road, Phase II, will provide two missing segments of sidewalk on the east side of Travilah Road. In addition, Phase II includes construction of a bike path along the south side of Darnestown Road, from Travilah Road to Great Seneca Highway. Phase II is projected to be completed by August 2015. Phase I of this CIP project was completed in June 2009 and included the following:

1. Widening the travel lanes along Travilah Road, 400 feet west of Nolan Drive to Dufief Mill Road.
2. Constructing an 8-foot wide bike path with a 4-foot wide green panel on the west side of Travilah Road.
3. Improving the intersection of Travilah Road and Piney Meetinghouse Road.

Transportation Demand Management

The Property is located within the boundary of the Greater Shady Grove Transportation Demand Management (TMD). MCDOT, in its letter dated October 11, 2012, (Comment No. 24), recommended that the applicant execute a Traffic Mitigation Agreement (TMAg). However, Staff finds that the Applicant is not required to enter into a TMAg because non-auto driver mode share goals pertain to traffic generated by multi-unit residential, not single-family dwelling units such as those proposed in this project.

Public Transit Service

Transit service is available along Shady Grove Road via Ride-On route 67.

Pedestrian and Bicycle Facilities

A six-foot-wide sidewalk exists along the Property’s Shady Grove Road frontage. Shared-use paths exist on the opposite sides of Shady Grove Road and Travilah Road. The Applicant is proposing a five-foot wide sidewalk with a green panel along Travilah Road.

Local Area Transportation Review (LATR)

The Planning Board approved the APF test for 300 mid-rise apartments for the original preliminary plan on October 25, 2012 based on the traffic study’s finding that the calculated CLV values were less than the congestion standard of 1,450 CLVs in the R&D Village Policy Area. The table below demonstrates that the proposed 131 townhouses generate fewer peak-hour trips during the weekday morning and evening peak periods than the previously approved 300 multifamily units:

Residential Land Use	Number of Units	Weekday Peak Hour	
		Morning	Evening
Previously Approved Mid-Rise Apartment	300	123	142
Proposed Townhouses	131	64	98
Difference		-59	-44

The Applicant is not required to submit a traffic study to satisfy the LATR test because the proposed townhouses generate fewer trips than the previously approved apartments.

Policy Area Mobility Review (PAMR)

The original preliminary plan was filed and approved before the County Council adopted the FY 2012-2016 Subdivision Staging Policy, which replaced the Policy Area Mobility Review (PAMR) test with the

Transportation Policy Area Review test. The proposed change in residential unit-type (townhouse instead of mid-rise apartments) has reduced the number of PAMR trips to be mitigated from 43 to 29.

According to the FY 2009-2011 Subdivision Staging Policy, which is applicable to this Application, the PAMR test requires the Applicant to mitigate 30% (29) new peak-hour trips generated by the proposed development within the weekday morning and evening peak hours. The Applicant has proposed to mitigate the 29 new trips by making a PAMR payment of \$339,300 to MCDOT (\$11,700 per trip for 29 trips), instead of making off-site LATR intersection improvements within the R&D Village Policy Area. The PAMR payment to MCDOT could potentially help fund a facility planning project for the LSC Loop.

Other Public Facilities

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

Environment

Staff approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD #42012230) on April 19, 2012. There are no streams, wetlands, floodplains, or environmental buffers on the site. The site lies in both the Muddy Branch watershed and the Piney Branch watersheds. The northwestern portion of the site drains to the Muddy Branch watershed and is designated as Class I-P Waters by the State of Maryland. The remainder of the site drains to the Piney Branch Tributary of the Watts Branch Watershed and is designated as Class I-P Waters by the State of Maryland. The entire eastern, southern, and central portions of the site are located within the Piney Branch Special Protection Area (SPA). While there is no impervious cap in this SPA, a water quality plan is required.

In addition to protecting water quality, the Piney Branch SPA was established to protect the globally rare Serpentine Barrens, which is an ecosystem underlain by serpentine bedrock and supports a unique composition of plant species. The Property contains serpentine bedrock throughout the site and is bordered to the east by a forest meeting the characteristics of the rare serpentine ecosystem. This forest currently contains the State-listed endangered, potato dandelion (*Krigia dandelion*) and is protected with an easement owned by Trville Conservancy Inc. 0.10 acres of this high-priority forest extends onto the Property, and will be protected by a Category I Forest Conservation Easement. The proposed project is in compliance with the Environmental Guidelines.

Forest Conservation

The site is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code). A Preliminary Forest Conservation Plan (PFCP) was approved with Preliminary Plan No. 120120290 on October 25, 2012. The PFCP protected 0.10 acres of existing forest, proposed planting 1.50 acres of forest, and received 0.50 acres of landscape credit. The PFCP also included a variance for the removal of one tree - #2 36" diameter at breast height (DBH) Sweet Cherry.

The Applicant has submitted an amended PFCP (Attachment 3) in conjunction with the Preliminary Plan amendment. The amended PFCP proposes to protect 0.10 acres of existing forest and plant 1.06 acres of forest and 1.01 acres of large landscape areas. The afforestation plantings surround and incorporate the

existing forest, providing additional protection for the potato dandelion. The amended PFCP shows the removal of tree #2 but does not include a variance for the removal, as it was previously approved.

Water Quality

As part of the requirements of the Special Protection Area law, a Preliminary Water Quality Plan must be reviewed in conjunction with a preliminary plan. Under the provision of the law, the Montgomery County Department of Permitting Services (DPS) and the Planning Board have different responsibilities in the review of a Water Quality Plan. DPS reviews and acts on those elements of the Water Quality Plan that relate to water quality protection performance goals, stormwater management, sediment and erosion control, and monitoring of best management practices. DPS has reviewed and approved the elements of the Preliminary/Final Water Quality Plan under its purview in its letter dated April 28, 2015. The Planning Board's responsibility in Section 19-65.(a)(2)(A)3 is to determine if environmental buffer protection, SPA forest conservation and planting requirements, and site imperviousness limits have been satisfied.

Environmental Buffer

There are no environmental buffers on the Property.

Forest Conservation

The Great Seneca Science Corridor Master Plan identified the Piney Branch SPA as containing remnants of a globally rare habitat supported by the serpentine rocks that underlie parts of the area. The PFCP identifies one high priority forest within the southeastern portion of the project area. This forested area is an extension of the forest stand located along the eastern boundary of the Property and along Shady Grove Road on the adjoining Traville Conservancy property. This entire forest stand, underlain with serpentine bedrock, supports a community of State-listed endangered potato dandelion. The Applicant proposes to retain this forest stand and to enhance it with additional forest along a significant portion of the eastern boundary of the project site. The Applicant also proposes to place this forested buffer in a Category I Conservation easement to further protect the forest around the State-listed plant.

Site Imperviousness

The Piney Branch SPA does not require a specified impervious limit on land development projects. A Preliminary Water Quality Plan was approved with Preliminary Plan No. 120120290 with 36% imperviousness, and a Final Water Quality Plan was approved with Site Plan No. 820130200 with 44% imperviousness. The Applicant has submitted an amended Preliminary/Final Water Quality Plan (Attachment 4) in association with the Preliminary Plan Amendment that shows 45% imperviousness. This increase in imperviousness is primarily due to the change in unit type and development form. The Applicant has restricted imperviousness as much as feasible by incorporating guest parking as parallel parking associated with internal roads and minimizing sidewalks while still providing for pedestrian circulation.

Stormwater Management & Sediment Control

The MCDPS Stormwater Management Section issued a letter accepting the stormwater management concept for the proposed development on April 28, 2015. The stormwater management concept proposes to meet required stormwater management goals via 37 micro bioretention structures to provide full ESD.

Compliance with the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations, and Chapter 59, the Zoning Ordinance. The application meets all applicable sections. Access and public facilities will be adequate to support the proposed use. The application has been reviewed by other applicable County agencies, all of whom have recommended approval of the plan (Attachment 5). Staff finds the size, shape, width, and area of the lots are appropriate for the location of the subdivision.

Lot Frontage on a Private Street

Section 50-29(a)(2) of the Subdivision Regulations requires "...that individually recorded lots shall abut on a street or road which has been dedicated to public use or which has acquired the status of a public road." One hundred five of the 131 lots will front onto a private street, while 26 lots will front on Travilah Road, a public road. Therefore, if the Planning Board approves the Preliminary Plan, it must also find that the proposed private streets have acquired the status of public roads. As reflected in other similar cases approved by the Board, this finding must be based upon the proposed road being fully accessible to the public; accessible to fire and rescue vehicles, as needed; and designed to the minimum public road standards, except for right-of-way and pavement widths.

In the case of this subdivision, the proposed streets can meet the minimum standards necessary to make the finding that they have attained the status of a public road. The private roads will be constructed to the minimum public road structural standards, have a 20-foot pavement width with adequate turning radii at intersections where needed for emergency access, have an appropriate paving cross-section elsewhere for private vehicles, and have an appropriate circulation and turnaround pattern. The private roads will be placed within an easement that ensures they remain fully accessible to the public.

SECTION 3: SITE PLAN ANALYSIS AND FINDINGS

DEVELOPMENT STANDARDS

This Site Plan Amendment is reviewed pursuant to Section 59-C-15.5 of the Zoning Ordinance in effect prior to October 30, 2014, as allowed under Section 59 7.7.1.B.3.a. of the current Zoning Ordinance, which states:

"Until October 30, 2039, an applicant may amend any previously approved application (including Preliminary Plans and Site Plans) under the standards and procedures of the property's zoning on October 29, 2014 if the Amendment:

- i. does not increase the approved density or building height unless allowed under Section 7.7.1.C; and*
- ii. either:*
 - (a) retains at least the approved setback from property in a Residential Detached zone that is vacant or improved with a Single-Unit Living use;*
 - or*
 - (b) satisfies the setback required by its zoning on the date the amendment or the permit is submitted."*

This proposal complies with Section 59 7.7.1.B.3.a.i., because it does not increase the approved density or building height allowed under Section 7.7.1.C – Expansion of Floor Area Existing on October 30, 2014. The proposal also complies with Section 59 7.7.1.B.3.a.ii(a) because it retains the approved setback from the improved R-200 Zoned property with existing single-family units to the south.

The Data Table below shows the application’s conformance to the CR Zone’s Development Standards required in 59-C-15-7.

Table 1: Development Standards Data Table - CR Zone Standard Method of Development

Development Standard	Permitted/Required	Proposed
Maximum Density (Sec.59-C-15.71) Site Area = 587,712 sf	0.5 FAR or 298,938 SF	0.5 FAR or 298,938 SF
Maximum Height (in feet)(Sec. 59-C-15.71)	80’	50’
Motorized vehicle parking (Sec. 59-C-15.63)	222	278
Minimum Setbacks (feet) (Sec. 59-C-15.72 (a) (1)) ¹ Abutting Residential zone All other zones	25’ (R-200) 0	25’ 0
Minimum Public Use Space (Sec. 59-C-15.73) for sites with a Gross Tract Area over 3 acres: (% of LOD [14.38 acres])	10% of LOD= 62,639 sf	87,120 sf
MPDUs ²	12.5%= 17 units	17

General Requirements

Per 59-C-15.61-63 General Requirements, development in the CR Zones must comply with the several specific planning elements, including master plan conformance (59-C-15.61), landscaping and lighting (59-C-15.635), public use space (59-C-15.73), and vehicular circulation and parking (59-C-15.632 and 633).

Master Plan and Design Guidelines Conformance

The Property is located in the GSSC Master Plan, Life Sciences Center (LSC) South District. The circulation, staging, and compatibility Master Plan topics are addressed in the Preliminary Plan Amendment section of this staff report. A Final Water Quality Plan has been submitted as discussed on page 14 of this report. The Site Plan’s design and layout reduce impervious surfaces to the extent practicable by providing garages and driveways instead of surface parking lots. The Environmental section of this report provides information regarding protection of the Kragia dandelion population identified in the Final Forest Conservation Plan. Based on these analyses, the proposal is in substantial conformance with the GSSC Master Plan.

¹ (a) Where a tract of land is adjacent to a lot or parcel in a one-family residential or agricultural zone that is not improved with a commercial, industrial, or utility use, any building: (1) must have a minimum setback of 25 feet, or the setback required by the adjacent lot or parcel, whichever is greater. The Subject Property abuts the existing Willow Oaks single-family subdivision to the south zoned R-200.

² The location of these units is to be determined at the Certified Site Plan review by the Department of Housing and Community Affairs (DHCA).

Landscape and Lighting

The Landscape Plan shows proposed Forest Conservation landscaping credits (areas 1-4) in the required open space areas per the FFCP. For example, Area 4, the largest of these credit areas, is proposed inside the linear public open space area for 0.07 acres of credit. These trees will be planted in a ground cover area (and adjacent to a patio area) with Liriope as the ground cover plant material. The Landscape Plan must identify these four areas with a note to distinguish these as forest conservation landscaping credit areas per the FFCP and that these plantings cannot be removed from either plan because, doing so would violate the forest conservation planting requirement.

A Photometric Plan has been submitted to address the above mentioned section of the CR Zone. The Plan shows the proposed locations of street and alley light fixtures, and lighting for the open space areas. Each individual unit will have a light fixture at the front door. The three monumental entrance signs will have LED lighting for continuous illumination during evening hours. At Certified Site Plan review, the Applicant must submit a detail sheet for the proposed light fixtures for the private streets and alleys, open space areas and at the front doors of the units; and include a note that the industry standards (IESNA) will be met in relation to adjacent residential properties.

Pedestrian and Bicycle Facilities

A six-foot wide sidewalk exists along the Shady Grove Road frontage. Shared-use paths exist on the opposite side of Shady Grove Road and Travilah Road. A sidewalk does not exist along the Travilah Road frontage, but the Applicant proposes a five-foot wide sidewalk with a green panel along the property frontage. An internal, interconnected pedestrian sidewalk system is proposed to ADA standards that will connect to the existing sidewalks at both Travilah Road and Shady Grove Road.

Public Use Space

The project provides three open space areas totaling 2.0 acres, which exceeds the CR Zone's requirement of 10% public use space based on the area of the proposed LOD (1.43 acres based on a total LOD area of 14.38 acres). The open space areas are: an open lawn/gathering area between Alleys D and E, and two other areas located in the central and southeast portion of the site. These areas will provide for active and passive recreational opportunities as described in the Recreation Guidelines section below.

Recreation Guidelines

The Planning Board's Recreation Guidelines require residential development of more than 20 units to provide recreation equipment based on the unit type (townhouses), age category of the potential users, and the demand and supply relationship.

The proposed project meets the Recreation Guidelines by providing the following amenities:

- Parcel A will have a bocce ball court, passive recreation, park benches, seating areas, and a sidewalk system that will connect to sidewalks along Travilah Road and Shady Grove Road; and
- Parcel B will have a multi-age playground with equipment.

The site plan contains a Recreation Demand table and Supply calculations table to demonstrate that the required amenities will be provided based on the proposed number of units (131), and they either meet or exceed the required minimum standards.

Vehicular Circulation and Parking

Two access points are proposed on Travilah Road and one on Shady Grove Road. The Shady Grove Road access is provided by a previously recorded access easement from the owner of the Traville Conservancy parcel between the Property and Shady Grove Road. This access to Shady Grove Road is designed as right-in/right-out only to minimize potential vehicular conflicts with through traffic. A grid pattern of new private streets and alleys will provide adequate, safe and efficient internal vehicular circulation.

As a development located in the CR Zone, no bicycle parking spaces are required for a townhouse development. However, publicly accessible bicycle spaces will be provided at both play areas. Per the CR Zone, the proposed development is required provide 1.8 parking spaces per market rate units (206 spaces), and 0.9 spaces per MPDU (16 spaces) for a total of 222 parking spaces. No visitor parking spaces are required at a townhouse development. A total of 278 parking spaces are proposed, of which, 33 spaces are on-street visitor parking spaces dispersed throughout the site.

ENVIRONMENT

Final Forest Conservation Plan

This Property is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code), and a Final Forest Conservation Plan (FFCP) has been submitted for Planning Board approval (Attachment 3). The amended FFCP is consistent with the amended PFCP.

Final Water Quality Plan

As part of the requirements of the Special Protection Area law, a Final Water Quality Plan must be reviewed in conjunction with a site plan. The Applicant submitted an amended Preliminary/Final Water Quality Plan that the Planning Board approved as part of this application.

SITE PLAN FINDINGS

1. *The site plan conforms to all non-illustrative elements of a development plan, 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.*

Not applicable; the site is not subject to a development plan, diagrammatic plan, schematic development plan, or project plan.

2. *The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approval under Chapter 56.*

The Site Plan meets the requirements of the CR Zone, standard method of development, as shown on the Data Table, on page 24. An urban renewal plan is not applicable to the Subject Property.

- 3. The location of buildings and structures, open spaces, landscaping, recreational facilities, and pedestrian and vehicular circulation systems are adequate, safe and efficient.*

Building Locations

Proposed lot layout and building locations will create an adequate, safe, and efficient grid pattern of new private streets and alleys. Buildings are located to provide direct and efficient access for pedestrians from private streets and alleys. The units have been designed to face landscaped mews and open spaces, and away from a proposed forest conservation area at the eastern portion of the site.

Open Spaces

Three open space areas are proposed, which will be easily accessible via the proposed interconnected sidewalk system. The proposal provides for more than the required open space area based on 10% of the Subject Property's limits of disturbance. The open spaces have been designed in an adequate, safe, and efficient layout for easy access.

Landscape and Lighting Plans

The Landscape Plan addresses Section 59-C-15.635., and contains a mix of native large, medium and small canopy deciduous trees (ranging from Red Oak, Scarlet Oak, Sweetgum, American Elm, Serviceberry and Hornbeam), evergreens (American Holly) and shrubs to accent the units, and the proposed open lawn area/gathering area for the front entry units designed along Alleys D and E. Other landscaping will enhance the two open space areas and the perimeters of the site. Perennial/grasses in the form of Brome-like Sedge as an accent landscape plant material. The proposed landscaping with a variety of native deciduous trees, shrubs and ornamental grasses will be adequate, safe, and efficient. The proposed lighting for the development, will meet the industry IESNA illumination standards for visibility during evening hours.

Recreational Facilities

Opportunities for recreation will be provided in the three open space areas with the greatest opportunities in Parcels A and B. Parcels A and B will offer the primary active and passive features and outdoor equipment including: picnic, seating and sitting areas, a bocci ball court, barbeque grills and fire pit, and playground equipment for multi-age groups of children, including a labyrinth. An open lawn/gathering area behind units designed along Alleys D and E will be available for active and passive recreation. These facilities will be accessible by an internal interconnected sidewalk system. Bike parking spaces will be provided at both play areas. The sum total of these facilities comply with the Planning Board's Recreation Guidelines for a townhouse development and the anticipated demand by population category.

Pedestrian and Vehicular Circulation

A six-foot wide sidewalk exists along the Shady Grove Road frontage. Shared-use paths exist on the opposite side of Shady Grove Road and Travilah Road. Although a sidewalk does not exist along the Travilah Road frontage, the Applicant proposes a five-foot wide sidewalk with a green panel along the Property frontage. An internal sidewalk system will connect to the existing sidewalks at both Travilah Road and Shady Grove Road.

Although no bicycle parking spaces are required for a townhouse development per Section 59-C-15.62. The project will have publicly accessible bicycle spaces at both playgrounds.

Vehicle parking at the Property will exceed the required number of parking spaces. The project will also provide 33 guest parking spaces. .

Vehicular access to the Subject Property will be provided from Travilah Road to the west and from Shady Grove Road to the east. The proposed grid pattern of new private streets and alleys will be adequate, safe and efficient.

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

The proposed townhouses will be compatible with the existing single-family detached units nearby, and the existing office development to the northeast in terms of building height. The proposed Landscape Plan will provide adequate screening along the common property lines.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resources protection, and any other applicable law.*

The site plan meets the requirements of the Montgomery County Forest Conservation Law, the County's Environmental Guidelines regarding Water Quality and stormwater management requirements for ESD as discussed in detail on page 14 of this report.

CONCLUSION

Based on the review by Staff and other relevant agencies, and the analysis contained in this report, Staff finds that the proposed Preliminary Plan and Site Plan Amendments meet all the required findings and are consistent with the applicable Subdivision Code and Zoning Ordinance standards. Staff recommends approval subject to the conditions stated at the beginning of this report.

ATTACHMENTS

1. Preliminary Plan Amendment
2. Site Plan Amendment
3. Preliminary/Final Forest Conservation Plan
4. Preliminary/Final Water Quality Plan
5. Agency Approval Letters

PROFESSIONAL SEAL
DATE _____
SHEET _____
TITLE _____

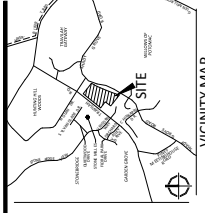
Attachment 1

REVISIONS
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 REVISIONS

TRAVILAH GROVE

4TH ELECTION DISTRICT
 MONROE PARISH, LOUISIANA
 WSSC GRID - 23W1011, 11M1011
 # 12012029A

LOTTING DIAGRAM
 DRAWN BY: _____
 DATE ISSUED: _____
 PROJECT: _____
 SHEET: _____
 PFA.00



- LEGEND**
- PROP ASST TO WAY
 - PROP LOT
 - PROP PASSELCUMMENT
 - PROP ASY PASSELCUMMENT
 - EXISTING PASSELCUMMENT

PROFESSIONAL CERTIFICATION

I hereby certify that the information furnished by me, and that I am a duly licensed Professional Engineer under the laws of the State of Louisiana.

DATE _____
PROJECT _____
ENGINEER _____
 License No. 41113

FILE STAMP

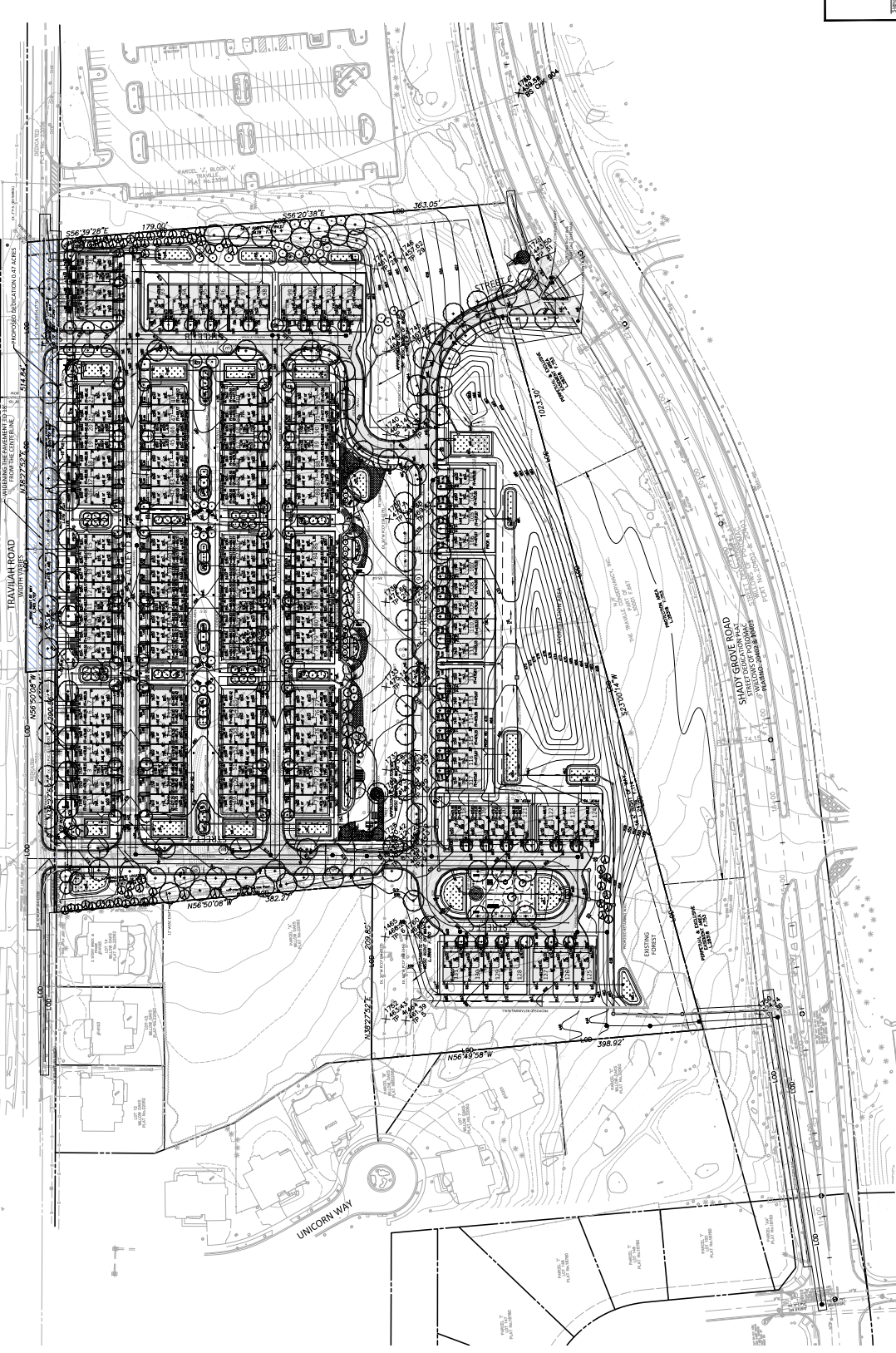
FOR LOCATION OF THIS SEAL
 12012029A FOR LACON TO
 48 HOURS IN ADVANCE OF ANY
 WORK TO BE PERFORMED BY THE
 ENGINEER UNDER THE SEAL.

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	5/17/15	MM	REVISED PER COMMENTS
2	5/17/15	MM	REVISED PER COMMENTS
3	5/17/15	MM	REVISED PER COMMENTS

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.
2. PROPOSED PRIVATE ROADS ARE TO BE BUILT TO PRIMARY RESIDENTIAL STRUCTURAL REQUIREMENTS.
3. THIS PLAN SHALL BE CONSIDERED A PRELIMINARY PLAN FROM THESE REQUIREMENTS ONLY. APPROPRIATE SIGNAGE SHALL BE INCLUDED ON THE FRONT YARDS.



PLAN LEGEND

<p>PROPERTY LINES</p> <p>EXISTING ELECTRICAL CONDUIT</p> <p>EXISTING ELECTRICAL CONDUIT</p> <p>EXISTING ELECTRICAL CONDUIT</p> <p>EXISTING ELECTRICAL CONDUIT</p> <p>EXISTING ELECTRICAL CONDUIT</p> <p>EXISTING ELECTRICAL CONDUIT</p> <p>EXISTING ELECTRICAL CONDUIT</p> <p>EXISTING ELECTRICAL CONDUIT</p> <p>EXISTING ELECTRICAL CONDUIT</p> <p>EXISTING ELECTRICAL CONDUIT</p>	<p>PROPOSED ELECTRICAL CONDUIT</p> <p>PROPOSED ELECTRICAL CONDUIT</p> <p>PROPOSED ELECTRICAL CONDUIT</p> <p>PROPOSED ELECTRICAL CONDUIT</p> <p>PROPOSED ELECTRICAL CONDUIT</p> <p>PROPOSED ELECTRICAL CONDUIT</p> <p>PROPOSED ELECTRICAL CONDUIT</p> <p>PROPOSED ELECTRICAL CONDUIT</p> <p>PROPOSED ELECTRICAL CONDUIT</p> <p>PROPOSED ELECTRICAL CONDUIT</p> <p>PROPOSED ELECTRICAL CONDUIT</p>	<p>EXISTING HATCHES</p> <p>EXISTING HATCHES</p> <p>EXISTING HATCHES</p> <p>EXISTING HATCHES</p> <p>EXISTING HATCHES</p> <p>EXISTING HATCHES</p> <p>EXISTING HATCHES</p> <p>EXISTING HATCHES</p> <p>EXISTING HATCHES</p> <p>EXISTING HATCHES</p> <p>EXISTING HATCHES</p>	<p>PROPOSED HATCHES</p> <p>PROPOSED HATCHES</p> <p>PROPOSED HATCHES</p> <p>PROPOSED HATCHES</p> <p>PROPOSED HATCHES</p> <p>PROPOSED HATCHES</p> <p>PROPOSED HATCHES</p> <p>PROPOSED HATCHES</p> <p>PROPOSED HATCHES</p> <p>PROPOSED HATCHES</p> <p>PROPOSED HATCHES</p>
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FIELD STAMP

DATE

BY

CHECKED BY

PROJECT NO.

SHEET NO.

VICINITY MAP

SCALE 1" = 200'

TRAVILAH GROVE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND

MDC-CD-23B/3W/D
MAY 2015

82013020A

MNCPPC

OVERALL
SITE PLAN

DRAWN BY: JLS
DATE ISSUED: 05/12/2015

PROJECT NO. 82013020A
SHEET NO. 1 OF 1

SCALE: 1" = 50'

DATE: 05/12/2015

BY: JLS

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PROJECT NO.: 82013020A

SHEET NO.: 1 OF 1

SCALE: 1" = 50'

DATE: 05/12/2015

BY: JLS

CHECKED BY: [blank]

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BREWSTER
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TRAFFIC ENGINEER
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BETHESDA, MD 20814

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ARLINGTON, VA 22204

WETLAND SPECIALIST
WETLANDS INTERNATIONAL, INC.
1000 WETLANDS DRIVE, SUITE 100
WILKES BARRE, PA 18201

PROFESSIONAL SEAL

DATE: 05/12/2015

BY: JLS

CHECKED BY: [blank]

PROJECT NO.: 82013020A

SHEET NO.: 1 OF 1

SCALE: 1" = 50'

DATE: 05/12/2015

BY: JLS

CHECKED BY: [blank]

TRAVERLAH GROVE
 BROOKFIELD TRAVILAH
 GROVE, LLC
 IN CARE OF
 TRAVILAH LLC
 RESIDENTIAL

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 JAMES CHRISTENSEN
 NILES PATE

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 703.441.1234
 WHE@WHEHENRICH.COM

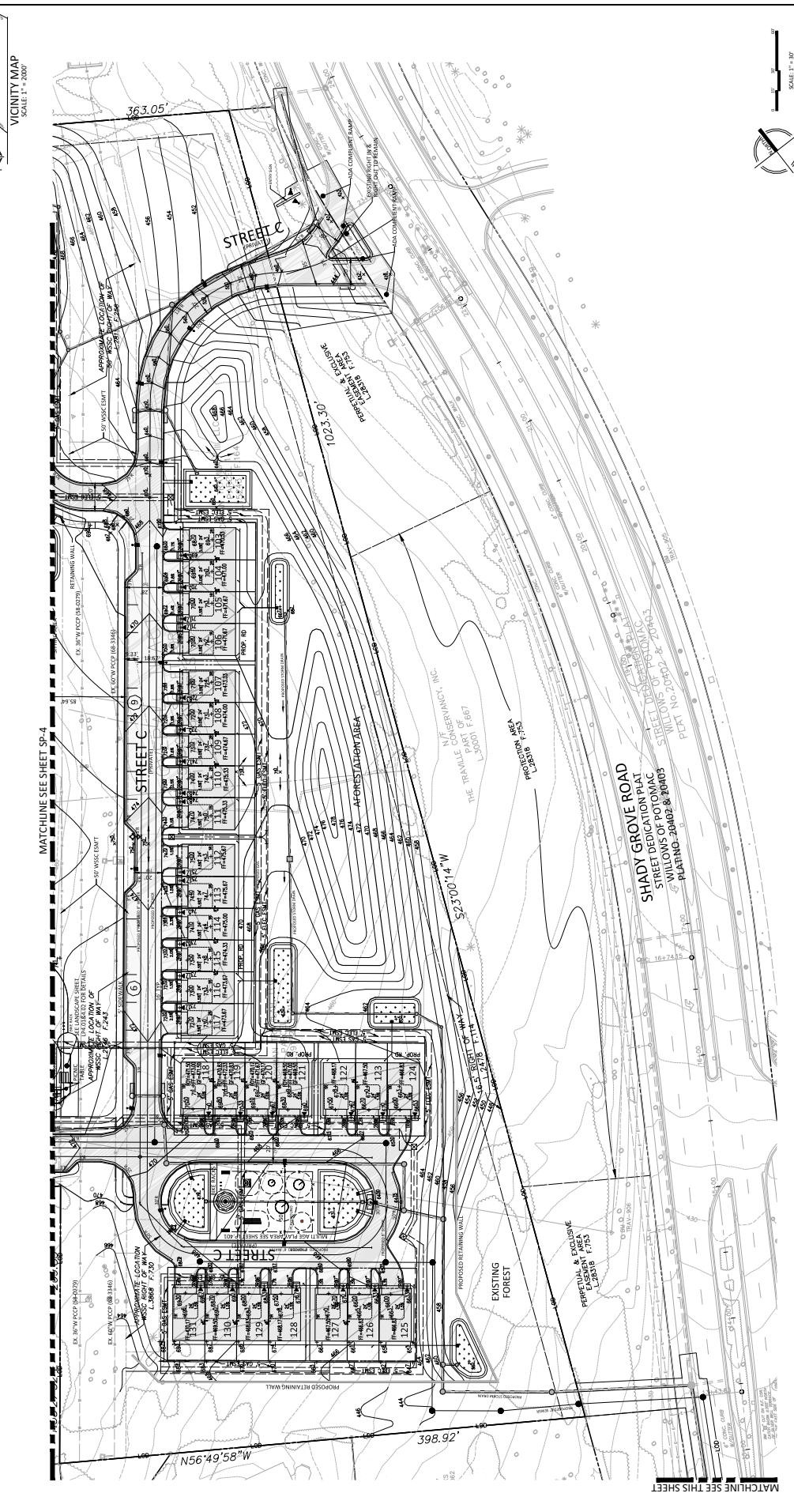
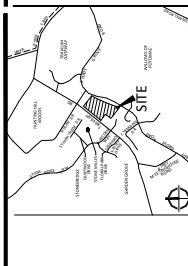
REVISIONS

NO.	DATE	DESCRIPTION
1	5/14/15	ISSUED PER DC COMMENTS
2	5/14/15	ISSUED PER DC COMMENTS

PROFESSIONAL SEAL

4TH ELECTION DISTRICT
NOVA COUNTY, VIRGINIA
WVSP-CID-238941D
MVA-2015-238941D
MVA-2015-238941D
82013020A

DATE ISSUED: 04/23/2015
SCALE: 1" = 30'



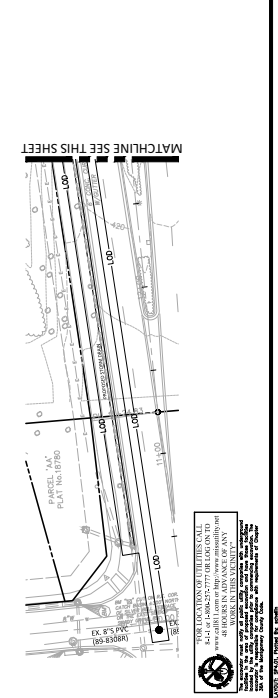
DEVELOPER'S CERTIFICATE

The undersigned hereby certifies that the information on this plan is true and correct and that the same conform to the requirements of the applicable laws, ordinances, rules and regulations of the State of Virginia and the County of Loudoun, Virginia.

Project Name: BROOKFIELD TRAVILAH GROVE, LLC
 Project Location: 4TH ELECTION DISTRICT NOVA COUNTY, VIRGINIA
 Project No.: WVSP-CID-238941D
 Applicant: GROVE, LLC
 Contact Person: JAMES CHRISTENSEN
 Signature: _____
 Date: 4/23/2015

PLAN LEGEND

PROPOSED MAINTENANCE	EXISTING MAINTENANCE	PROPOSED MAINTENANCE	EXISTING MAINTENANCE
PROPOSED SIDEWALK	EXISTING SIDEWALK	PROPOSED SIDEWALK	EXISTING SIDEWALK
PROPOSED DRIVEWAY	EXISTING DRIVEWAY	PROPOSED DRIVEWAY	EXISTING DRIVEWAY
PROPOSED DRIVEWAY	EXISTING DRIVEWAY	PROPOSED DRIVEWAY	EXISTING DRIVEWAY
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PROPOSED DRIVEWAY	EXISTING DRIVEWAY	PROPOSED DRIVEWAY	EXISTING DRIVEWAY



SCALE 1" = 2000'

FOR LATEST INFORMATION CALL 703.441.1234 OR VISIT WWW.LESLIEDEUSCH.COM. THE INFORMATION IS BEING PROVIDED AS OF THE DATE OF THE PLAN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.



BROOKFIELD TRAVILAH GROVE, LLC IN CARE OF RESIDENTIAL

ARCHITECT: KESNER DESIGN... ENGINEERS: GRIFFIN ENGINEERS... LANDSCAPE ARCHITECT: WANDERLARK ASSOCIATES...

Attachment 3

Table with columns: DATE, TIME, LOCATION, etc.

PROFESSIONAL SEAL

TRAVILAH GROVE 4TH ELECTION DISTRICT... MNCPPC # 82013020A... FOREST CONSERVATION NOTES & CHARTS

AFFORESTATION/ REFORESTATION MANAGEMENT PLAN

1. AFFORESTATION/ REFORESTATION MANAGEMENT PLAN... 2. AFFORESTATION/ REFORESTATION MANAGEMENT PLAN...

TOTAL FOREST CONSERVATION CREDIT

Table with columns: AFFORESTATION AREA, AREA (ACRES), SQUARE FEET, CREDIT, TOTAL CREDIT

AFFORESTATION PLANTING SCHEDULE

Table with columns: SPECIES NAME, COMMON NAME, D.B.H. (INCHES), TRUNK FORM, etc.

SIGNIFICANT & SPECIMEN TREE INVENTORY

Table with columns: #, SPECIES, D.B.H. (INCHES), TRUNK FORM, etc.

SOILS LEGEND

Table with columns: SYMBOL, SOIL, CHARACTERISTICS, etc.

FOREST CONSERVATION WORKSHEET

Table with columns: LAND USE CATEGORY, AREA, MGR, DA, HOR, MPO, etc.

LANDSCAPE AREA PLANT LIST

Table with columns: Symbol, Botanical Name, Common Name

FINAL FOREST CONSERVATION NOTES (MNCPPC STANDARD)

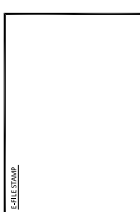
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INSPECTIONS (MNCPPC STANDARD)

1. INSPECTIONS... 2. INSPECTIONS... 3. INSPECTIONS...

PLANTING NARRATIVE

1. PLANTING NARRATIVE... 2. PLANTING NARRATIVE... 3. PLANTING NARRATIVE...



YOUR RECORDING OF THIS FINAL... 48 HOURS, NOTARY AT ANY...

PROFESSIONAL SEAL
DESIGN CONSULTANTS
ARCHITECT
LESLIE RYAN DESIGN
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 WASHINGTON, DC 20007
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 WYOMANTOWN, PA 19383
ATTORNEY AT LAW
ANDREW J. SCHWARTZ, ESQ.
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 ANDREW.SCHWARTZ@WYOMANTOWN.COM

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 ANDREW.SCHWARTZ@WYOMANTOWN.COM

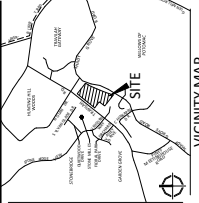
TRAVILAH GROVE
 IN CARE OF
BROOKFIELD TRAVILAH
 GROVE, LLC
 3001 FARMINGTON ROAD
 FARMINGDALE, MARYLAND 21052
 JAMES SCHWARTZ, ESQ.
 JAMES.SCHWARTZ@BROOKFIELDTRAVILAH.COM

NO.	DATE	DESCRIPTION
1	10/15/2024	ISSUED FOR PERMITS
2	11/15/2024	ISSUED FOR PERMITS
3	12/15/2024	ISSUED FOR PERMITS
4	01/15/2025	ISSUED FOR PERMITS
5	02/15/2025	ISSUED FOR PERMITS

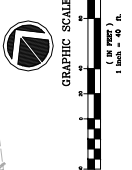
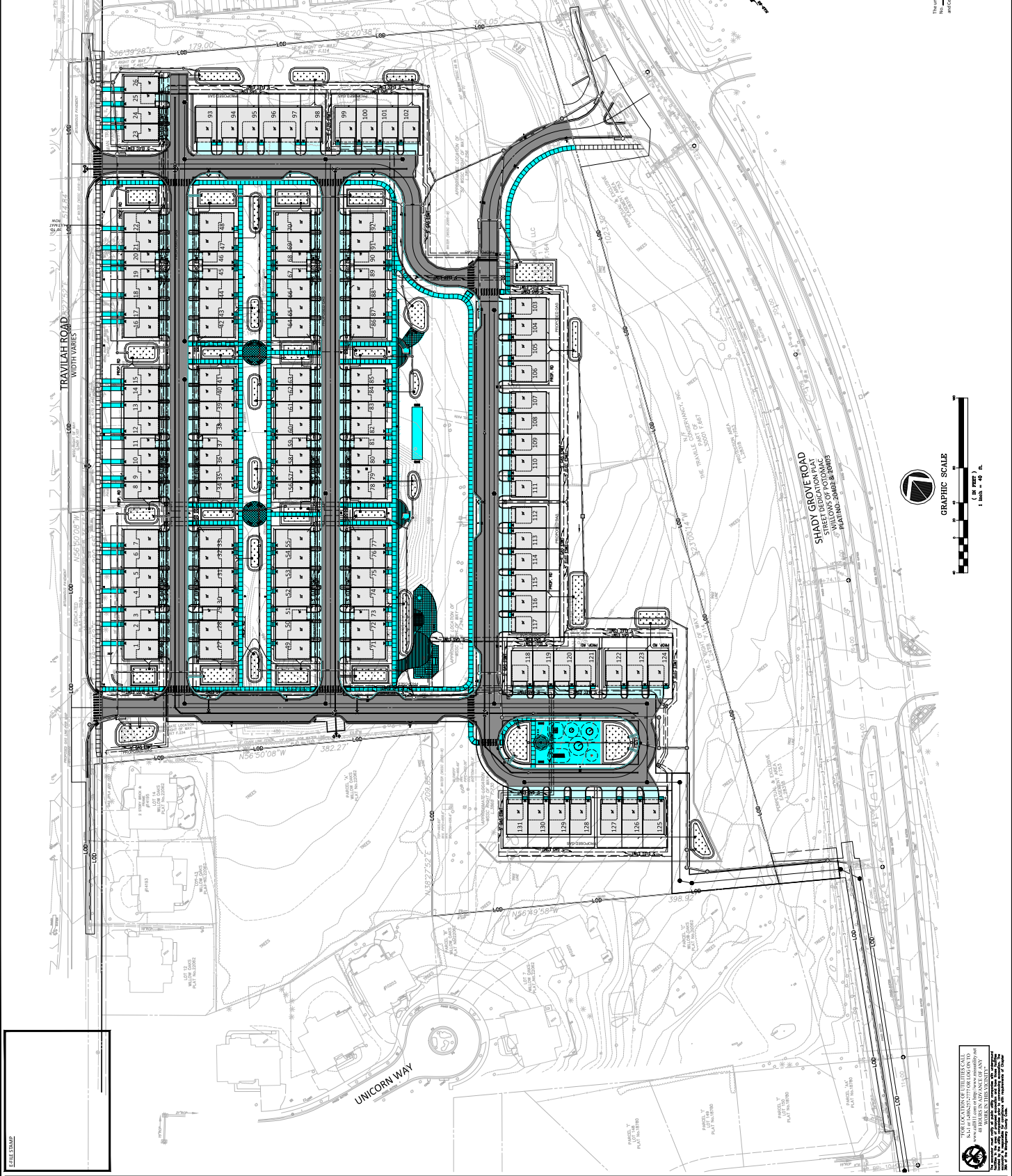
TRAVILAH GROVE
 4TH ELECTION DISTRICT
 MONTGOMERY COUNTY,
 MARYLAND
 WSSDC GRID: 238W101
 1000 WYOMANTOWN ROAD
 WYOMANTOWN, MD
MINCPCP
82013020A
IMPERVIOUS PLAN

DESIGNED BY: [Stamp]
 DATE ISSUED: 11/15/2024
 SHEET NO. 1 OF 3
 SP. 3

Attachment 4



11.00 ACRES	TOTAL PROPERTY AREA
0.18 ACRES	IMPERVIOUSLY COVERED AREA
1.17 ACRES	ARTIFICIAL AREA
0.18 ACRES	SOILS HAZARDOUS AREA
2.10 ACRES	ROADWAYS
3.10 ACRES	DRIVEWAYS
11.00 ACRES	BACKGROUND



DEVELOPER'S CERTIFICATE
 The undersigned certifies to the best of his/her knowledge and belief that the information furnished herein is true and correct, and that the same conform to the requirements of the applicable laws, regulations, and codes of the State of Maryland.

FOR LOCATION OF THIS SEAL
 SHALL BE ADMINISTERED OR FACED TO
 BE IN THE PRESENCE OF THE APPLICANT
 48 HOURS IN ADVANCE OF ANY
 PERMITTING AGENCY. THE SEAL SHALL
 BE PLACED IN THE PRESENCE OF THE
 APPLICANT AND THE APPLICANT SHALL
 BE RESPONSIBLE FOR THE PROTECTION
 OF THE SEAL. THE SEAL SHALL NOT BE
 REUSED FOR ANY OTHER PROJECT.



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Al R. Roshdieh
Acting Director

May 7, 2015

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

RE: Preliminary Plan No. 12012029A
Travilah Grove

Dear Mr. Butler:

We have completed our review of the preliminary plan dated March 31, 2015. An earlier plan for this project was reviewed by the Development Review Committee at its meeting on March 16, 2015. We recommend approval of the plan subject to the following comments:

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

PREVIOUS COMMENTS FROM MCDOT LETTER DATED OCTOBER 11, 2012 APPLY UNLESS AMENDED BELOW.

1. Storm Drain Analysis: Based on the storm drain report dated January 5, 2015, the following comment shall be addressed at or before the permit stage:
 - a. Study POI#3- Existing 18-inch RCP Storm Drain System: Based on the storm drain report **the existing 18-inch RCP storm drain system has adequate capacity under the current conditions**. Under post development conditions there is an increase in discharge (+13.38 cfs) **from the subject site**. **Since the 18" RCP storm drain pipe is undersized and there is a proposed increase in runoff from the site, we recommend the applicant be required to install a 21" RCP to adequately convey the 10-year storm event.**

Since the applicant is upgrading an existing 18" RCP, the applicant is also required to analyze the existing 21" RCP that is downstream from the existing 18" RCP to be

Division of Traffic Engineering and Operations

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

Attachment 5

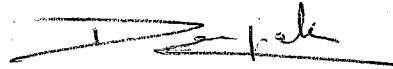
Mr. Patrick Butler
Preliminary Plan No. 12012029A
May 7, 2015
Page 2

replaced. If the 21" RCP cannot adequately convey the 10-year storm, then we recommend the applicant upgrade the 21" RCP or construct an on-site Quantity Facility to manage the increase in 10-yr storm event flow (+13.38 cfs) from the site.

2. Condition #5 in the approval letter dated October 11, 2012 is deleted.
3. The sight distances studies have been accepted. A copy of the accepted Sight Distances Evaluation certification forms are enclosed for your information and reference.

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

Sincerely,



FOR Gregory M. Leck, Manager
Development Review Team

Enclosures (3)

m:/subd/tormar01/developments/Great Seneca Sciences Center/Travilah Grove /12012029A, Preliminary Plan

cc: Lew Flashenberg, Travilah Grove, LLC
Jeffrey Amateau, Vika Maryland, LLC
William Robinson, Vika Maryland, LLC
Ed Axler; M-NCPPC Area 2
Scott Newill, MSHA AMD
Preliminary Plan folder
Preliminary Plan letters notebook

Attachment 5



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

October 11, 2012

Arthur Holmes, Jr.
Director

Ms. Lori Shirley, Planner/Coordinator
Area 2 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 120120290
Travilah Grove III

Dear Ms. Shirley:

We have completed our review of the preliminary plan dated June 18, 2012. This plan was reviewed by the Development Review Committee at its meeting on July 23, 2012. We recommend approval of the plan subject to the following comments:

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

1. The Water Quality Report, p3, states "The applicant proposes ... 300 residential DUs and 6000 SF of commercial space". All other documents (plans+parking+LATR) reflect only 300 residential DUs; no commercial space. This difference needs to be resolved.
2. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
3. Size storm drain easement(s) prior to record plat. No fences will be allowed within the storm drain easement(s) without a revocable permit from the Department of Permitting Services and a recorded Maintenance and Liability Agreement.
4. Submit amended storm drain study, with computations, for review and approval by the Department of Permitting Services prior to record plat submission. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development ten (10) year storm runoff on same. Inlet efficiency and spread computations are to be included in the impact analysis.

Division of Traffic Engineering and Operations

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Main Office 240-777-2190 • TTY 240-777-6013 • FAX 240-777-2080
trafficops@montgomerycountymd.gov



Attachment 5

Ms. Lori Shirley
Preliminary Plan No. 120120290
October 11, 2012
Page 2

5. The proposed access points on Travilah Road should be shifted to align opposite the existing entrances on the opposite side of that road.
6. Sight distance evaluations have been provided for 2 of the 3 access points. However, no evaluation was provided for the northeast access onto Travilah Road. Furthermore, each evaluation sheet must be provided on its own 8.5" x 11" page and be signed & sealed by a licensed Professional Engineer. Ensure that each sheet is completely filled out, including noting the master plan road classification and side-street names. Submit revised sight distance evaluation certification forms, for each entrance and in the proper format, for review and approval by the Department of Permitting Services prior to record plat submission.
7. Private common driveways and private streets shall be determined through the subdivision process as part of the Planning Board's approval of a preliminary plan. The composition, typical section, horizontal alignment, profile, and drainage characteristics of private common driveways and private streets, beyond the public right-of-way, shall be approved by the Planning Board during their review of the preliminary plan.
8. This site is located in a Special Protection Area. In accordance with Section 49-33(l) of the Montgomery County Code, curb and gutter may not be installed in an environmentally sensitive watershed unless certain waiver criteria have been satisfied.

Based on a review of the information submitted to date, a waiver to allow curb and gutter has not been granted for this site. (The applicant will need to provide documentation which satisfactorily demonstrates the use of curb and gutter will not significantly degrade water quality. This documentation is to be submitted in triplicate to Mr. Atiq Panjshiri of MCDPS, for subsequent review and comment by this Department and the Maryland-National Capital Park & Planning Commission.

Based on a review of the existing improvements along nearby sections of Travilah Road (and, as noted below), the Department of Transportation supports allowing the use of curb and gutter along the project's site frontage.

9. In accordance with Section 49-33(e) of the Montgomery County Code, sidewalks are required to serve the proposed subdivision. Sidewalks are to be provided on both sides of the proposed public streets unless the applicant is able to obtain a waiver from the appropriate government agency.

Coordinate construction of the five (5) foot concrete sidewalk across the Travilah Road site frontage with Mr. Daniel Sheridan, our Division of Transportation Engineering's Project Manager for the Travilah Road – Phase 2 sidewalk project (CIP project no. 500101-2). Mr. Sheridan may be contacted at 240-777-7220.

Attachment 5

Ms. Lori Shirley
Preliminary Plan No. 120120290
October 11, 2012
Page 3

10. The parking layout plan will be reviewed by the Department of Permitting Services at the site plan or building permit stage, whichever comes first. To facilitate their review, that plan should delineate and dimension the proposed on-site travel lanes, parking spaces, curb radii, handicap parking spaces and access facilities, and sidewalks. The applicant may wish to contact Mr. Sam Farhadi of that Department at (240) 777-6333 to discuss the parking lot design.
11. Curb radii for intersection type driveways should be sufficient to accommodate the turning movements of the largest vehicle expected to frequent the site.
12. The applicant needs to submit a truck circulation plan for review by the M-NCPPC and MCDPS. This plan should delineate the proposed movements on-site between the anticipated access locations, the proposed truck loading spaces, and the proposed dumpsters. The truck circulation pattern and loading position should be designed for counter-clockwise entry and for a left-side backing maneuver. Passenger vehicle travel ways should be separated from the expected truck patterns and storage areas. The applicant may also need to provide documentation of their proposed delivery schedules.
13. Truck loading space requirements to be determined in accordance with the Executive Branch's "Off-Street Loading Space" policy. On the site plan, delineate the location and dimensions of the proposed truck loading and/or dumpster spaces.
14. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
15. Where perpendicular parking spaces border a sidewalk, a two (2) foot vehicle overhang is assumed. The applicant should either provide a seven (7) foot wide sidewalk or wheelstops within those parking spaces.
16. For any parking facility containing more than fifty (50) parking spaces, the applicant needs to furnish bicycle parking facilities as required Section 59 E-2.3 of the Montgomery County Code. Accordingly, the applicant should provide either bike lockers or inverted "U" type bike racks.
17. Clarify ownership of the forested area alongside along Shady Grove Rd and whether an access easement is necessary.
18. Clarify ownership of the 16.5-ft ROW strip between the site and the forested area.

Attachment 5

Ms. Lori Shirley
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October 11, 2012
Page 4

19. The owner will be required to submit a recorded covenant for the operation and maintenance of private streets, storm drain systems, and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
20. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
21. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
22. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Bruce Mangum of our Transportation Systems Engineering Team at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
23. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with Brett Linkletter, Chief of the Division of Highway Services, Tree Maintenance Section at (240) 777-7651.
24. 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 of Transit Services/Commuter Services Section. Ms. Brecher may be contacted at 240-777-5800.

The Traffic Mitigation Agreement will include measures to be taken to achieve the required trip reduction and will include a security instrument (letter of credit or performance bond) to guarantee achievement of trip reduction goals. The Agreement will include but not be limited to the following provisions:

- A. Electric Car Charging - provide two electric car charging stations on site
- B. Car Sharing Parking - Provide at least 2 car sharing vehicle parking spaces in highly visible, preferentially-located spots in on-street locations or in accessible location within parking garage.
- C. Car Sharing Parking - Provide at least 2 car sharing vehicle parking spaces in highly visible, preferentially-located spots in on-street locations or in accessible location within parking garage(s).

Attachment 5

Ms. Lori Shirley
Preliminary Plan No. 120120290
October 11, 2012
Page 5

- D. Bike Sharing - provide space in the project for a bikesharing docking station to enable this form of transportation to be used by residents, employees and visitors. The location of the docking station will be selected by the Applicant with approval of MCDOT, based upon the requirements of the bikesharing system. The location must be a highly-visible, convenient and well-lit portion of the Project, possibly in the area designated for Public Use Space. If zoning regulations or other provisions adopted prior to building permit so provide, or if the development has a trip reduction requirement under PAMR, provide payment of capital costs of bikesharing station and 12 years of operating costs. Applicant shall take other actions in concert with MCDOT to promote use of bikesharing among residents and visitors at the Project.
 - E. Provide bike racks in weather-protected, highly visible locations.
 - F. Design building frontages or lobbies to provide for two-way visibility for transit vehicles, taxis, and shuttles.
 - G. Displays. Incorporate display space into residential lobbies and other areas of high pedestrian activity and opportunity for information on each level of parking facilities. Displays will contain materials explaining transportation options in the Greater Shady Grove area and the region.
 - H. Provide opportunity and connections for electronic (LCD) display screens and Real Time Transit Information Signs in lobbies, elevators, and parking facilities. This will enable outreach to residents, employees and visitors, etc.
25. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
- A. Across the Travilah Road site frontage, widen the existing pavement to eighteen (18) feet and construct curb, gutter, five (5) foot wide concrete sidewalk and handicap ramps, and enclosed storm drainage and appurtenances in accordance with MCDOT Standard No. MC-212.01.
 - * **NOTE: the Public Utilities Easement is to be graded on a side slope not to exceed 4:1.**
 - 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.
 - C. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.

Attachment 5

Ms. Lori Shirley
Preliminary Plan No. 120120290
October 11, 2012
Page 6

- 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.
- E. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Andrew Bossi, our Development Review Area Engineer for this project at andrew.bossi@montgomerycountymd.gov or (240) 777-2197.

Sincerely,



Gregory M. Leck, Manager
Development Review Team

M:\corres\FY13\Traffic\Active\120120290, Travilah Grove III plan, FINAL.com

Enclosure

CC: Lew Flashbenberg; Travilah Grove, LLC
Joseph A. Lynott, Jr.; Lynott, Lynott, & Parsons, P.A.
Steven A. Robins; Lerch Early & Brewer, Chtd.
K.C. Reed; Loiederman Soltesz Associates, Inc.
Josh Sloan; M-NCPPC Area 2
Edward Axler; M-NCPPC Area 2
Preliminary Plan folder
Preliminary Plan letters notebook

cc-e: Leo Galanko; MCDPS WRM
Atiq Panjshiri; MCDPS RWPR
Sandra Brecher; MCDOT DTS
Dan Sheridan; MCDOT DTE
Brett Linkletter; MCDOT DHS
Dan Sanayi; MCDOT DTEO
Bruce Mangum; MCDOT DTEO
William Haynes; MCDOT DTEO
Andrew Bossi; MCDOT DTEO



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

April 28, 2015

Mr. William Robinson, P.E.
VIKA Maryland, LLC
20251 Century Blvd. Suite 400
Germantown, Maryland 20874

Re: **Final Water Quality Plan** and Stormwater
Management **CONCEPT** Request for Travilah
Grove
Preliminary Plan #: 20120290
SM File #: 242811
Tract Size/Zone: 13.5 acres/CR 0.5
Total Concept Area: 13.5 acres
Parcel(s): A and Part of 1 & 2
Watershed: Watts Branch and Piney Branch

Dear Mr. Robinson:

Based on a review by the Department of Permitting Services Review Staff, the Final Water Quality Plan and the stormwater management concept for the above mentioned site is **acceptable**. The Final Water Quality Plan and stormwater management concept propose to meet required stormwater management goals via 37 micro bioretention structures to provide full ESD.

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

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. Safety railing/fencing will be required for bridging over micro biofilters and where sidewalks are located next to micro biofilters and are adjacent to the proposed cheek walls.
3. Provide documentation from the Department of Transportation that the proposed storm drain connections are acceptable at Shady Grove Road and Travilah Road.
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.

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**. A stream monitoring fee for the site area in the Piney Branch Special Protection Area (SPA) and a BMP monitoring fee for the disturbed area in the SPA are required.

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

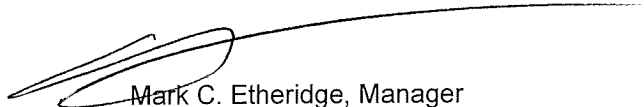
Attachment 5

William Robinson
April 28, 2015
Page 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 Leo Galanko at 240-777-6242.

Sincerely,



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

MCE: lmg

cc: C. Conlon
SM File # 242811

ESD Acres:	13.5
STRUCTURAL Acres:	0.0
WAIVED Acres:	0.0

Re: 82013020A Travilah Grove site plan review timed out of the weekend and it's been extended for 10 more days

Schwartz, Lisa

Wed 4/15/2015 11:52 AM

Sent Items

To: Shirley, Lori <lori.shirley@montgomeryplanning.org>;

Dear Ms. Shirley,

The Department of Housing and Community Affairs (DHCA) has completed its review of the site plan amendment for Travilah Grove (#82013020A). We recommend Approval with the following conditions:

- The MPDU townhouses must have at least 3 bedrooms, and a full bath is needed on each floor that includes a bedroom.
- The applicant will need to execute an Agreement to Build with DHCA prior to obtaining any building permits.

Sincerely,

Lisa S. Schwartz

Senior Planning Specialist

Montgomery County Department of Housing and Community Affairs

100 Maryland Avenue, 4th Floor

Rockville, MD 20850

(240) 777-3786 - office; (240) 777-3709

lisa.schwartz@montgomerycountymd.gov

www.montgomerycountymd.gov/mpdu



Washington Suburban Sanitary Commission

14501 Sweitzer Lane • Laurel, Maryland 20707-5901

COMMISSIONERS
Omar M. Boulware, Chair
Hon. Adrienne A. Mandel, Vice Chair
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Chris Lawson
Dr. Roscoe M. Moore, Jr.

GENERAL MANAGER
Jerry N. Johnson

April 03, 2015

Mr. Neil Patel
Brookfield Travilah Grove, LLC
3201 Jermantown Road, Suite 150
Fairfax, VA 22030

Re: Amended Letter of Findings #1, WSSC Project No. DA5637Z13, Travilah Grove

Dear Mr. Patel:

The letter of findings for the Travilah Grove project has been amended per your request. This amendment supersedes any previous letter of findings. The following changes have been approved:

- change in ownership from Mr. Lew Flashenberg to Mr. Neil Patel,
- change in number of units or type of development,
- change in construction sequence,
- change in water and sewer main alignments,
- change in number or configuration of parts of the project,

Please refer to the updated 200'-scale sketch enclosed along with the summary table and an all-inclusive list of project conditions provided below:

HYDRAULIC SUMMARY TABLE	
Proposed Development: 131 Townhomes	
200-ft Sheet:	
SEWER	WATER
WWTP Service Area: Blue Plains	Hydraulic Zone Group: Montgomery High
Mini-Basin Number: 16-030	Pressure Zone: 660A
	High Grade: 690 feet
	Low Grade: 628 feet

The following is a list of conditions that apply to this project and must be met before a Systems Extension Permit (SEP) will be issued.

LARGE DIAMETER 60-INCH AND 36-INCH PRESTRESSED CONCRETE CYLINDER (PCC) MAINS WITHIN THE PROJECT SITE

There are existing 60-inch and 36-inch large diameter PCC water mains traversing through the middle of the project site. Site work related to proposed water and sewer mains as well as access road, parking lots and drive ways etc. proposed directly above and crossing the existing 60-inch and 36-inch PCC mains require advance approval from WSSC. See "LARGE DIAMETER WATER MAINS IN THE VICINITY", "COORDINATION WITH OTHER BURIED UTILITIES" and "IMPACTS DUE TO GRADING / PIPE LOADING CHANGES" below for more information.

Please, consider WSSC comments made and documented on March 10, 2015 meeting minutes on proposed development layout in and around WSSC easement for existing large diameter 36-inch and 60-inch PCCP and incorporate them while preparing the design drawings and documents for WSSC phase 2 review.

PAY ABANDONMENT/RELOCATION COSTS

The development will necessitate the relocation / abandonment of existing WSSC facilities. Such work and related expenses will be the responsibility of the applicant. The applicant must take all necessary and appropriate steps to ensure continuous and uninterrupted service to existing WSSC customers.

MANDATORY REFERRAL PROCESS

This project may be subject to the Maryland-National Capital Park and Planning Commission's Mandatory Referral Program, depending on its planned water / sewer infrastructures and associated appurtenances. It is the Applicant's responsibility to contact the appropriate County's Department of Park and Planning for specific guidance and their standards for Mandatory Referral Review. During Phase 2 Design Review, WSSC must be notified, if the project is subject to the Mandatory Referral Process.

SANITARY SEWER CONDITIONS

REQUIRED SANITARY SEWER MAIN SIZES

All sewer is to be 8-inch diameter gravity sewer.

WATER MAIN EXTENSION CONDITIONS

LARGE DIAMETER WATER MAINS IN THE VICINITY

There are 60-inch and 36-inch diameter water mains passing through the middle of this project area. WSSC records indicate that the pipe material is Pre-stressed Concrete Cylinder (PCC).

Prior to submittal of Phase 2 System Integrity review, it is the applicant's responsibility to test pit the line and determine its exact horizontal and vertical location as well as to verify the type of pipe material. Vacuum-method test pits should be performed along both mains at 100 foot intervals. **A WSSC inspector must be present at the time of the test pit.** Results of the test pit findings must be accurately depicted on ALL Phase 2 plan submittals and support documents.

The required horizontal separation from a building or dwelling unit to the closest outside edge of an existing WSSC pipeline will be determined based on the potential for physical injury and property damage resulting from a catastrophic pipeline failure. WSSC studies have indicated that damage from a catastrophic failure of 36-inch and larger PCCP and CI water lines can extend in excess of eighty (80) feet beyond the pipeline. As noted in the Pipeline Design Manual, Part Three, Section 2.b.1, public safety concerns require special considerations and design modifications may be imposed for any development proposed within two hundred (200) feet of large diameter PCCP and CI water lines.

Please refer to WSSC Pipeline Design Manual, Part 3, Section 11, Loading Analysis, and Part 3, Section 3.h, Working in the Vicinity of Existing 36 inch and Larger Water Main, for additional general information and guidance.

PRE-STRESSED CONCRETE CYLINDER PIPE (PCCP) CONDITION

ASSESSMENT PROGRAM WSSC has an on-going program for inspection, repairs, and pipeline management of existing PCCP water mains 36-inches and larger. This program requires sections of the existing PCCP water mains to be shut down for extended periods of time for inspection and repairs. When connecting to these PCCP water mains, scheduled shutdowns may be delayed until the work is completed under this program.

REQUIRED WATER MAIN SIZES

The diameters of the proposed mains, **8 inches and 4 inches**, are shown on the attached sketch.

ISOLATION VALVES

Design and install new isolation valves on the existing main to both sides of the proposed connections for the purpose of isolating segments of water mains to provide outage protection for the proposed 131 residential Townhome units. Provide sufficient numbers of isolation valves on the new mains to provide redundancy. See the sketch for preliminary locations of isolation valves. Keep valves open. Numbers and exact location of valves will be determined during the design review phase.

PRESSURE REDUCING VALVES REQUIRED

Due to high water pressure conditions (greater than 80 psi), the on-site plumbing system requires pressure reducing valves for all buildings.

OUTSIDE METERS

Any residential water service over 300 feet in length will require an outside meter. Any commercial water service connections, built to serve a standard or minor site utility (on-site) system over 80 feet in length will require an outside meter. Exceptions will be considered for existing properties / complexes currently served by inside meters where replacements or new service is required. Outside meter vaults require the establishment of a WSSC easement. Minimum easement width for an outside meter is 30 feet.

EASEMENT CONDITIONS

COORDINATION WITH OTHER BURIED UTILITIES

Refer to WSSC Pipeline Design Manual Pages G-1 and G-2 for utility coordination requirements. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC easement unless specifically approved by WSSC. Longitudinal occupancy of WSSC easements (by other utilities) is not permitted. Proposed utility crossings of WSSC pipelines or easements that do not adhere to WSSC's pipeline crossing and clearance standards will be rejected at the design plan review phase. Refer to WSSC Pipeline Design Manual Part Three, Section 3. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including impacts to proposed street and building layouts.

The applicant must provide a separate "Utility Plan" to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and easements. Upon completion of the site construction, any

utilities that are found to be located within WSSC's easements (or in conflict with WSSC pipelines) must be removed and relocated at the applicant's expense.

IMPACTS DUE TO GRADING / PIPE LOADING CHANGES

Any grading, change in pipe loading (including but not limited to proposed fill or excavation), adjustment to manhole rims, fire hydrant relocations, placement of access roads or temporary haul roads, temporary sediment control devices, paving construction or construction related activity of any kind over an existing WSSC water or sewer main or within an existing WSSC easement requires **advance approval** by WSSC. Any proposed public street grade establishment plan (GEP) with an existing WSSC water or sewer main of any size located within the existing or proposed public street easement requires WSSC approval directly on the original GEP **prior to** approval of the GEP by the County Department of Public Works and Transportation. Any work (design, inspection, repair, adjustment, relocation, or abandonment) of existing WSSC facilities is done at the sole expense of the applicant / builder / developer. For Relocations work associated with a Systems Extension Project, contact the Development Services Group. For Relocations work associated with a Site Utility Project, contact the WSSC Relocations Unit at (301) 206-8672. Please arrange for this review before plan submittal. See WSSC Design Manual C-11.

PROVIDE FREE EASEMENT TO WSSC

Easements across your property for water and sewer line placement must be provided at no cost to the WSSC. The Applicant shall execute and deliver on-property easements prior to the Certificate of Substantial Completion, which shall constitute an irrevocable offer by the Applicant to convey all on-property easements to WSSC.

PROVIDE ADDITIONAL EASEMENT TO WSSC

Additional easement may be required to adequately maintain existing mains. The additional easement must be provided at no cost to WSSC.

OFF-PROPERTY EASEMENT MUST BE OBTAINED

The proposed sewer main extension will require the acquisition of easement from other property owner. It is the Applicant's responsibility to obtain this easement.

ADHERE TO MINIMUM EASEMENT WIDTHS

The minimum easement width for a normal (14 inches diameter or less) extension, either water or sewer, installed at normal depth is 20 feet. A minimum easement width of 30 feet is required when both normal-diameter water and gravity sewer lines are installed in the same easement at normal depth. Installation of deep or large water and / or sewer mains will require additional easement width. For minimum horizontal separation between a building and a

WSSC pipeline, refer to the requirements in the current applicable Pipeline Design Manual, Part Three, Section 3.c.2. Based on WSSC requirements, the minimum spacing between adjacent buildings with both water and sewer lines between them should be at least 40 feet and, in some cases, greater when connections, fire hydrants, or deep sewer or water lines are involved. Balconies and other building appurtenances are not to be within the easement. Additionally, water and sewer pipeline alignment should maintain 5 feet horizontal clearance from storm drain pipeline / structures and other utilities.

PRIVATE STREET EASEMENT REQUIREMENTS

Service mains for this project are located in roadways identified as “private”. WSSC easements must not overlap Public Utility Easements. Proper clearances must be maintained between WSSC mains and other utilities, as per WSSC water and sewer design criteria.

CONNECTION AND SITE UTILITY CONDITIONS

ABANDON EXISTING SERVICE CONNECTION

The existing water and sewer connection(s) to all Lots/Parcels where service connections no longer will be utilized must be abandoned. The developer must absorb the abandonment cost. If the connection is being carried on tax bill as deferred, the connection must be paid in full.

SYSTEM DEVELOPMENT CHARGE (SDC) FIXTURE CREDIT

Fixtures verified by WSSC inspection prior to removal may result in credits toward SDC in a replacement structure. To obtain more information about SDC fixture credit, contact our Permits Services Unit at 301-206-4003.

MINIMIZE CONNECTION LENGTHS

The length of all connections should be minimized.

ENVIRONMENTAL CONDITIONS

The applicant must resolve all environmental issues directly with the Environmental reviewer. All outstanding environmental issues must be resolved prior to the Design Phase.

You must complete and submit the enclosed Environmental Questionnaire and request that WSSC conduct a contamination database search at least 30 days prior to submitting a System Integrity Package or together with next amendment submission, whichever happens first. A Database Search Fee, currently \$330.00, must accompany your request. A Database Search Request Form is also enclosed for your convenience. In lieu of the database search, you may submit a Phase I Environmental Site Assessment (ESA) report conducted in accordance with ASTM Standard E-1527 by a professional in

good standing. WSSC reserves the right to require additional investigations or conditions based on the results of the review.

The next step in the process is Phase 2, Review for System Integrity. Contact Permit Services at 301-206-4003 or at www.wsscwater.com for more information on electronic submittal of System Integrity Review Packages. Should you wish to schedule a pre-design meeting, please contact Bryan Hall at (301) 206-8769, Bryan.Hall@wsscwater.com.

If you have any questions or concerns, please feel free to contact me at 301-206-7202 or Shanta.Katwal@wsscwater.com.

Sincerely,



Shanta Katwal, P.E.
Senior Hydraulic Engineer
Development Services Group



David Shen, P.E.
Development Planning Unit Coordinator
Development Services Group

Enclosure:

cc: Vika Maryland, LLC – William Robinson
Mr. Alan Soukup (alan.soukup@montgomerycountymd.gov) - Department of Environmental Protection - Montgomery County Government