






Pine Crest Elementary School Addition, Mandatory Referral, MR2019005

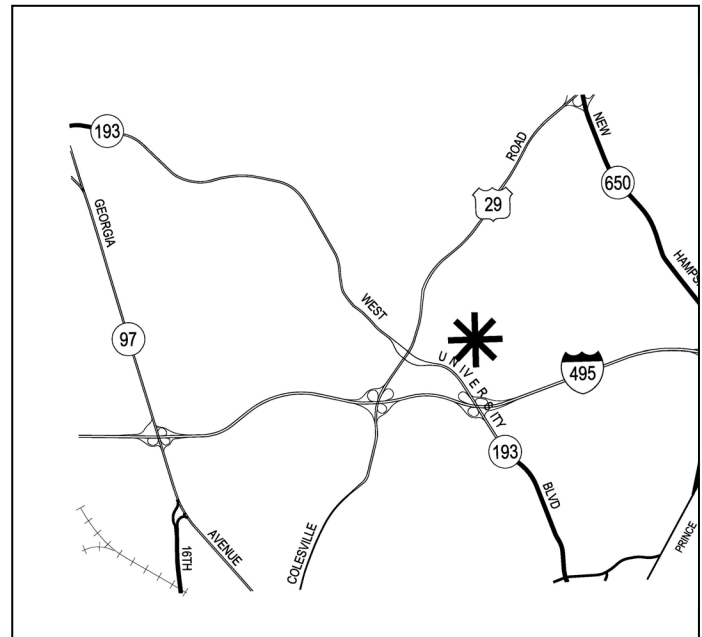
-  Amy Lindsey, Planner Coordinator, Area 2 Division, amy.lindsey@montgomeryplanning.org, 301.495.2189
-  Nancy Sturgeon, Supervisor, Area 2 Division, nancy.sturgeon@montgomeryplanning.org, 301.495.1308
-  Carrie Sanders, Chief, Area 2 Division, carrie.sanders@montgomeryplanning.org, 301.495.4653

Completed: 12-12-18

Description

Mandatory Referral to construct a two-story classroom addition, multi-purpose room expansion, and additional parking, with associated stormwater management.

Location: 201 Woodmoor Drive, Silver Spring, Maryland;
Master Plan: 1996 *Four Corners Master Plan*;
Zone: R-60;
Size: 5.52 acres;
Acceptance Date: October 25, 2018;
Applicant: Montgomery County Public Schools (MCPS);
Review Basis: Mandatory Referral, MD Land Use Code § 20-301.



Summary

- Staff recommends approval to transmit comments to MCPS.
- The proposed project allows for increased classroom and core capacity by construction of an eight-room classroom addition and a multi-purpose room addition.
- The project is exempt from Chapter 22A, Forest Conservation Law.
- The Planning Board action on a Mandatory Referral is advisory.

RECOMMENDATIONS

Staff recommends approval, with the following comments to be transmitted to MCPS:

1. MCPS should explore ways to increase the efficiency of the proposed additional parking areas, including the layout for the parent drop-off loop proposed by the Montgomery County Department of Transportation (MCDOT).
2. MCPS should evaluate ways to improve safety across the existing vehicular access points.
3. MCPS should reduce the driveway width and drive aisles of the surface parking lot and parent drop-off loop to be no more than 20 feet wide.
4. MCPS should tighten the curb radii to slow vehicle turning speeds across sidewalks traversed by students.
5. MCPS should work with the Parks Department to determine the feasibility of a ramp or other improvements to bring the path on park property into compliance with ADA standards.
6. MCPS should provide five (5) short-term bicycle parking spaces on site.
7. MCPS should provide two (2) weather-protected long-term vehicle parking spaces for staff use.
8. If MCPS proposes to use any part of park property for their construction entrance, a Park Permit will be required.
9. MCPS must apply for a permit for construction on park property prior to construction.
10. MCPS should provide the following details on Park permit plans:
 - a. Provide retaining wall and footing details with respect to the adjacent property line to Park Development.
 - b. Show spot grading of the new connector concrete sidewalk (shown on park property) to indicate maximum longitudinal slope of 4.5 percent and cross slope of 1.5 percent. (Note: A landing must be provided where the new sidewalk meets the asphalt path on park property. Landing must not exceed 1.5 percent in any direction.)
 - c. Indicate how runoff from school property is contained and adds no impact on park property.
 - d. Show how proposed grading shall not alter flow patterns of drainage swales.
 - e. Further comments will be provided once full site plans and details are provided to Park Development for review.

INTRODUCTION

This report is staff's review of the Mandatory Referral for the construction of an eight-room classroom addition and a multi-purpose room addition, submitted by Montgomery County Public Schools (MCPS) pursuant to the Maryland Land Use Article, Section 20-301. The Planning Board action on a Mandatory Referral is advisory.

Site Description

Pine Crest Elementary School ("Subject Property" or "Property" – outlined in red in Figure 1) is located at 201 Woodmoor Drive, north of University Boulevard and east of Colesville Road in Four Corners.

The Property is within the boundaries of the 1996 *Four Corners Master Plan*. The Property fronts on Woodmoor Drive to the south and St. Lawrence Drive to the east. To the north is Pinecrest Local Park. Single-family houses border the Property on the west and confront the Property on both Woodmoor Drive and St. Lawrence Drive. Vehicular access is solely from Woodmoor Drive.



Figure 1: Site and Vicinity

Pine Crest Elementary School was built in 1941 and was originally 5,656 square feet in size. Multiple additions were built over the years and in 1992, the school was renovated into a 53,778 square foot facility. Pine Crest Elementary School is paired with Montgomery Knolls and serves grades 3 through 5. It is part of the Downcounty Consortium.

Currently, the Pine Crest Elementary School has a program capacity of 404, with an enrollment of 471. There are five relocatable classrooms and 56 parking spaces.

Project Description

The proposed addition is a two-story, steel-framed structure with brick veneer over concrete masonry block exterior walls. The addition is located on the back (north side) of the building and has two corridor connections at the first and second floor that create a circulation loop around a newly created courtyard. (See Figures 2 and 3.) The addition contains four classrooms, a dual-purpose classroom and

an instrumental music room on the first floor, and four classrooms on the second floor. The multipurpose room will be expanded towards the back (north side).

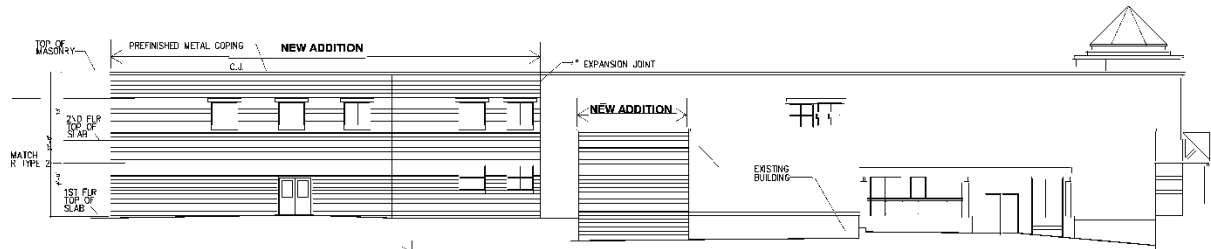


Figure 2: Northwest section

The school capacity for Pine Crest Elementary School will increase to 588 students with the addition of eight standard classrooms, one instrumental music room and one dual purpose room. The addition will also include multiple support spaces and an expansion of the multipurpose room. The expansion of the multipurpose room will bring the core capacity up to 640 students. The addition will help alleviate overcrowding at neighboring Forest Knolls Elementary School.

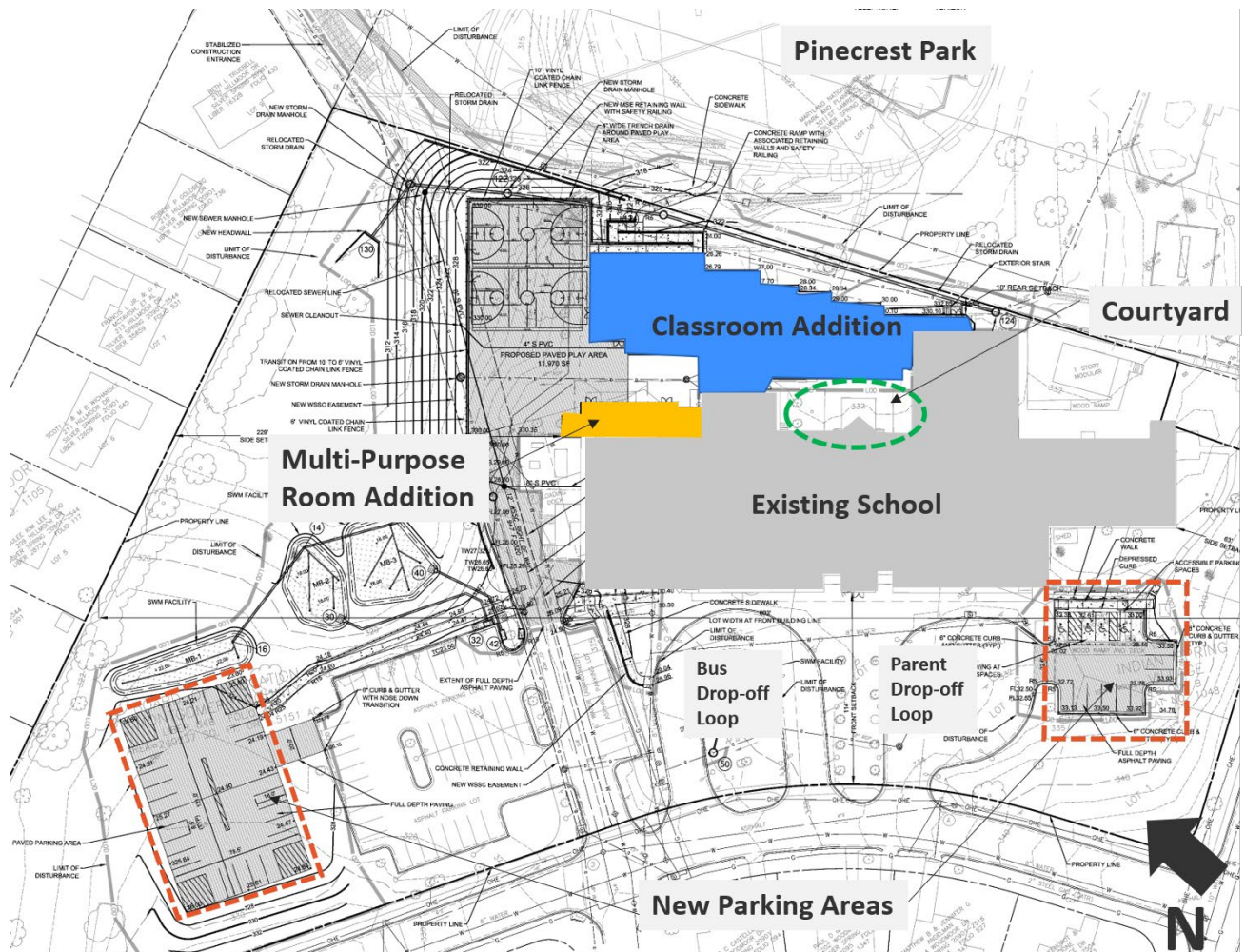


Figure 3: Proposed Site Plan

There are two areas of additional parking proposed, to the east and west. The western parking area is connected to existing parking by a connecting drive aisle. This design could be more efficient through the elimination of the connector and creating a seamless continuation of the existing parking. The eastern parking can be redesigned to create a larger parent drop-off loop, as proposed by Montgomery County Department of Transportation (MCDOT) (Attachment 3). MCDOT has proposed an extended parent drop-off loop with parking stacked in the interior, as shown in Figure 4. This proposal creates additional parent drop-off queuing and maintains a comparable number of spaces.

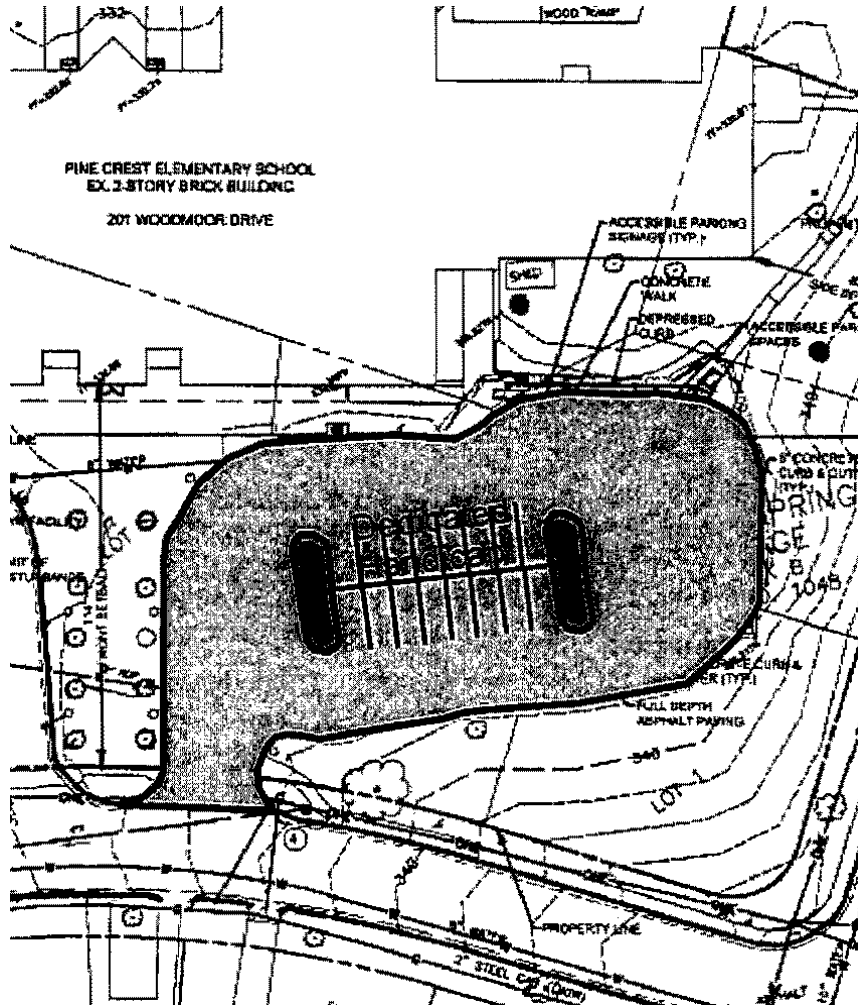


Figure 4: MCDOT proposal

ANALYSES

Conformance to Development Standards

The property is zoned R-60. The proposed project was analyzed for conformance with the applicable development standards, as shown in Table 1. While the site coverage and rear setback do not conform to the standards of the R-60 zone, as shown in Table 1, this is due to the park/school relationship with neighboring Pinecrest Local Park. Pinecrest Park provides play fields for Pine Crest Elementary School.

Table 1: Applicable Development Standards – R-60 Zone

Development Standards	Required	Provided
Minimum Tract Area: (59-4.4.9 Residential – R-60 Zone)	6,000 sq. ft.	240,237 sq. ft. (5.52 ac.)
Maximum Lot Coverage	35%	36%¹
Minimum Principle Building Setbacks		
Front Setback	25'	114'
Side Setback	8'	63'
Rear Setback	20'	10'²
Maximum Building Height	35'	35'
Parking	N/A	97 teachers and visitors including 4 ADA parking spaces

Master Plan

Pine Crest Elementary School is located within the 1996 *Four Corners Master Plan*. The master plan identifies Pine Crest Elementary School as an existing community facility within the plan area and identifies the following goal for community facilities:

- Provide community facilities to meet the human service, recreation, security, educational, and other needs of the community.

The Master Plan has no specific recommendations for Pine Crest Elementary School.

Neighborhood Compatibility

The proposed development, including its size, shape, scale, height, arrangement and design structure, is compatible with the surrounding neighborhood and properties. The portions of the site that are adjacent to residential development have landscaped buffers, and the proposed structures meet all setback and height requirements of the R-60 Zone.

Parks Issues

Pine Crest Elementary School was developed in conjunction with Pinecrest Local Park and uses the park’s playing fields during school hours. Minor disturbance is proposed on Park property for the construction of a pedestrian connection and associated grading. The Applicant met with M-NCPPC Parks Department staff and has worked to address any concerns. Comments from Parks Department staff have been incorporated into this memo in the “Recommendations” section above, for transmittal to MCPS.

Transportation

School Location and Vehicular Access Points

The Applicant proposes to maintain the existing access points on Woodmoor Drive. While the number of curb cuts is excessive to serve a single site, the multiple access points improve the efficiency of bus and parent pick-up and drop-off operations. The easternmost curb cut will provide access to the newly

¹ Increased lot coverage due to the park/school nature of the development.

² Decreased setbacks due to the park/school nature of the development.

proposed surface parking lot. The two interior curb cuts will continue to facilitate one-way bus operations, and the westernmost curb cut will provide one-way circulation for pick-up and drop-off locations and access to proposed surface parking spaces.

Per Article 59-6, Section 6.1.3(A)(2), uses should “limit vehicle access across primary pedestrian, bicycle, or transit routes where feasible.” Because of the nature of the use, staff recommends that MCPS evaluate ways to improve safety across the existing vehicular access points. While wider curb radii and driveways are necessary for bus operations, MCPS should reduce the driveway width and drive aisles of the surface parking lot and parent drop-off loop to be no more than 20 feet wide. Additionally, the curb radii could be tightened to slow vehicle turning speeds across sidewalks traversed by students.

Pedestrian and Bicycle Facilities

The internal sidewalks proposed meet ADA standards. A new sidewalk extending from the rear of the building addition and hardscaped play area includes a ramp to address changing grades. This proposed sidewalk links to an existing pedestrian facility spanning the extent of the site, providing access between Hillmoor Drive and St. Lawrence Drive. As shown in Figure 5, the western link extending from Hillmoor Drive uses stairs to address the site’s grade changes; however, no convenient path is available for individuals with mobility impairments. MCPS should work with the Parks Department to determine the feasibility of a ramp or other improvements to bring the path into compliance with ADA standards.



Figure 5: Location of Existing Rear Stairs

Currently, the site frontage contains four (4) curb cuts, which degrade the pedestrian experience along Woodmoor Drive. The existing curb cuts each have ramps and marked crossings; however, the ramps lack detectable warning strips and, as such, are not ADA compliant. If the site were to have been developed today, staff would recommend that a concrete sidewalk be carried across the drive aisles, flush with the grade of the existing sidewalk, thereby negating the need for curb ramps. MCPS should evaluate the potential to reconstruct the entryways to provide a continuous flush sidewalk, or at the very least, retrofit the existing curb ramps with detectable warning strips.

There are no master-planned bicycle facilities adjacent to the site. To accommodate those who travel to the school on a bicycle, MCPS should ensure that no fewer than five (5) short-term bicycle parking spaces are provided on the site. This number represents approximately five (5) percent of the existing and proposed vehicle parking spaces shown on the Applicant’s plans. Additionally, MCPS should provide a location to accommodate at least two (2) weather protected long-term vehicle parking spaces to accommodate staff who choose to commute to the site by bicycle.

Local Area Transportation Review

Consistent with existing policy, MCPS submitted a transportation study to review the impact of the net increase of 165 students on the local area’s transportation network. Rather than employ ITE to develop trip generation assumptions, driveway counts were taken at the existing school. Table 2 below shows the morning and afternoon trips generated by the existing 475 students during peak morning and evening hours.

Table 2: Existing and Proposed Trip Generation

Trip Generation - Existing & Proposed	AM			PM		
	In	Out	Total	In	Out	Total
Existing Trips (475 students)	133	108	241	57	98	155
Subsequent Trip per Student Rate	0.28	0.23	0.51	0.12	0.21	0.33
Additional Proposed Trips (165 students)	46	38	84	20	35	55
Total Anticipated Trips (640 students)	179	146	325	77	133	210

The school falls within the Kensington/Wheaton Policy Area, which has an intersection congestion acceptability standard of 80 seconds of delay per vehicle. Table 3 below illustrates the results of the delay analyses for the six intersections that were studied. As shown in the table, the additional students have minimal impact on the transportation network. It should be noted that the future analysis scenario assumes that background traffic from approved but unbuilt developments will only impact two intersections (University Boulevard/MD 193 at Williamsburg Drive and University Boulevard/MD 193 at Lexington Drive), and that signals are optimized at these two intersections, which accounts for the slight reduction of delay. While it is atypical to optimize intersection signals in non-mitigation scenarios, each intersection analysis suggests that each intersection will operate well below the 80 second standard.

Table 3: Delay Analyses, Existing and Future Conditions

Delay (average seconds per vehicle)	AM		PM	
	Existing (475 students)	Future (640 students)	Existing (475 students)	Future (640 students)
MD 193 & Williamsburg Drive*	26.5	20.9	22.1	16.7
MD 193 & Lexington Drive*	45.9	45.6	38.9	39.6
St. Lawrence Drive & Woodmoor Drive	6.3	7.1	7.0	8.2
Woodmoor Drive & Parent Loop	5.2	5.4	4.4	4.8
Woodmoor Drive & Bus Loop	1.0	1.1	0.6	0.8
Woodmoor Drive & Rockdale Drive	7.7	7.8	7.9	8.1

*Impacted by background traffic from approved but unbuilt intersections.

Environmental Analysis

Environmental Guidelines

Staff approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD No. 42019049E) for the school site on October 17, 2018. There are no forests, streams, wetlands, floodplains, or environmental buffers on the site. The site lies in the Northwest Branch watershed and is outside of any Special Protection Areas. The proposed project is in compliance with the *Environmental Guidelines*.

Forest Conservation

The proposed project is subject to the Montgomery County Forest Conservation law (Chapter 22A of the Code) but has received an exemption from Article II from the requirements of preparing a forest conservation plan under Section 22A-5(t). This exemption covers an activity that clears no more than 5,000 square feet of forest, does not affect any forest in a stream buffer, or property located in a special protection area, which must submit a water quality plan and does not require approval of a new subdivision plan.

Stormwater Management

The Montgomery County Department of Permitting Services (DPS) approved a stormwater management concept plan on November 8, 2018 (Attachment 4).

Community Notification

MCPS has coordinated with parents, neighbors, and school staff and had work sessions on May 24, 2018, June 6, 2018, and September 18, 2018. On December 7, 2018, staff sent out notifications regarding the Mandatory Referral plan review and the scheduled Planning Board date.

Attachments

1. Site plan
2. Landscape plan
3. MCDOT letter
4. DPS letter

ATTACHMENT 1

PROPERTY INFORMATION

SUBJECT PROPERTIES: LIBER 2718, FOLIO 526
TAX ID #13-01215183
201 WOODMOOR DR.
SILVER SPRING, MD 20901

PROPERTY OWNER: BOARD OF EDUCATION OF MONTGOMERY COUNTY, MD

EXISTING PARCEL AREAS: 5.52 ACRES

PROPOSED RIGHT OF WAY DEDICATION: 0 S.F. OR 0.0 ACRES

PROPOSED PARCEL AREAS: UNCHANGED

ZONING CLASSIFICATION: R-60 - RESIDENTIAL, DETACHED

EXISTING USE: MCPS MIDDLE SCHOOL

PROPOSED USE: MCPS MIDDLE SCHOOL

TAX MAP: JP562

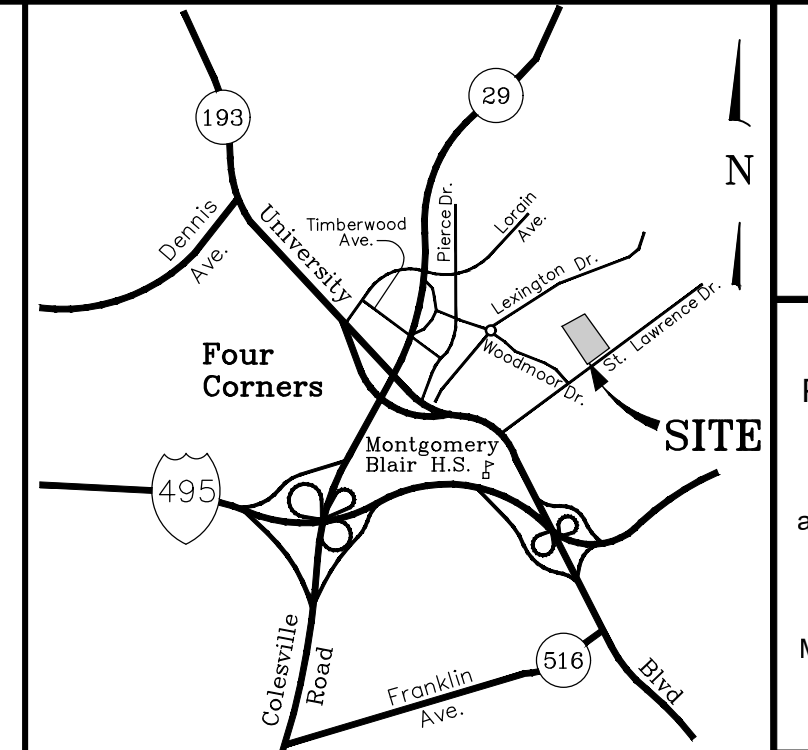
WSSC MAP: 212NE01

SITE NOTES

- THE TOPOGRAPHY SHOWN IS TAKEN FROM A FIELD RUN SURVEY PREPARED BY A. MORTON THOMAS AND ASSOCIATES, INC. (COMPLETED MAY 2017) WITH 1' CONTOUR INTERVALS AND SUPPLEMENTED WITH AVAILABLE UTILITY RECORDS.
- BOUNDARY INFORMATION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- WATER AND SEWER CATEGORIES ARE W-1 AND S-1, RESPECTIVELY.
- THE PROPERTY IS ZONED R-60. THE EXISTING LAND USE A PUBLIC ELEMENTARY SCHOOL.
- THE SITE IS WITHIN THE FOUR CORNERS MASTER PLAN.
- A NATURAL RESOURCES INVENTORY MAP/FOREST STAND DELINEATION PLAN (#42019049E) WAS SUBMITTED FOR THIS PROPERTY ON SEPTEMBER 21, 2018.
- A STORMWATER MANAGEMENT CONCEPT PLAN (SM#284227) HAS BEEN SUBMITTED TO MCDPS FOR REVIEW.
- THE SITE IS TRIBUTARY TO THE NORTHWEST BRANCH WATERSHED. THE STATE OF MARYLAND HAS DESIGNATED THIS WATERSHED AS CLASS IV WATERS.
- THE SITE LIES ENTIRELY WITHIN ZONE X, AREAS OF MINIMAL FLOODING, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE MAP RATE, COMMUNITY PANEL NO. 24031C037D.
- THE SITE IS NOT WITHIN A SPECIAL PROTECTION AREA (SPA)
- THIS PLAN IS NOT FOR CONSTRUCTION PURPOSES.
- REFER TO THE DEVELOPMENT STANDARDS TABLE FOR ZONING STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES AND LOT COVERAGE.
- SERVICING UTILITY COMPANIES INCLUDE:
WATER & SEWER: WSSC
NATURAL GAS: WASHINGTON GAS
ELECTRIC: PEPCO
TELEPHONE: VERIZON

R-60 ZONE DEVELOPMENT STANDARDS

	PERMITTED/REQUIRED	PROVIDED PER THIS PLAN
MIN. LOT AREA:	6,000 SF	240,237 SF
MIN. LOT WIDTH AT FRONT BLDG. LINE:	60 FEET	693 FEET
MIN. LOT WIDTH AT FRONT LOT LINE:	25 FEET	781 FEET
FRONTAGE ON STREET OR OPEN SPACE:	REQUIRED	UNCHANGED
MAX. DENSITY:	7.26 UNITS/ACRE	N/A
MAX. COVERAGE:	35%	36%
MIN. FRONT SETBACK:	25 FEET	114 FEET
MIN. SIDE SETBACK:	8 FEET	63 FEET
SUM OF BOTH SIDES:	18 FEET	292 FEET
MIN. REAR SETBACK:	20 FEET	10 FEET
MAX. BUILDING HEIGHT:	35 FEET	35 FEET (APPROX)

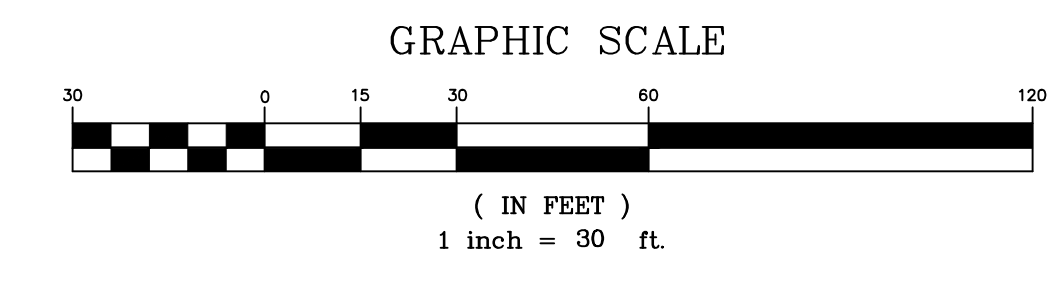
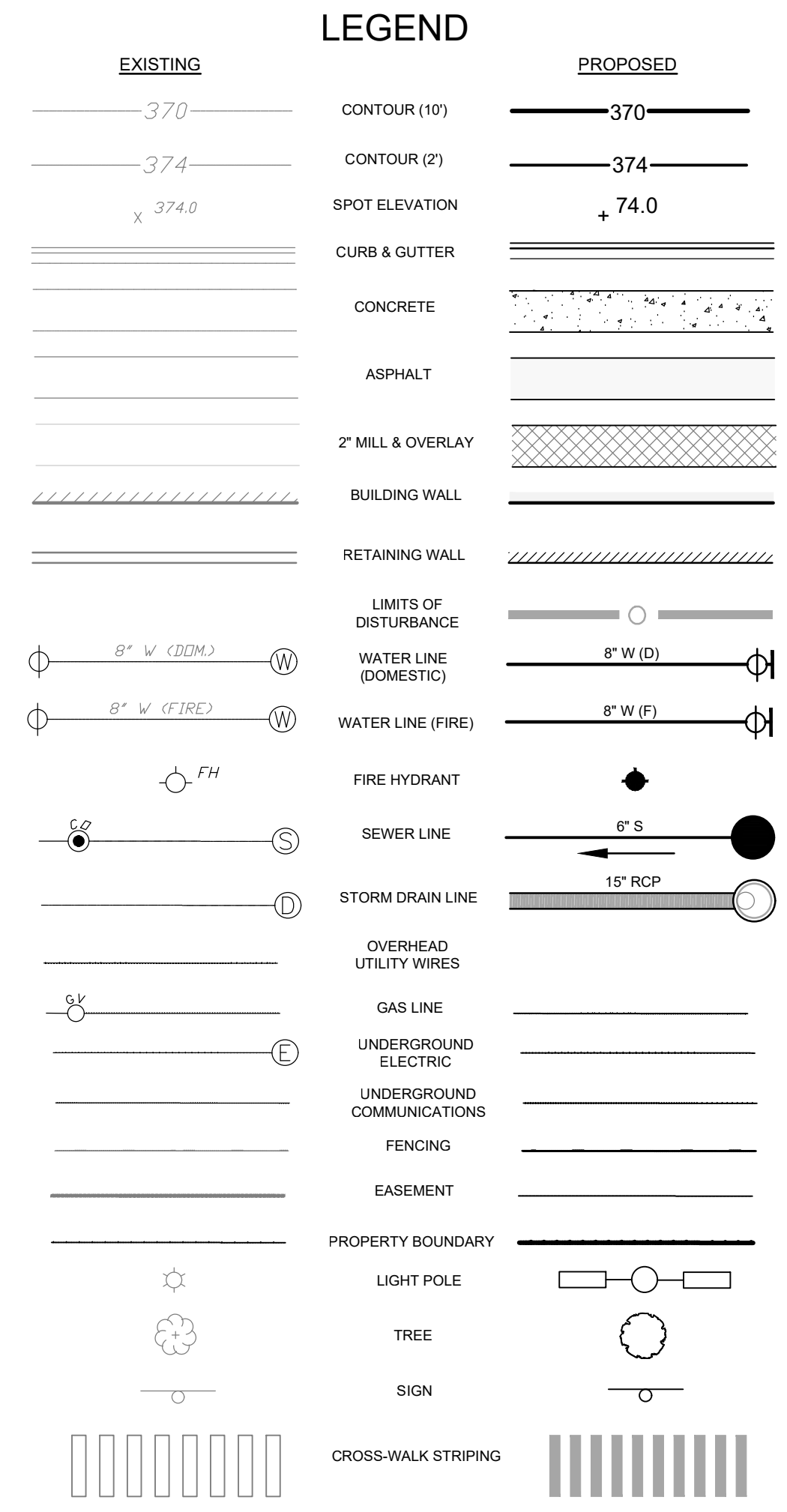


VICINITY MAP
SCALE 1" = 2,000'

R-60 ZONE DEVELOPMENT STANDARDS CONT.

	PERMITTED / REQUIRED	PROVIDED PER THIS PLAN
PARKING & LOADING:		
MIN. PARKING SPACES:	N/A/1	97 SPACES
MIN. LOADING SPACES:	N/A/1	1 SPACE
ACCESSIBLE PARKING:	4 SPACES	4 SPACES
LANDSCAPED AREA:	5.0%	UNCHANGED
MIN. TREE CANOPY COVERAGE:	25%	UNCHANGED
MIN. LANDSCAPE STRIP (PERIMETER):	10 FEET	UNCHANGED
MIN. LANDSCAPE STRIP (ADJ. TO ROW):	6 FEET	UNCHANGED

NOTES:
1) MINIMUM PARKING AND LOADING REQUIREMENTS NOT REQUIRED FOR PUBLIC EDUCATIONAL INSTITUTIONS



811
FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION

MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301.670.0640
Fax 301.948.0693
www.mhgpa.com

Delmar Architects, P.A.
3411 Oldwood Court
Owensby, Maryland
301.882.8261
774.9824
fax 774.9824

ADDITION TO
**PINE CREST
ELEMENTARY SCHOOL**
201 WOODMOOR DRIVE SILVER SPRING, MARYLAND 20901

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REVISIONS

JOB NO.
18.156.11

SCALE
1"=30'-0"

DATE
10.18.2018

DRAWN
DCM

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1 OF 1

SITE PLAN

ATTACHMENT 2

LANDSCAPE PLANT LIST							
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	ROOT	SPACING
ARO*	8	Acer rubrum 'October Glory'	October Glory Red Maple	2 1/2'-3'		B&B	As shown
CCA*	1	Cercis canadensis	Eastern Redbud		7-8'	B&B	As shown
ICB	50	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly		30-36"	Cont.	48" o.c.
NSF*	6	Nyssa sylvatica 'NXSF'	Forum Black Gum	2 1/2'-3'		B&B	As shown
QCO*	2	Quercus coccinea	Scarlet Oak	2 1/2'-3'		B&B	As shown

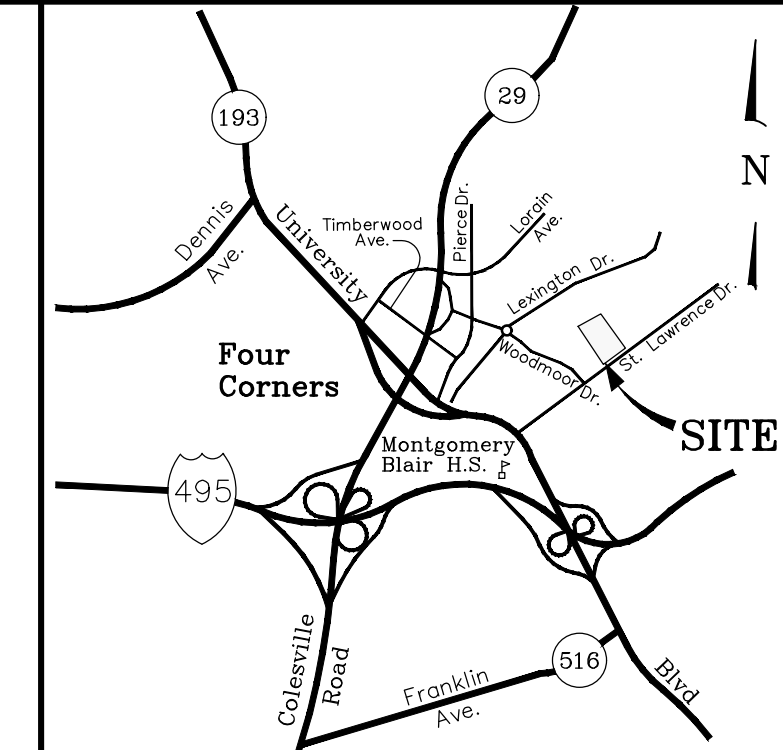
* Native

Stabilization Seed Mix

Species	Common Name	Rate
PERMANENT HERBACEOUS COVER		
Festuca rubra var. rubra (See Note 1)	Creeping Red Fescue	15 lbs / ac.
Sorghastrum nutans (See Note 2)	Indiangrass	6 lbs / ac.
Schizachyrium scoparium (See Note 3)	Little Bluestem	4 lbs / ac.
Andropogon gerardii (See Note 4)	Big Bluestem	6 lbs / ac.
Desmodium canadense	Showy Tick-Trefoil	1 lb / ac
NURSE CROP FOR SITE STABILIZATION (See Note 5)		
Hordeum vulgare	Barley	32 lbs / ac

NOTES

1. Recommended cultivars: Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem.
2. Recommended cultivar: Rumsey
3. Recommended cultivars: Aldous or Blazo
4. Recommended cultivars: Niagara or Roundtree
5. To be planted with permanent herbaceous cover.
6. This seed mix is intended to be planted between March 1 and May 15. It may also be planted between May 15 and June 15, when supplemental watering may be needed to ensure plant establishment. During other times of year, exposed banks must be protected from erosion using a mulch consisting of natural and/or artificial non-toxic materials, such as wood shavings, straw, hay, bark chips, or fabric, of sufficient thickness and durability to achieve the intended effect for the required length of time. Emulsions, netting, pinning, or other methods of anchoring mulch shall be sufficiently durable to maintain mulch in place until it is no longer needed.
7. The planting of this Grass Seed Mix shall conform to the standards and specifications published by the USDA Natural Resources Conservation Service in the Maryland Conservation Practice Standard for Critical Area Planting, Code 342.



VICINITY MAP
SCALE 1" = 2,000'

Delmar Architects, P.A.
3411 Oldland Court
Owensby, Maryland
301 482-1821
301 774-8824
fax 774-8824

ADDITION TO
**PINE CREST
ELEMENTARY SCHOOL**
201 WOODMOOR DRIVE SILVER SPRING, MARYLAND 20901

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REVISIONS

JOB NO.
18.156.11

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10.24.2018

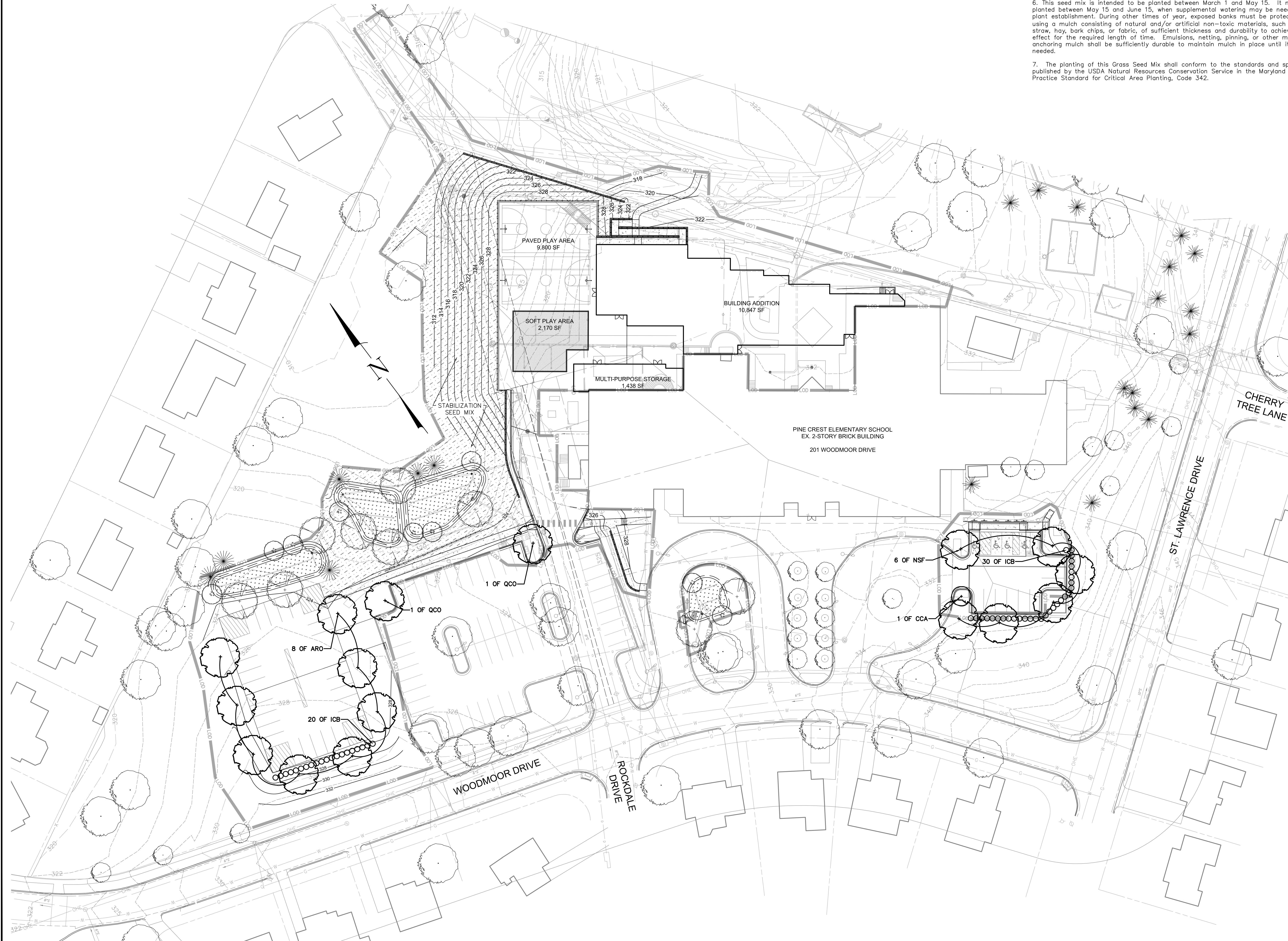
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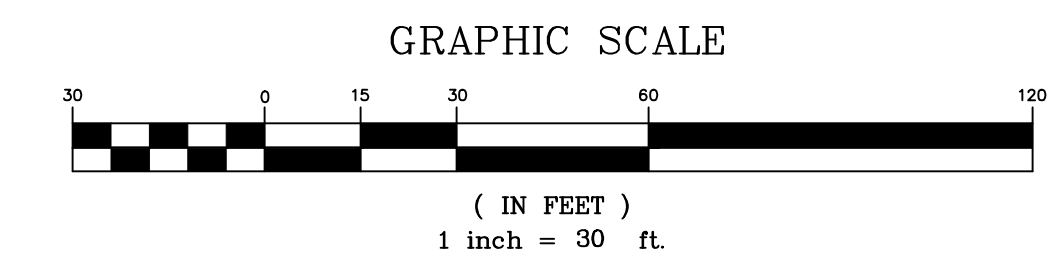
LANDSCAPE PLAN



LEGEND

- PROPOSED SHADE TREES
- PROPOSED ORNAMENTAL TREES
- PROPOSED EVERGREEN SHRUBS
- PROPOSED STABILIZATION SEEDING
- EXISTING TREES TO REMAIN
- STORMWATER FACILITY PLANTING AREA*
- STORMWATER FACILITY TREES & SHRUBS (CONCEPTUAL ONLY)*

*ALL LANDSCAPING WITHIN THE STORMWATER MANAGEMENT EASEMENTS TO BE REVIEWED, APPROVED AND INSPECTED BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, WATERSHED RESOURCE SECTION.



811 FOR UTILITY LOCATIONS CONTACT "ONE CALL" AT 811 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
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20886-1279
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Fax 301.948.0693
www.mhgpa.com

ATTACHMENT 3



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Al R. Roshdiah
Director

November 11, 2018

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

RE: Mandatory Referral Letter
Mandatory Referral No. MR2019005
Pine Crest Elementary School Addition

Dear Ms. Lindsey:

We have completed our review of the Mandatory Referral Plan dated October 18, 2018. Based on our review, we have the following comments:

1. We recommend the following:
 - a) The applicant should consider/evaluate increasing the size of the parent drop-off loop due to the addition of 165 new students. Please see attached a concept sketch reconfiguring the parent loop and the proposed parking.
 - b) Existing sidewalks along the site frontage be widened from four (4)-ft. to five (5)-ft.
 - c) Upgrade the existing sidewalk and handicap ramps along the site frontage to meet the American Disabilities Act (ADA) requirements.
2. The plan should show the following:
 - a) The right-of-way width of Woodmoor Drive and St Lawrence Drive.
 - b) Label the roadways along the site frontage.
3. The DOT Traffic Impact Study (TIS) letter was issued on September 17, 2018.
4. Storm Drain Analysis:
 - a) If any portion of the subject site drains to an existing storm drain system maintained by Montgomery County, submit storm drain and/or flood plain studies, with computations, for review and approval by Department of Permitting Services (DPS) at or before the Permit Stage. 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. If the proposed

Office of the Director

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

www.montgomerycountymd.gov

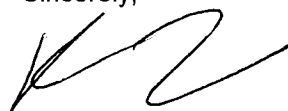
Located one block west of the Rockville Metro Station

subdivision drains to an existing closed section street, include spread computations in the impact analysis.

- a) The limits of the floodplain and the building restriction lines are to be shown on the plan where applicable. The floodplain is to be dimensioned from the property line.
5. Prior to approval of the permit by the Department of Permitting Service (DPS)s, submit a completed, executed and sealed MCDOT Sight Distances Evaluation certification form, for the existing and proposed driveway(s), for review and approval by DPS.
6. We recommend that the applicant coordinate with Mr. Joseph Pospisil of our Division of Traffic Engineering at 240-777-2160 for any pedestrian safety concerns at the Pine Crest Elementary School.

If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development Review Team Engineer for this project, at (240) 777-7170 or at deepak.somarajan@montgomerycountymd.gov.

Sincerely,



Rebecca Torma, Manager
Development Review
Office of Transportation Policy

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\Mandatory Referral\ MR2019005 – Pine Crest Elementary School Addition\ Letter\ MR2019005 – Pine Crest Elementary School Addition

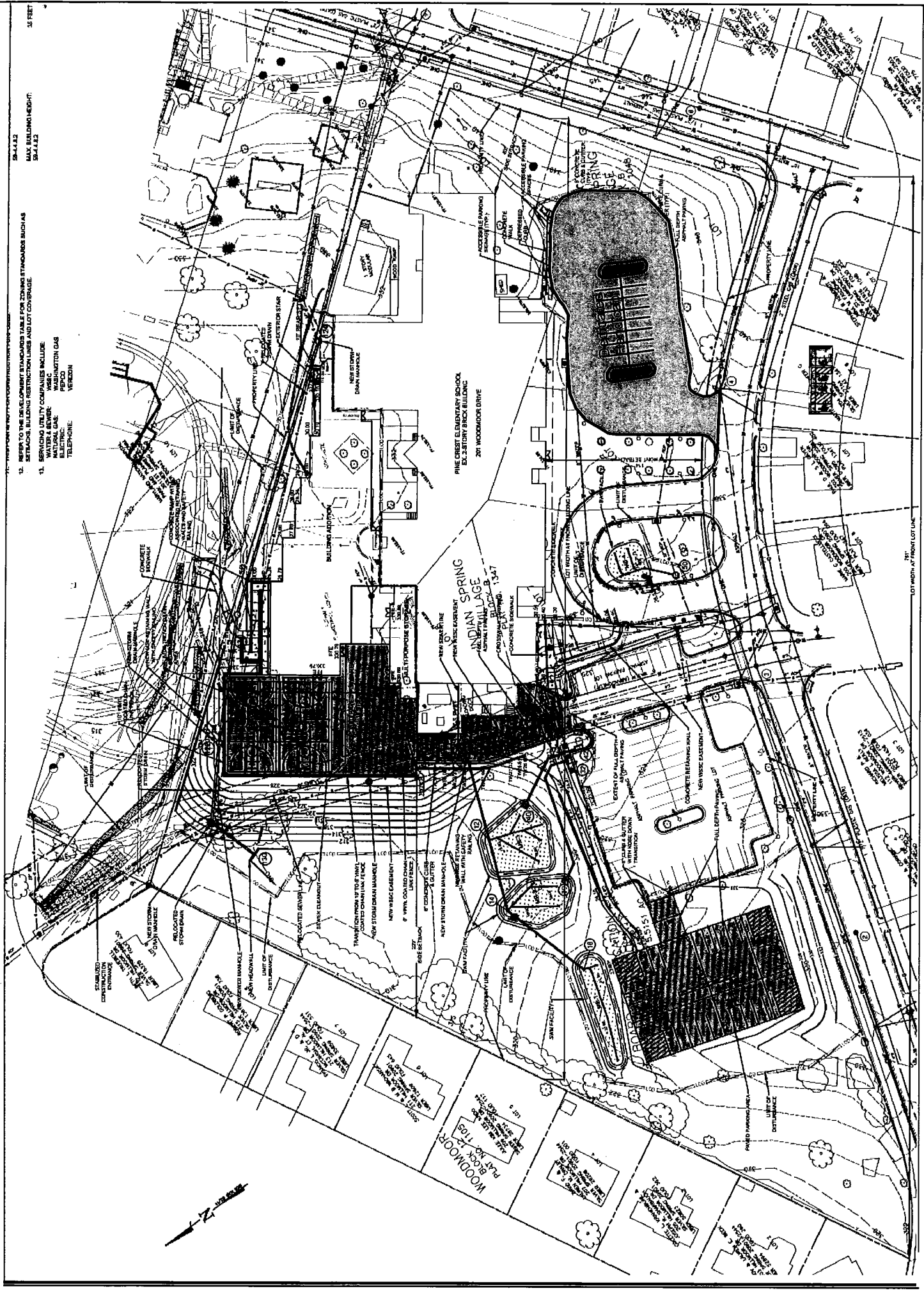
Attachment (1): Concept sketch reconfiguring the parent loop and proposed parking

cc: Seth Adams MCPS Div. of Construction
Patrick LaVay Macris, Hendricks & Glasscock
Preliminary Plan letters notebook

cc: Patrick Butler MNCPPC Area 2
Kwesi Woodroffe MDSHA-District 3
Atiq Panjshiri MCDPS RWPR
Sam Farhadi MCDPS RWPR
Khursheed Bilgrami MCDOT DTEO
Kamal Hamud MCDOT DTEO
Devang Dave MCDOT DTEO
Joseph Pospisil MCDOT DTEO
Boris Calderon MCDOT DTEO
John Hoobler MCDOT DTEO

35 FEET
MAX BUILDING HEIGHT:
35-4.1.2
35-4.1.2

12. REFER TO THE DEVELOPMENT STANDARDS TABLE FOR ZONING STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES AND LOT COVERAGE.
11. SERVING UTILITY COMPANIES INCLUDE:
WATER & SEWER: WPC
NATURAL GAS: WPC
ELECTRIC: WPC
TELEPHONE: WPC



PINE CREST ELEMENTARY SCHOOL
ELEMENTARY BRICK BUILDING
201 WOODMOOR DRIVE

INDIAN SPRING
VILLAGE
CONCRETE BLOCK BLDG. 1347

WOODMOOR
P.S. 102
1347 WOODMOOR DRIVE
INDIAN SPRING, VA 22031

LOT WIDTH AT FRONT LOT LINE

35'

LOT WIDTH AT REAR LOT LINE

35'

LOT WIDTH AT SIDE LOT LINE

35'

LOT WIDTH AT FRONT LOT LINE

35'

LOT WIDTH AT REAR LOT LINE

35'

LOT WIDTH AT SIDE LOT LINE

35'

LOT WIDTH AT FRONT LOT LINE

35'

LOT WIDTH AT REAR LOT LINE

35'

LOT WIDTH AT SIDE LOT LINE

35'

LOT WIDTH AT FRONT LOT LINE

35'

LOT WIDTH AT REAR LOT LINE

35'

LOT WIDTH AT SIDE LOT LINE

35'

LOT WIDTH AT FRONT LOT LINE

35'

LOT WIDTH AT REAR LOT LINE

35'

LOT WIDTH AT SIDE LOT LINE

35'

ATTACHMENT 4



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

November 8, 2018

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

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
Pinecrest Elementary School
Preliminary Plan #: N/A
SM File #: 284227
Tract Size/Zone: 5.64 Acres
Total Concept Area: 2.36 Acres
Lots/Block: TBD
Parcel(s): TBD
Watershed: Northwest Branch

Dear Ms. Junge,

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via Microbioretention.

The following items 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. 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.

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

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

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



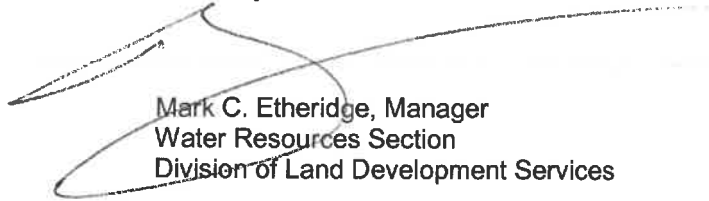
255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

Ms. Amanda Junge
November 8, 2018
Page 2 of 2

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 Andrew Kohler at 240-777-6275.

Sincerely,



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

MCE: AK.

cc: N. Braunstein
SM File # 284227