

# ATTACHMENT 12



## DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
*County Executive*

Diane R. Schwartz Jones  
*Director*

August 21, 2018

Mr. Uri Pasternak, P.E.  
Rodgers Consulting, Inc.  
19847 Century Blvd., Suite 200  
Germantown, MD 20874

Re: **SITE DEVELOPMENT STORMWATER  
MANAGEMENT PLAN** Request for Amalyn  
Bethesda (WMAL Bethesda)  
Preliminary Plan #: 120160290  
SM File #: 281986  
Tract Size/Zone: 74.83 Ac. / R-90  
Total Concept Area: 74.83 Ac.  
Parcel(s): N495  
Watershed: Cabin John Creek

Dear Mr. Pasternak:

Based on a review by the Department of Permitting Services Review Staff, the Site Development Stormwater Management Plan for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via ESD to the MEP via use of micro-bioretenion and bio swales. Additional fifty-year control is provided at drainage area 2 due to an existing pond below the property. This pond provides stormwater management for an adjacent property and was designed for a 50-year storm.

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

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are 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.
5. Use MCDPS latest design standards for design of the stormwater management facilities.
6. You must construct the stormwater management facilities that provide treatment for any private or public roads at the time the roads are built, and before any erosion and sediment control for the road is removed.



Mr. Uri Pasternak, P.E.  
August 21, 2018  
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7. Make sure at design that all stormwater management facilities have a minimum volume equivalent to a Pe of 1. Also make sure that the designed size does not exceed the maximum volume allowed.
8. The main public road to the north will provide additional ESD treatment with micro-bios. If needed at design, hydrodynamic structures may be required as pretreatment to the micro-bios.
9. At design provide additional treatment for those areas of roads that were not treated in concept stage.

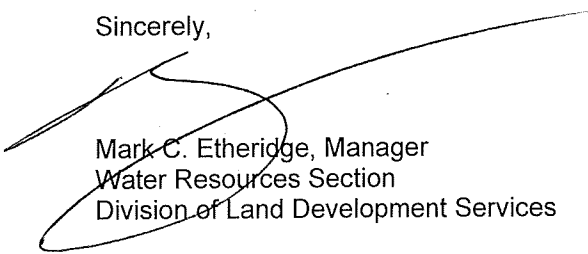
This list may not be all-inclusive and may change based on available information at the time.

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

This letter must appear on the 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 David Kuykendall at 240-777-6332.

Sincerely,



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

MCE: CN 281986 Amalyn Bethesda.dwk

cc: N. Braunstein  
SM File # 281986

ESD: Required/Provided 203826 cf / 205813 cf  
PE: Target/Achieved: 1.8"/1.8"  
STRUCTURAL: 0.0 cf  
WAIVED: 0.0 ac.



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett  
County Executive

Clarence J. Snuggs  
Director

April 4, 2018

Ms. Emily Tettelbaum  
Area 2 Division  
Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: WMAL Bethesda (aka Amalyn Bethesda)  
Site Plan No. 820170170

Dear Ms. Tettelbaum:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval, with the following comments:

1. In the MPDU Agreement to Build for this development, DHCA may require that certificates of use and occupancy on some market units be held back until certificates of use and occupancy have been issued for all MPDUs, if necessary to ensure proper phasing of the MPDU and market rate units.
2. The MPDUs must have at least 3 bedrooms and 1.5 baths, and every bedroom must be no more than one level away from a full bath.

Sincerely,

Lisa S. Schwartz  
Senior Planning Specialist

cc: Gary Unterberg, Rodgers Consulting  
Robert K. McCary, Rodgers Consulting

S:\Files\recurring\Housing\MPDU\Developments\WMAL Bethesda\WMAL Bethesda DHCA Letter\_4-4-2018.docx

Division of Housing

Affordable Housing    Common Ownership Communities    Landlord-Tenant Affairs    Multifamily Housing

1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • [www.montgomerycountymd.gov/dhca](http://www.montgomerycountymd.gov/dhca)



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

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**DATE:** 01-Oct-18  
**TO:** Dawn Jorgenson - djorgenson@eseconsultants.com  
ESE Consultants  
**FROM:** Marie LaBaw  
**RE:** WMAL Bethesda (Amalym Bethesda)  
820170170

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**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **01-Oct-18** .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.

**\*\*\* See Statement of Performance Based Design \*\*\***

# ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

September 5, 2018

Marie LaBaw PhD, PE  
Fire Department Access and Water Supply  
Department of Permitting Services, Montgomery County  
255 Rockville Pike, 2nd Floor  
Rockville, MD 20850

**Amalyn Bethesda (WMAL Property)**  
**Site Plan #820170170**  
**Townhouse Fire Access**  
**Statement of Performance Based Design**

## FIRE CODE ENFORCEMENT

### Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation

10/1/2018

BY: SML FM: 43 DATE: \_\_\_\_\_

Dear Marie,

Per our conversation, one of the townhouse buildings, Lots 198-200 Block B at Amalyn Bethesda is allowed to have more than one access point off the alley in order to meet the 150' distance requirement to a main hinge door of each unit. This is due to the following:

- The townhouse building is limited to three units.
- The two end units have a main hinge door on the side, while the middle unit door is on the front of the unit. The building massing and door locations mirror the adjoining single family detached units. A single access point from the alley would exceed 150' in length to go around the side, to the front, and then back to the side.
- Sidewalks are provided for each access route shown.
- Addresses will be placed on the garages off the alley in addition to the front door as noted on the plan.
- The two access points for these units are located on the same fire access lane.

If you need any additional information, please don't hesitate to contact me via email at [djorgenson@eseconsultants.com](mailto:djorgenson@eseconsultants.com) or via phone at (410) 381-3059. Thank you!

Sincerely,

**ESE CONSULTANTS, INC.**

*Dawn Jorgenson*

Dawn Jorgenson, P.E.

cc:Toll Brothers, Inc.



ESE Consultants, Inc.

7164 Columbia Gateway Drive, Suite 230 • Columbia, MD 21046

**820170170 WMAL Bethesda**

Contact: Sam Farhadi at 240 777-6333

We have reviewed site and landscape plans files that were uploaded on/ dated “**9/10/2018**” and

The followings need to be addressed prior to the certification of site plan:

1. All proposed offsite street trees on Greyswood Road and Greentree Road need to be:
  - a. Approved major species at 50’ spacing where overhead utility lines are not present;
  - b. Approved minor species at 30’ spacing where overhead utility lines are present.