



Chestnut Ridge/Arden Courts of Germantown: Preliminary Plan No. 120170210

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Completed: 07/14/17

Description

Chestnut Ridge/Arden Courts, Preliminary Plan No. 120170210:

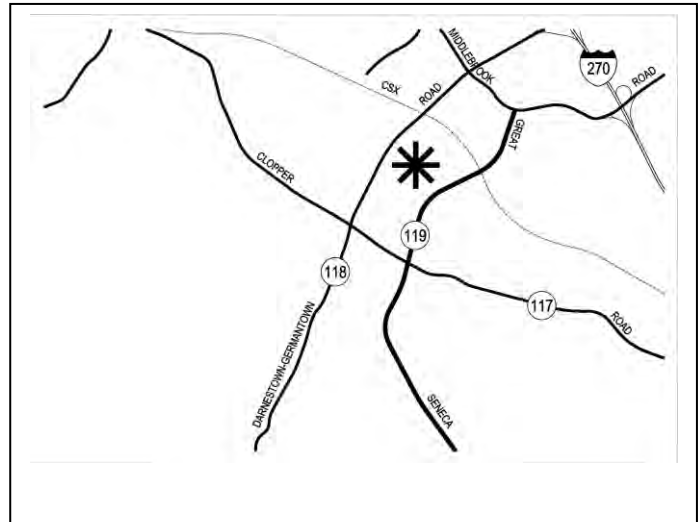
Request for two lots, for an existing dwelling and to construct a 64-bed Residential Care Facility, located at 19115 Liberty Mill Road in Germantown, at the southeast corner of the intersection of Liberty Mill Road and Dawson Farm Road; 3.62 acres; R-200 Zone; 1989 Germantown Master Plan.

Recommendation – Approval with conditions

Applicant: Arden Courts of Germantown MD, LLC

Acceptance Date: 03/08/2017

Review Basis: Chapter 50, Chapter 59, Chapter 22A



Summary

- The Planning Board recommended approval of Conditional Use No. CU 2017-02 with conditions, and approval of the Preliminary Forest Conservation Plan and tree variance on November 3, 2016.
- The Hearing Examiner approved Conditional Use CU 17-02, with conditions, on January 13, 2017 (corrected March 22, 2017).
- By approving this Preliminary Plan, the Planning Board is also approving the Final Forest Conservation Plan.
- Staff has not received any citizen correspondence on the Application.
- This Application is being reviewed under the new subdivision regulations that took effect on February 13, 2017.

SECTION 1 – RECOMMENDATION AND CONDITIONS

Preliminary Plan No. 120170210: Staff recommends approval of the Preliminary Plan and associated Final Forest Conservation Plan, subject to the following conditions:

1. This Preliminary Plan is limited to two lots: Lot 1 for an existing single-family residence which will remain, and Lot 2 for a proposed 64-bed residential care facility.
2. The Applicant must comply with the conditions of approval for the Final Forest Conservation Plan (“FFCP”) No. 120170210, approved as part of this Preliminary Plan, subject to the following conditions:
 - a. Prior to the start of any demolition, clearing, grading or construction on the Property, the Applicant must record an M-NCPPC approved Certificate of Compliance in an M-NCPPC approved off-site forest bank for 0.49 acres (21,344.4 square feet), of mitigation credit.
 - b. Prior to the start of any demolition, clearing, grading or construction on the Property, the Applicant must provide financial surety to the M-NCPPC Planning Department for the 0.07 acres of onsite new forest planting.
 - c. Prior to the start of any demolition, clearing, grading or construction on the Property, the Applicant must submit a two year Maintenance and Management Agreement approved by the M-NCPPC Office of General Council. The Maintenance and Management Agreement is required for all forest planting areas credited toward meeting the requirements of the Forest Conservation Plan, including the reforestation of environmental buffers.
 - d. The Applicant must install permanent Category I Conservation Easement signage along the perimeter of the conservation easements as shown on the approved Final Forest Conservation Plan (FFCP) and as specified by the M-NCPPC Forest Conservation Inspector.
 - e. Afforestation plantings that are located outside the limits of disturbance must occur within the first planting season following the release of the sediment and erosion control permit by Montgomery County Department of Permitting Services.
 - f. The Final Sediment Control Plan must be consistent with the final limits of disturbance shown on the approved FFCP.
 - g. The Applicant must comply with all tree protection and tree save measures shown on the approved FFCP. Tree save measures not specified on the FFCP may be required by the M-NCPPC forest conservation inspector at the pre-construction meeting.
 - h. The Applicant must record a Category I Conservation Easement over all areas of forest retention, forest planting and environmental buffers as specified on the approved Forest Conservation Plan. The Category I Conservation Easement approved by the M-NCPPC Office of the General Counsel must be recorded in the Montgomery County Land Records by deed prior to the start of any

demolition, clearing, or grading on the Subject Property, and the Liber Folio for the easement must be referenced on the record plat.

3. Include the stormwater management concept approval letter and Preliminary Plan Resolution on the approval or cover sheet(s).
4. The Planning Board accepts the recommendations of the Montgomery County Department of Transportation ("MCDOT") in its letter dated May 19, 2017, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
5. Prior to recordation of plat(s), the Applicant must satisfy the provisions for access and improvements as required by MCDOT.
6. The Adequate Public Facility ("APF") review for the Preliminary Plan will remain valid for sixty-one (61) months from the date of mailing of this Planning Board Resolution.
7. The Applicant must dedicate and show on the record plat(s) an additional approximately 6.5 feet from the existing property line along Liberty Mill Road to allow the sidewalk to be within the public right-of-way.
8. 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 July 27, 2016, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section, provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
9. The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Fire Department Access and Water Supply Section, in its letter dated May 23, 2017, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Preliminary Plan approval.
10. The Applicant must comply with conditions of Board of Appeals Resolution No. 2017-02 approving Conditional Use Application CU 2017-02, Arden Courts of Germantown.
11. The record plat must show necessary easements.
12. The Certified Preliminary Plan must contain the following note:

Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be

determined at the time of issuance of building permit(s). Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot”.

SECTION 2 – SITE LOCATION AND DESCRIPTION

Site Location

The (“Subject Property” or “Property”) is located at 19115 Liberty Mill Road, at the southeast corner of the intersection of Liberty Mill Road and Dawson Farm Road, and is improved with a single family detached home. The Property is located within the Clopper Village, CL-2 Analysis Area of the Germantown Master Plan. The nearest structures to the Property are the Fountain Hills townhouses to the southeast, two single-family detached homes to the south, a one-story vacant commercial building (former post office), to the southwest, the Germantown Elementary School, directly across Liberty Mill Road to the west and a single-family home across Dawson Farm Road to the north. All of these properties are within the R-200 Zone. Other nearby properties include a mix of two and three-story single-family detached houses and townhouses.



Figure 1 – Vicinity Map

Site Description

The Subject Property is a 3.62 -acre rectangular shaped parcel located in the southeast corner of the intersection of Liberty Mill Road and Dawson Farm Road. The R-200 Zoned Property consists of a single unrecorded parcel that is shown as Parcel 515 on Tax Map EU31, and is currently improved with two-story, 2,584 square-foot detached house with an attached garage, a detached garage, and a looped driveway. The Property has two driveway aprons that provide access onto Liberty Mill Road, which is a functional primary residential street with a 70-foot wide right-of-way that extends along the western boundary of the Property. The remainder of the Property is comprised of lawn areas with trees and other vegetation along the perimeter. There is no vehicular access to the Property from Dawson Farm Road. Dawson Farm Road is a divided four lane arterial road with a treed median within a 100-foot right-of-way, and located on the northern boundary of the Property.

The Property slopes approximately four percent from its northeast corner down to the southeast corner. There are no streams or wetlands present on the Property, however there is a small segment of stream valley buffer in the lower southeast corner of the Property that extends from an off-site stream. The Subject Property is located within the Great Seneca Creek watershed. A 30-inch WSSC sewer main within a 40-foot WSSC sewer easement and a 24-inch public storm drain line extends along the southeast property line, and on a portion of the Property fronting Liberty Mill Road.



Figure 2 – Aerial View of Site

SECTION 3 – HISTORY AND PROPOSAL

History

The Planning Board recommended approval of Conditional Use 2017-02 of this Property on November 3, 2016. The Hearing Examiner approved Conditional Use CU 17-02, with conditions, on January 13, 2017 (corrected March 22, 2017).

Proposal

Preliminary Plan 120170210 was submitted on March 8, 2017 to create two lots on 3.62 acres of land in the R-200 Zone.

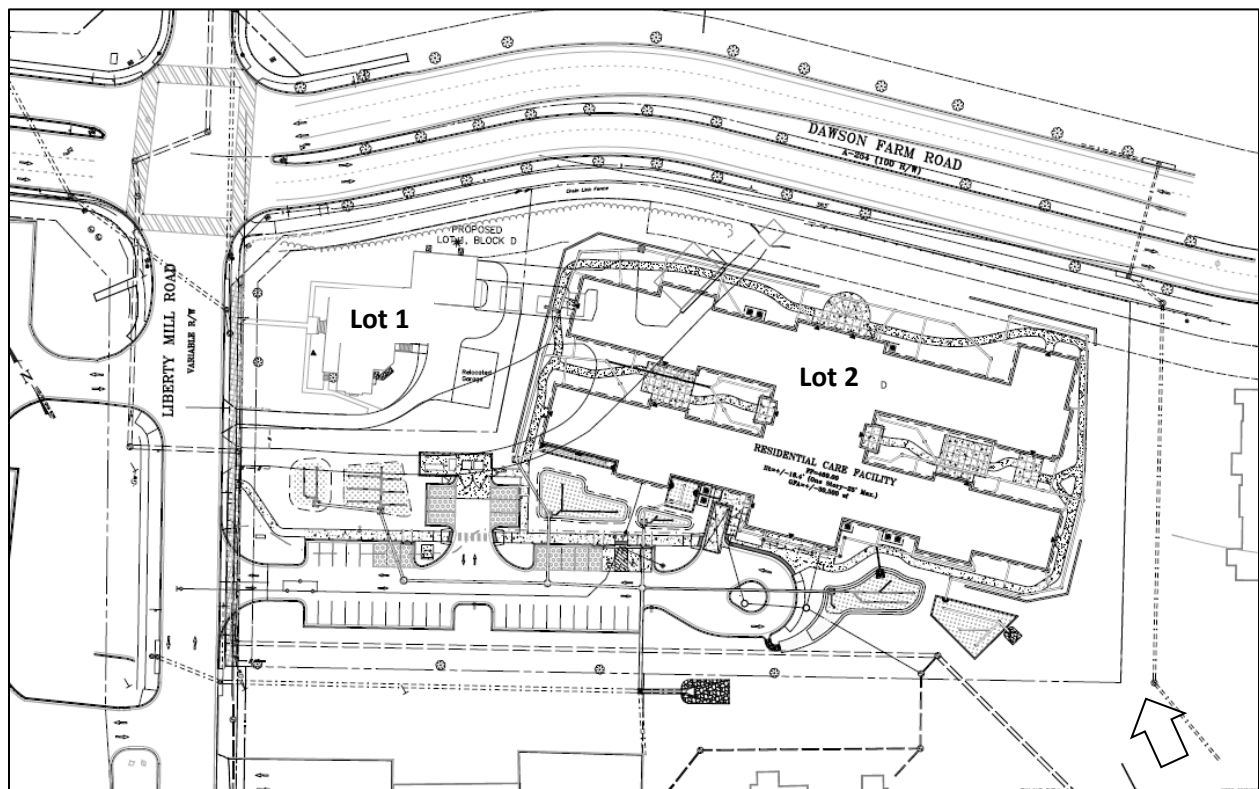


Figure 3 - Preliminary Plan

Lot 1 – Existing Residence

Lot 1 will comprise approximately 23,283 square feet (0.53 acres) and will include the existing single-family home and a detached garage. The existing northernmost access off Liberty Mill Road will serve the lot.

Lot 2 – Residential Care Facility

Lot 2 will consist of approximately 134,674 square-feet (3.09 acres) and will include a 31,000 square-foot residential care facility with a total of 64 beds and a total of 44 parking spaces for staff and visitors. The

facility will provide care for primarily elderly individuals suffering from Alzheimer's disease as well as other forms of memory loss and dementia. Because of the security concerns for residents with dementia, the outdoor resident areas are enclosed by a six-foot, six-inch high privacy fence, with an internal system of pathways to be used for recreation for the residents. Parking lot landscaping, screening, and outdoor lighting standards are met. The proposed parking lot contains the required landscape islands, tree canopy, and perimeter planting. Screening of adjacent residential properties will be provided by a 12-foot wide landscape buffer along the southern property line, and a 20-foot wide landscape buffer along the eastern property line. The proposed light poles will have full cut-off fixtures with lighting levels of 0.1 footcandles or less at the property line.

The proposed facility will be open 24 hours per day, seven days a week, and open to visitors of residents at any time of the day. Most visitors however, will likely visit during non-peak hours and weekends. The facility will employ approximately 35 employees, divided between three shifts:

- Shift 1 – Approximately 20 employees from 7:00 a.m. to 3:00 p.m.
- Shift 2 – Approximately 10 employees from 3:00 p.m. to 11:00 p.m.
- Shift 3 – Approximately 5 employees from 11:00 p.m. to 7:00 a.m.

It is anticipated that Shift 1 will have staggered arrival and departure times to mitigate the project's traffic impact during peak hours. The daytime staff will be reduced to 10 employees on the weekends (from 20 during the weekdays).



Figure 4 – Illustrative Plan

SECTION 4 – ANALYSIS AND FINDINGS, 50.4.2.D

1. *The layout of the subdivision, including size, width, shape, orientation and diversity of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59*

The Application satisfies all applicable sections of the Subdivision and Zoning Ordinance. The lot size, width, shape, orientation, internal circulation and parking are appropriate for the subdivision given the Master Plan recommendations and the use proposed for the Property. The rectangular block design is appropriately scaled for the parcel to be divided into two lots – a 23,283 square-foot lot for the existing single family home, and a 134,647 square-foot lot for the proposed 64-bed residential care facility. Lot 1 will create an appropriate setting for the existing house, detached garage and mature trees along the north and western boundaries of the lot. Additional trees and landscaping are proposed along the shared boundaries between Lot 1 and Lot 2. Lot 2 will accommodate development on the Property with the facility set back approximately 80 feet from the southern property boundary, and approximately 42 feet from Dawson Farm Road. The Preliminary Plan provides for adequate open, landscaped areas along the periphery of the Site.

As shown in Table 1 below, the lots are in compliance with the dimensional requirements for the R-200 Zone as specified in the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in this zone.

Table 1 – Development Standards in the R-200 Zone

Standard	Required/Permitted	Proposed (lot 1)	Proposed (lot 2)
Density (max) Density (1,200 SF per bed)	1 DU 112	1 DU (existing)	64
Minimum lot size	20,000 SF	23,283 SF (0.53 acres)	134,647 SF (3.09 acres)
Principal Building Setbacks Front setbacks	40 ft. min.	55 ft. (Liberty Mill Rd)	189 ft. (Liberty Mill Rd) 42 ft. (Dawson Farm Rd)
Side setbacks	20 ft. min.	20 ft. (south)	29 ft. (west) 80 ft. (south)
Rear setbacks	30 ft. min.	40 ft. (west)	30 ft. (east)
Min Lot Width at Front Building Line Front Lot Line	100 ft. 25 ft.	124 ft. 89 ft.	304 ft. 150 ft.
Max Lot Coverage	25%	21%	23%
Max Building Height	50 ft max	+/- 35 ft	25 ft. max
Form – Allowed building elements Porch/Stoop	Yes	NA	Yes
Site Plan Required	No	No	No
MPDUs Required	No	No	No

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

The Preliminary Plan substantially conforms to the recommendations within the 1989 Approved and Adopted Germantown Master Plan. The Master Plan locates the Property within the Clopper Village CL-2 Analysis Area, a 7-acre area that includes the former Germantown Post Office location and the Subject Property. The Clopper Village Land Use and Zoning Recommendations (table 10, page 61), recommends residential uses under the R-200 Zone, up to 13 units, and the area is a suitable location for child day-care center by special exception. The Master Plan, on page 63, also provides the following recommendations relevant to this Application:

- *“This Master Plan recommends that this area retain its R-200 zoning.”*

The Property retains its R-200 zoning classification.

- *“Because of its location in a residential area and adjacent to an arterial road it would be suitable for a child or elderly day-care center, religious facility or other similar use. The existing post office site and building might well be able to be converted into a child day-care center.”*

A Residential Care Facility is similar to an elderly day-care center, one of the recommended uses for the CL-2 Analysis Area. Staff finds that the proposed one-story, 64-bed, residential care facility would be compatible with the adjacent old post office site and building if converted into a child day-care facility.

- *“The property is not suitable for special exception uses that are not compatible with the existing single-family detached character of this area. Retail or similar uses should be located at other, more appropriate locations.”*

The proposed use is analogous to an elderly day-care center, which is recommended in the Master Plan. Compatibility with the existing single-family detached character of the area is also noted as a key consideration. The proposed one-story Residential Care Facility is residential in character and compatible with the existing single-family detached development in the area. The three gable ends on the wings of the building help to articulate the roofline, and visually breaks up the mass of the building. A minimum 12-foot wide landscape buffer will be provided along the southern property line where single family detached homes are located, and a minimum 20-foot wide landscape buffer wide buffer will be provided along the eastern property line where townhouses are located. Therefore, the proposed facility will be compatible with the surrounding residential development.



Figure 4 – Aerial View of Proposed Facility

Land Use

The Master Plan notes that *“although Germantown’s elderly population is modest, it is expected to increase as Germantown continues to grow and its population matures and housing opportunities are broadened.”* (p. 141). The Plan further notes that *“housing for the elderly will be needed in Germantown, as will nursing homes. Programs and day-care centers for the elderly parents of Germantown residents may also be needed.”* (p. 141). The proposed Residential Care Facility will help to meet the demand for a greater range of housing options in the area, in particular for the elderly.

3. Public Facilities will be adequate to support and service the area of the subdivision

Roads and Transportation Facilities

Transportation access is adequate to serve the proposed development by this Preliminary Plan. The northernmost access off Liberty Mill Road will remain in its current location to provide access to the existing residence on Lot 1. The southernmost access off Liberty Mill Road will be shifted further southward to provide additional separation between the two driveways. During the Conditional Use process, MCDOT approved the proposed access location for the residential care facility.

Master-Planned Roadways and Bikeways

In accordance with the 1989 *Germantown Master Plan* and the 2005 *Countywide Bikeways Functional Master Plan*, Dawson Farm Road is recommended as a four-lane divided arterial, A-254, with a 100-foot wide right-of-way and no bikeway. The existing right-of-way is 100 feet.

Liberty Mill Road is not listed in the *Germantown Master Plan* but was formerly the major highway route MD 118 before it was relocated to the north of the site. Liberty Mill Road is a functional primary residential street. While the right-of-way varies on Liberty Mill Road, the right-of-way in front of the Subject Property is approximately 75-76 feet, which meets the overall primary residential street right-of-way requirement of 70 feet. The Applicant must dedicate approximately 6.5 additional feet of right-of-way to include the sidewalk within the right-of-way, as requested by Planning Staff, for a total of approximately 82 feet of total right-of-way from the opposite property line.

Note that without the right-of-way dedication proposed by the Applicant, the corner property at the intersection of Liberty Mill Road and Dawson Farm Road meets the corner lot truncation requirements set forth in Chapter 50 (50.4.3.E.2.f.iii). The proposed right-of-way dedication for the sidewalk along Liberty Mill Road reduces the truncation distance along the Liberty Mill Road segment, but the actual intersection corner does not move and therefore Planning Staff supports the reduced width truncation given traffic safety and operations remain the same and the truncation distance is approximately 22 feet along Liberty Mill Road instead of 25 feet.

Pedestrian and Bicycle Facilities

The Preliminary Plan provides a 5-foot wide lead-in sidewalk from Liberty Mill Road. Liberty Mill Road has existing 5-foot wide sidewalks with approximately 3-foot wide green panels on both sides. Dawson Farm Road has an existing 8-foot wide shared use path with a 7-foot tree panel on the south side and a 5-foot wide sidewalk with a 6-foot wide tree panel on the north side. Dawson Farm Road also has bike lanes on either side of the street extending from Germantown Road on the north to Great Seneca Highway (MD 119) on the south.

The intersection of Liberty Mill Road and Dawson Farm Road has handicap ramps with detectable warning strips at all corners and crosswalks across all intersection approaches. However, there are only one handicap ramp per corner instead of the preferred two handicap ramps – one for each direction of travel from the corner.

The Preliminary Plan has one bike rack that supports two bikes and one bike locker that holds two bikes located near the main entrance to the building. These facilities provide the four bicycle spaces the Applicant offered to provide during the Conditional Use process.

Local Area Transportation Review (LATR)

The Local Area Transportation Review (LATR) analysis was performed using the most recently adopted Subdivision Staging Policy (SSP), which requires projects that generate more than 50 peak-hour person trips to perform additional analysis of the impacts of their project to ensure there are adequate public facilities.

The peak-hour trip generation estimated for the proposed development was based on trip generation rates from the *Institute of Transportation Engineers (ITE) Trip Generation Manual*, 9th edition. Trip generation rates were calculated using the assisted living facility code, which best matched the proposed use, and the number of beds within the facility as the unit of measure, because the number of beds is a

constant element of the project in the future unlike employees. The 64-bed assisted living facility would generate nine peak-hour vehicle trips within the weekday morning peak period and 14 peak-hour vehicle trips within the evening peak period. These vehicle trips were adjusted using the appropriate Germantown West Policy Area adjustment factors to determine peak-hour person trips. This adjustment resulted in 14 peak-hour person trips within the weekday morning peak period and 22 peak-hour person trips within the evening peak period. The Applicant was not required to submit a traffic study to satisfy the LATR transportation test because the proposed land use generates fewer than 50 peak-hour person trips within the weekday morning and evening peak periods.

Table 2 - Trip Generation

Development or Calculation	Size & Unit or Adjustment Factor	AM Peak Hour Total Trips	PM Peak Hour Total Trips
Assisted Living Facility	64 beds	9 vehicles	14 vehicles
LATR Vehicle Trip Generation Adjustment Factor	93%	8 vehicles	13 vehicles
Total LATR Adjusted Person Trips	Auto Driver 60.4%	14 persons	22 persons

Although the number of employees was also known for the proposed project (20 in Shift 1, 10 in Shift 2, and 5 in Shift 3), the trip generation was not calculated using ITE rates based on the number of employees because these ITE rates did not have separate AM and PM peak hour trip generation rates. However, assuming a reasonable one AM peak hour and one PM peak hour trip per employee plus several guest trips during the peak hour, trip generation during the peak hours would still be lower than the 50 peak-hour person trip threshold under the new SSP at any of the shift change. Furthermore, because the project's peak hour of trip generation (i.e., shift changes) would not overlap with typical peak hours of surrounding roadways, there would be no adequate public facility issues for transportation.

Transportation Impact Tax and Transportation Policy Area Review (TPAR)

The Application was submitted after January 1, 2017, therefore the Applicant is no longer subject to the 2012-2016 Subdivision Staging Policy Transportation Policy Area Review (TPAR) test/tax. The Applicant will be required to pay the updated General District Transportation Impact Tax to Montgomery County DPS in lieu of the TPAR payment.

The Applicant submitted a transportation statement that says the 30,300 square-foot, 64 bed residential care facility generates 50 or fewer additional peak-hour person trips, therefore, the Application is exempt from review under the LATR guidelines.

Other Public Facilities and Services

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

4. All Forest Conservation Law, Chapter 22A requirements are satisfied

Environment

The Application meets the requirements of Chapter 22A of the Montgomery County code. Staff approved a Natural Resources Inventory/Forest Stand Delineation for the Property on February 5, 2016 (NRI/FSD No. 420161070). The Property has no forest, however there is a small segment of stream valley buffer (SVB) in the lower southeast corner that extends from an off-site stream.

Development of this Property generates a 0.56-acre afforestation planting requirement. This afforestation requirement will be met by planting 0.07-acre of the on-site SVB and purchasing credits in an off-site forest mitigation bank for the remaining 0.49-acres. Although the 0.07-acre afforestation planting is smaller than the minimum size to be considered forest, this area is immediately adjacent to off-site forest in an SVB protected in a Category I Conservation Easement and thereby increases the overall size of protected forest in this SVB.

The FFCP submitted by the Applicant on February 27, 2017 conforms to the Preliminary Forest Conservation Plan approved by the Planning Board on November 15, 2016 as part of the Conditional Use Application, No. CU 2017-02.

5. All stormwater management, water quality plan, and floodplain requirements of Chapter 19 are satisfied

The Preliminary Plan Application meets the stormwater management requirements of Chapter 19 of the County Code. The Applicant received a stormwater concept approval from MCDPS water resources division on July 27, 2016. The Application will meet stormwater management goals through the use of micro bioretention and pervious pavement.

SECTION 6 – CITIZEN CORRESPONDENCE AND ISSUES

The Applicant has met all proper signage, noticing and pre-submission meeting requirements for the submitted Applications. A pre-submission meeting for the Preliminary Plan was held on January 23, 2017 to provide an update on the Conditional Use and the subject application. Prior to this meeting, other meetings were held with the neighborhood for the Conditional Use application on May 16, 2016 and with other interested parties on June 3, 2016 and on June 14, 2016.

SECTION 7– CONCLUSION

The proposed lots meet all of the requirements established in the Subdivision Regulations and the Zoning Ordinance, and conform to the recommendations of the Germantown Master Plan. Access to the lots is adequate and all public facilities and utilities have been deemed adequate to serve this Application. The Application was reviewed by other applicable County agencies, all of whom have recommended approval of this Preliminary Plan of Subdivision for a residential care facility and for the existing single-family residence which will remain. Therefore, Staff recommends approval of the Application, with the conditions as specified.

Attachments

Attachment 1 – Preliminary Plan

Attachment 2 – Final Forest Conservation Plan

Attachment 3 – MCDOT letter dated May 19, 2017

Attachment 4 – MCDPS (Water Resources) Letter dated July 27, 2016

Attachment 5 – MCDPS (Fire Department) Letter dated May 23, 2017

Attachment 6 – NRI/FSD Letter dated February 5, 2016

FRONT WALL EXHIBIT FOR HEIGHT

Proposed Grades			Existing Grades		
DISTANCES ACROSS FRONT ** AVERAGE OF TOTAL PROPOSED HOUSE			DISTANCES ACROSS FRONT ** AVERAGE OF TOTAL PROPOSED HOUSE		
+/-50'	X	469.0= 23,450	+/-50'	X	474.85= 23,742.5
+/-36'	X	468.7= 16,873	+/-36'	X	472.00= 16,992.0
+/-53'	X	468.8= 24,804	+/-53'	X	469.50= 24,883.5
+/-59'	X	469.0= 27,671	+/-59'	X	464.50= 27,405.5
+/-51'	X	468.5= 23,693	+/-51'	X	461.75= 23,549.3
+/-36'	X	468.4= 16,862	+/-36'	X	466.8= 16,804.8
+/-49'	X	468.5= 22,957	+/-49'	X	458.75= 22,478.8
+/-334'		156,456	+/-334'		155,856.4
TOTAL AVERAGE GRADE AT FRONT=468.43			TOTAL AVERAGE GRADE AT FRONT=466.63		

** For the purpose of determining building height, at no point must the finished grade be higher than the pre-development grade. The grade used is the lower of either finished grade or pre-development grade along the outside wall.

Building Height determined using Method 1

Height Calculations Lot 2/Block D (Residential Care Facility)

Height from FF to Highest Roof = 20.67' (From Architect's Bldg. Elevations 09-07-2016)
Elev. of Finished First Floor = 469.00
Mean Elevation of Roof = 465.0
Avg. Ex. Grade Elev. along the front = 466.63
Building Height = +/-18.4'

Legend	
EXISTING	PROPOSED
Asphalt Paving	Asphalt Paving
Concrete	Concrete
Porous Pavement	Porous Pavement
Curb & Gutter	Curb & Gutter
Sign	Sign
Utility Pole	Utility Pole
Overhead Utility Wires	Overhead Utility Wires
Light Pole	Light Pole
Electric	Electric
6" SEW. (15' S/D)	6" SEW. (15' S/D)
Storm Drain	Storm Drain
Water Line	Water Line
Fire Hydrant	Fire Hydrant
Gas	Gas
Telephone	Telephone
Buildings	Buildings
Fence	Fence
Limits of Disturbance	Limits of Disturbance
Building Restriction Line	Building Restriction Line

R-200 DEVELOPMENT STANDARDS: SINGLE-UNIT LIVING LOT 1, BLOCK D

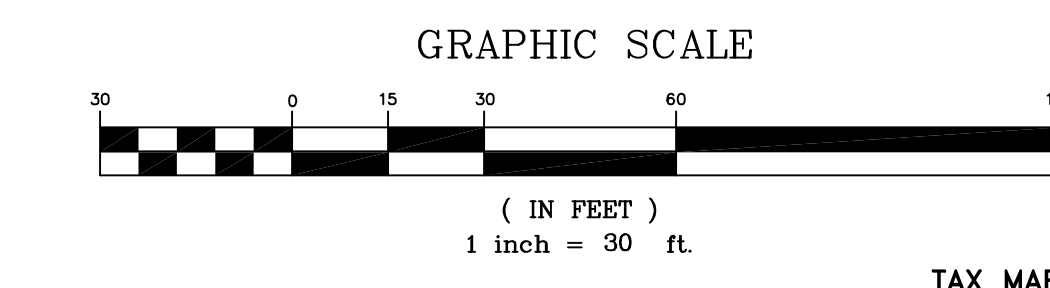
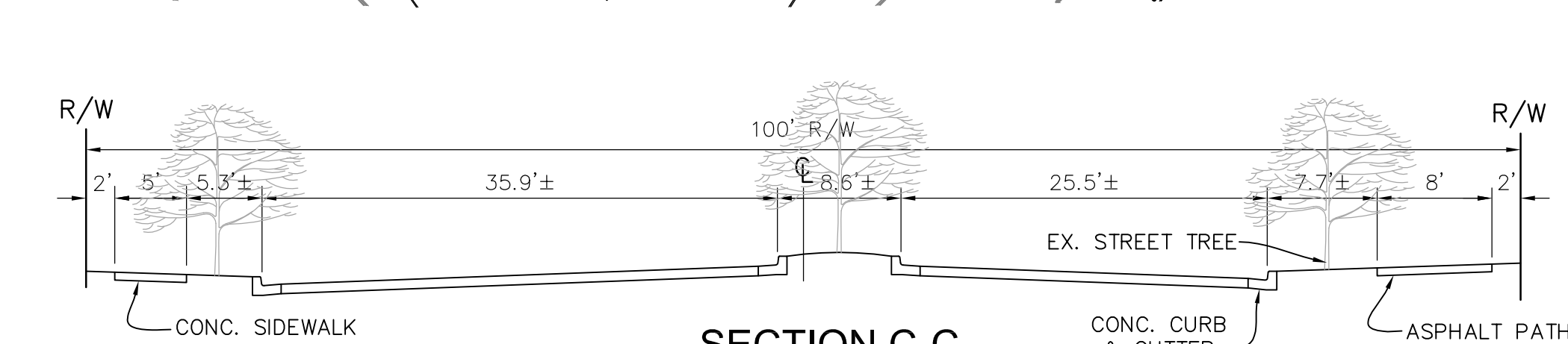
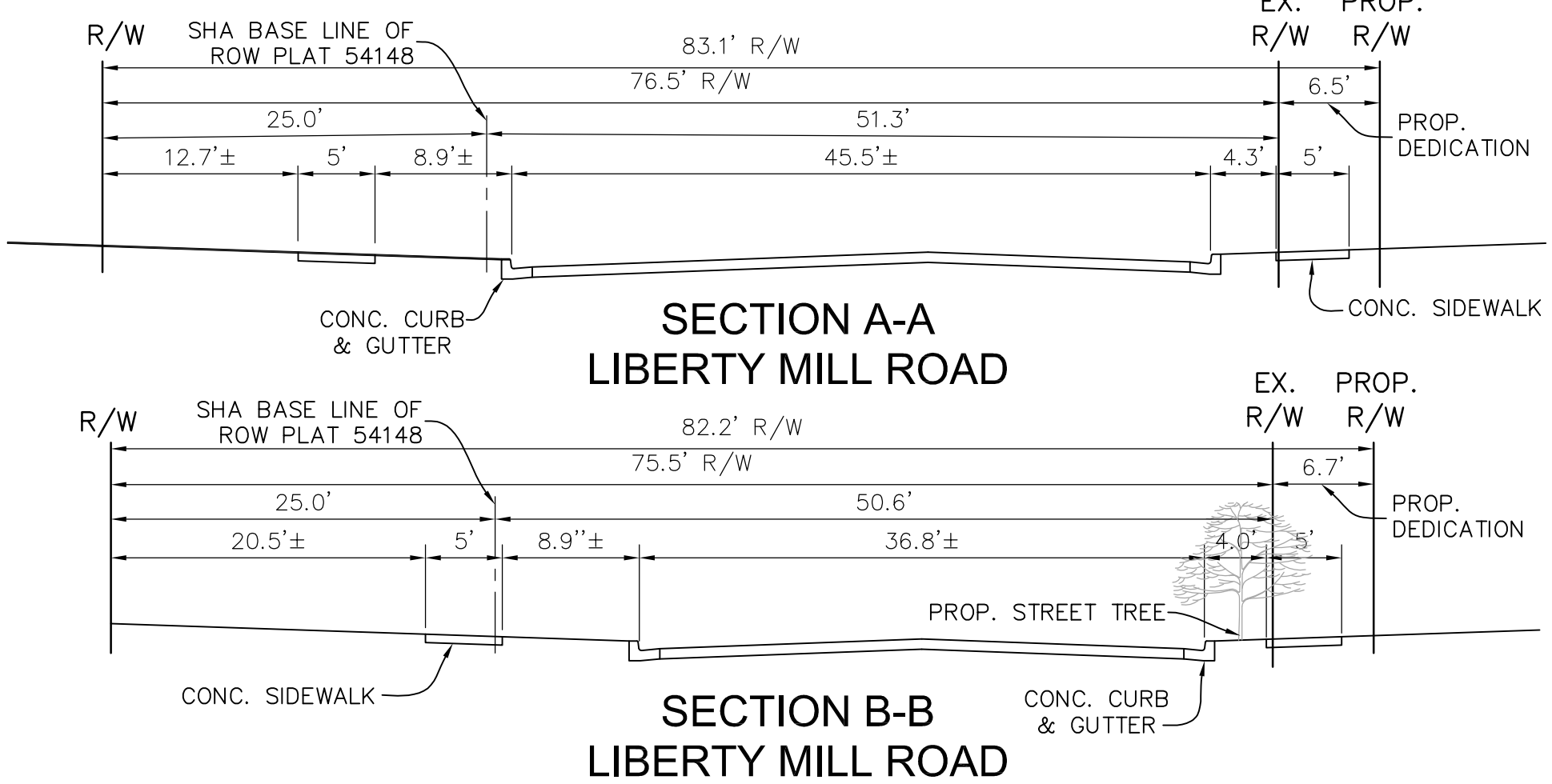
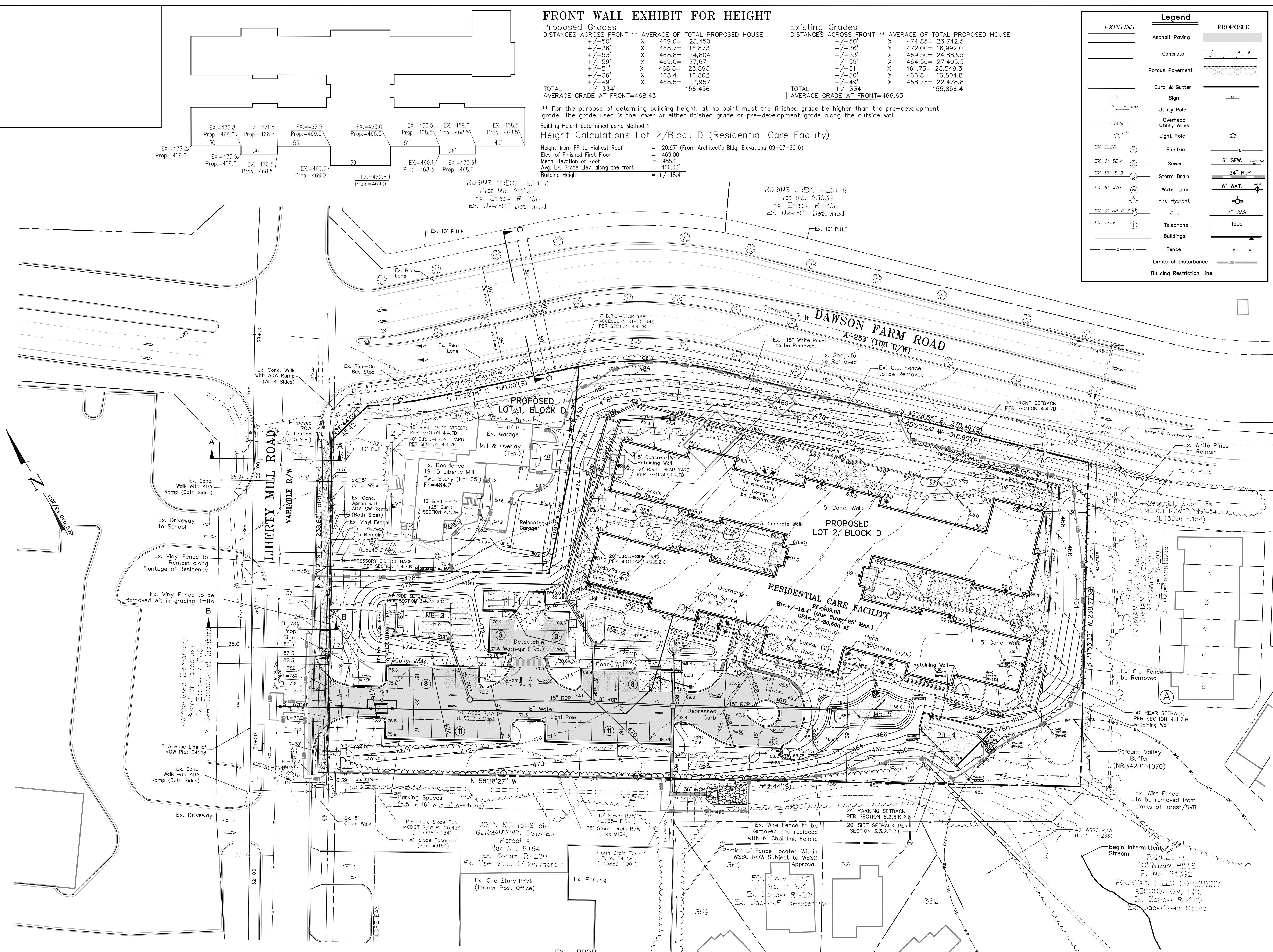
	PERMITTED/REQUIRED	PROVIDED
MINIMUM LOT AREA: 59-4.4.7.B.1	20,000 SF	22,673 SF
LOT WIDTH AT FRONT BUILDING LINE: 59-4.4.7.B.1	100'	124' (LIBERTY MILL)
LOT WIDTH AT FRONT LOT LINE: 59-4.4.7.B.1	25'	96' (LIBERTY MILL)
MAXIMUM DENSITY (UNITS/ACRE) 59-4.4.7.B.1	2.18	1.92
MAXIMUM LOT COVERAGE: 59-4.4.7.B.1	25% (5,821 SF)	21% (4,856 SF)
MINIMUM FRONT SETBACK: 59-4.4.7.B.2	40'	52' (LIBERTY MILL)
MINIMUM SIDE STREET SETBACK: ¹ 59-4.4.7.B.2	15'	20' (DAWSON FARM)
MINIMUM SIDE SETBACK: 59-4.4.7.B.2	12'	20' (SOUTH)
MINIMUM REAR SETBACK: 59-4.4.7.B.2	30'	40' (WEST)
MAXIMUM BUILDING HEIGHT: 59-4.7.7.B.3	50'	+/-35' (EXISTING)
MIN. FRONT SETBACK ACCESSORY STRUCTURE 59-4.4.7.B.2	65'	133' (LIBERTY MILL)
MINIMUM SIDE STREET SETBACK: ¹ ACCESSORY STRUCTURE 59-4.4.7.B.2	40'	85' (DAWSON FARM)
MINIMUM SIDE SETBACK: ACCESSORY STRUCTURE 59-3.3.2.E.2.c.ii.e	12'	12' (SOUTH)
MINIMUM REAR SETBACK: ACCESSORY STRUCTURE 59-4.4.7.B.2	7'	7' (WEST)
MAXIMUM BUILDING HEIGHT ACCESSORY STRUCTURE 59-4.7.7.B.3	35'	15'

R-200 DEVELOPMENT STANDARDS: RESIDENTIAL CARE FACILITY² LOT 2, BLOCK D

	PERMITTED/REQUIRED	PROVIDED
MINIMUM LOT AREA: 59-4.4.7.B	20,000 SF	134,647 SF
MINIMUM LOT AREA (RESIDENTIAL CARE FACILITY, CONDITIONAL USE) 59-3.3.2.E.2.c.ii.d.2.i LOT AREA REQUIRED: (1,200 SF x 64 BEDS)	76,800 SF	64 TOTAL BEDS 133,678 SF
LOT WIDTH AT FRONT BUILDING LINE: 59-4.4.7.B	100'	304' (LIBERTY MILL) 388' (DAWSON FARM)
LOT WIDTH AT FRONT LOT LINE: 59-4.4.7.B	25'	150' (LIBERTY MILL) 383' (DAWSON FARM)
MAXIMUM LOT COVERAGE: 59-4.4.7.B.1	25% (33,662 SF)	23% (30,323 SF)
MINIMUM FRONT SETBACK: 59-4.4.7.B.2	40'	189' (LIBERTY MILL) 42' (DAWSON FARM)
MINIMUM SIDE SETBACK: 59-3.3.2.E.2.c.ii.e	20'	29' (WEST) 80' (SOUTH)
MINIMUM REAR SETBACK: PRINCIPAL BUILDING 59-4.4.7.B.2	30'	30' (EAST)
MAXIMUM BUILDING HEIGHT: PRINCIPAL BUILDING 59-4.7.7.B.3	50'	25' Max.
MINIMUM REAR PARKING SETBACK: 59-6.2.5.K.2.a (No parking Provided in rear yard)	30'	N/A ³
MINIMUM SIDE PARKING SETBACK: 59-6.2.5.K.2.b	24'	34' (NORTH) 24' (SOUTH)

PARKING STANDARDS	PERMITTED/REQUIRED	PROVIDED
VEHICLE PARKING: 59-6.2.4.B 0.25 SPACES PER BED (64 BEDS) 0.50 SPACES PER EMPLOYEE (31 EMPLOYEES)	16 SPACES 16 SPACES	44 SPACES
TOTAL	32 SPACES	44 SPACES
ACCESSIBLE PARKING SPACES	2 SPACES	2 SPACES
BICYCLE PARKING	N/A	4 SPACES
PER SECTION 59-6.2.4.C BICYCLE PARKING SPACES FOR A RESIDENTIAL CARE FACILITY ARE BASED UPON THE NUMBER OF DWELLING UNITS; NO "DWELLING UNITS" ARE BEING PROPOSED. HOWEVER, APPLICANT IS VOLUNTARILY PROVIDING 2 LONG-TERM AND 2 SHORT-TERM BICYCLE PARKING SPACES.		
LOADING SPACES 59-6.2.8.B.2 GFA= +/-30,500 SF	1 SPACE	1 SPACE

¹THE ABUTTING LOT DOES NOT FRONT ON THE SIDE STREET.
²SEE ALSO CONDITIONAL USE CASE NO. CU 17-02
³PARKING SPACES PROVIDED IN "REAR" YARD.



BOUNDARY CERTIFICATION
I hereby certify that the boundary shown hereon is correct based on existing deeds and plats recorded among the Land Records of Montgomery County, Maryland, subject to change upon completion of a final survey. Topography from sources noted hereon.

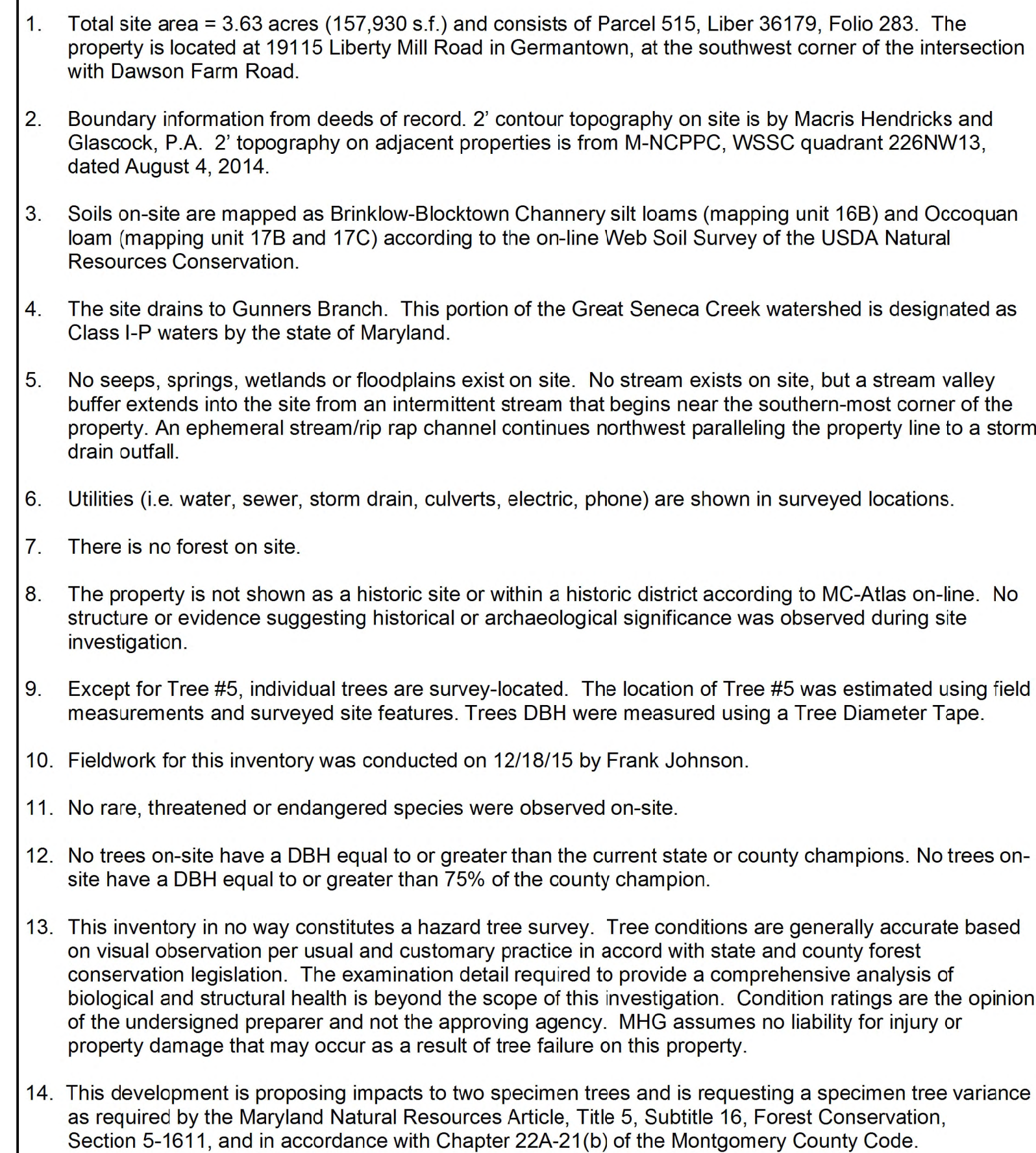
NO.	DATE	DESCRIPTION	BY

PRELIMINARY PLAN OF SUBDIVISION
CHESTNUT RIDGE
ARDEN COURTS-GERMANTOWN
Liber 36179 Folio 283
9TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

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

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhga.com

Proj. Mgr. BJD
Designer BJD
Date 5/09/17
Scale 1"=30'
Project No. 2015.244.11
Sheet 3 of 3



SOIL KEY	
16B	Brinklow-Blocktown channelry silt loams, 3 to 8 percent slopes Not hydric, not highly erodible
17B	Ocoquan loam, 3 to 8 percent slopes Not hydric, not highly erodible
17C	Ocoquan loam, 8 to 15 percent slopes Not hydric, not highly erodible
6A	Baile silt loam, 0 to 3 percent slopes Hydric, not highly erodible, Off-site

0.56 acre forest conservation requirement to be met as follows:
0.07 acres on-site forest conservation easement planting area
0.49 acres off-site forest mitigation bank

Ailanthus to be removed and invasive management treatment to be provided to help prevent regrowth.

FOREST CONSERVATION DATA TABLE		
	DESCRIPTION	SIZE
Protection measures	Tract Area	0.63 Acres
	Off-site disturbance	3.67 Acres
	Total Tract Area	3.70 Acres
	ROW Dedication (unimproved)	0.00 Acres
	Net Tract Area	3.70 Acres
	Tract remaining in Agricultural Use	0.00 Acres
	Existing Forest	0.00 Acres
	Total Forest Retention	0.00 Acres
	Total Forest Cleared	0.00 Acres
	Land Use Category	HDR
	Afforestation Threshold	15%
	Reforestation Threshold	20%
	Forest in Wetlands Retained	0.00 Acres
	Cleared	0.00 Acres
	Planted	0.00 Acres
Protection measures	Forest in 100-year Floodplain Retained	0.00 Acres
	Cleared	0.00 Acres
	Planted	0.00 Acres
	Forest in Stream Valley Buffer Retained	0.00 Acres
	Cleared	0.00 Acres
	Planted	0.07 Acres
	Forest in other Priority Areas Retained	0.00 Acres
	Cleared	0.00 Acres
	Planted	0.00 Acres
	Stream Valley Buffer Length	70 Feet
	Avg. Width	100 Feet

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 1-20170210, including financial bonding, forest planting, maintenance and all other applicable agreements.

Developer's Name: Arden Courts of Germantown ND, LLC Bryan Palmer
Company Contact Person

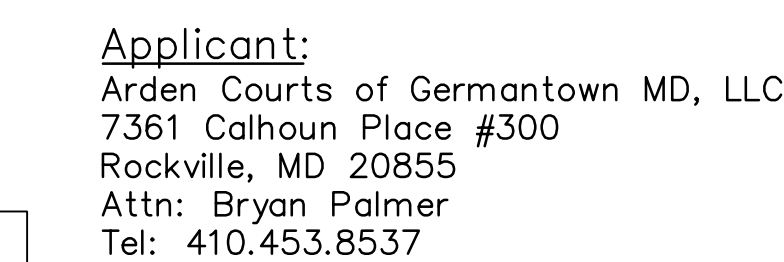
Address: 7361 Colthoun Place, Suite 300, Rockville, MD 20855

Phone: 410-453-8537

Email: bpalmer@cr.manorcare.com

Signature: _____

DATE	FRANK C. JOHNSON
	RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD. DEPT. OF NATURAL RESOURCES COMAR 08.19.06.01



NO	DATE	DESCRIPTION	RY



Isiah Leggett
County
Executive

DEPARTMENT OF TRANSPORTATION

Al R. Roshdieh
Director

May 19, 2017

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

RE: Preliminary Plan No. 120170210
Chestnut Ridge/Arden Courts
at Germantown

Calvin!
Dear Mr. Nelson:

We have completed our review of the preliminary plan dated May 9, 2017. A previous plan was reviewed by the Development Review Committee at its meeting on April 4, 2017. We recommend approval of the plan subject to the following comments:

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

1. Necessary dedication along Liberty Mill Road for the sidewalk to be in the right-of-way.
2. The storm drain analysis was reviewed and is acceptable to MCDOT. In a letter dated April 19, 2017, we acknowledge that the applicant has responded to our concerns regarding the applicant's consultant's proposal to connect their on-site storm drain system outfall into the existing public system. The "applicant's consultant's professional opinion is that connecting the proposed on-site storm drain system into the existing public system provides a better engineered solution than creating a separate outfall." We will accept their proposed private storm drain connecting into the existing public system. The applicant will upgrade the existing 24 inch RCP to a 36 inch RCP that will require a permit from Department of Permitting Services. This upgrade may require the rip rap and the existing storm drain easement to be enlarged. Department of Permitting Services will determine these and any other improvements or related changes for the applicant to increase the pipe size at the permit stage.

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178

FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

Mr. Calvin Nelson
Preliminary Plan No. 120170210
May 19, 2017
Page 2

3. The sight distance study has been accepted. A copy of the accepted Sight Distance Evaluation certification form is enclosed for your information and reference.
4. Record plat to reflect denial of access along Dawson Farm Road.
5. 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.
6. Curb radii for intersection type driveways should be sufficient to accommodate the turning movements of the largest vehicle expected to frequent the site.
7. Provide a ten (10) foot wide Public Utility Easement (PUE) along both street frontages.
8. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
9. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
10. 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.
11. 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. Kamal Hamud 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.
12. 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 DPS Right-of-Way Plan Review Section.
13. 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. Install minor species street trees along the Liberty Mill Road street frontage if the buffer area is at least four (4) feet wide.
 - b. Extend the proposed 36-inch storm drain and provide

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

- c. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT

Mr. Calvin Nelson
Preliminary Plan No. 120170210
May 19, 2017
Page 3

Storm Drain Design Criteria) within the County rights-of-way and all drainage easements.

- d. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
- e. 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.
- f. 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 Ms. Rebecca Torma, our Development Review Senior Planning Specialist for this project at rebecca.torma@montgomerycountymd.gov or (240) 777-2118.

Sincerely,



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

Sharepoint/DOT/directors office/development review/Rebecca/developments/Germantown/ardens/120170210 ardens ct DOT
prelim plan ltr.docx

Enclosure

cc: Bryan Palmer Arden Courts of Germantown
Brian Donnelly Macris, hendricks & Glascock
Laura Hodgson M-NCPPC Area 2
Preliminary Plan folder
Preliminary Plan letters notebook

cc-e: Sam Farhadi MCDPS RWPR
Dan Sanayi MCDOT DTEO
Kamal Hamud MCDOT DTEO
Rebecca Torma MCDOT OTP



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Arden Courts Preliminary Plan Number: 1- 20170210

Street Name: Liberty Mill Road Master Plan Road Classification: Primary Residential

Posted Speed Limit: 30 mph

Street/Driveway #1 (Proposed Residential Care Facility Entrance) Street/Driveway #2 (Existing Residential Driveway Entrance To Remain)

Sight Distance (feet) OK?
 Right 603 yes
 Left 584 yes

Sight Distance (feet) OK?
 Right 472.5 yes
 Left 697 yes

Comments: _____

Comments: _____

GUIDELINES

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

*Source: AASHTO

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

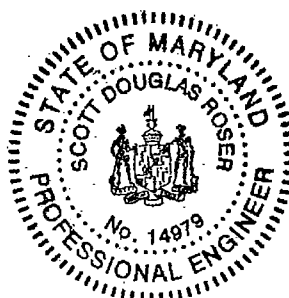
ENGINEER / SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines and that these documents were prepared or approved by me, and that I am a licensed Professional Engineer under the laws of the State of Maryland, License No. 14979, Expiration Date: 07-02-16

Scott Douglas Rose

Signature

05/11/2017
Date



Montgomery County Review:



Approved



Disapproved:

By:

Debra L. Corra

Date:

5/12/17

14979

PLS/P.E. MD Reg. No



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

July 27, 2016

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

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN**
Request for Arden Courts-Germantown
Preliminary Plan #: N/A
SM File #: 281967
Tract Size/Zone: 3.6/R-200
Total Concept Area: 3.6ac
Lots/Block: N/A
Parcel(s): 515
Watershed: Seneca Creek

Dear Ms. Junge:

Based on a review by the Department of Permitting Services Review Staff, the Combined Stormwater Management Concept/Site Development Stormwater Management Plan for the above mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of micro bioretention and pervious pavement.

The following **items** will need to be addressed **during** the final stormwater management design plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Any future development or redevelopment of the proposed residential lot will be required to meet the sediment control and storm water management requirements in place at that time. If the disturbed area is less than 5,000sf additional sediment control and stormwater management will not be required.

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

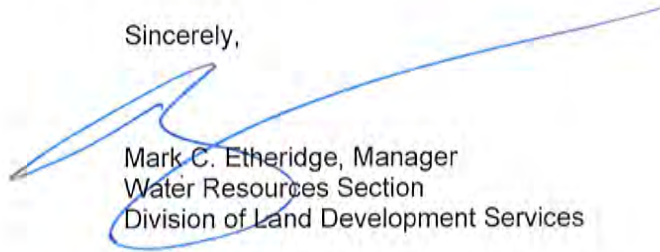
Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

Ms. Amanda Junge
July 27, 2016
Page 2 of 2

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

If you have any questions regarding these actions, please feel free to contact Thomas Weadon at 240-777-6309.

Sincerely,



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

MCE: TEW

cc: C. Conlon
SM File # 281967

ESD Acres:	3.6ac
STRUCTURAL Acres:	N/A
WAIVED Acres:	N/A



Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 23-May-17
TO: Stephen Crum - scrum@mhgpa.com
Macris, Hendricks & Glascock
FROM: Marie LaBaw
RE: Arden Courts - Germantown
120170210

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **23-May-17**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.



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

February 5, 2016

Arden Courts of Germantown, LLC
Attn: Mr. Bryan Palmer
7361 Calhoun Place, #300
Rockville, MD 20855

Dear Mr. Palmer:

This letter is to inform you that Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) 420161070, Chestnut Ridge is approved. A Forest Conservation Plan can now be submitted to the Planning Department in conjunction with any application to which it is a necessary component, or as a stand-alone item if not associated with an application before the Planning Board.

Since the property is subject to the Montgomery County Forest Conservation law there shall be no clearing of forest, understory, or tree removal on the subject site prior to the approval of a Final Forest Conservation Plan. If there are any subsequent modifications to the approved plan, not including changes initiated by a government agency, a separate amendment must be submitted to M-NCPPC for review and approval prior to the submission of a forest conservation plan.

If you have any questions regarding these actions, please feel free to contact me at (301) 495-4559 or douglas.johnsen@montgomeryplanning.org.

Sincerely,

Doug Johnsen, PLA
Senior Planner
Area 3

Cc: Frank Johnson (MHG)