

ATTACHMENT 1

PARKS FACILITIES AGREEMENT

(BLOOM MONTGOMERY VILLAGE)

THIS PARKS FACILITIES AGREEMENT (the “**Agreement**”), made this _____ day of _____, 2017, by and between THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION (“**M-NCPPC**”), a public body corporate and agency of the State of Maryland, and USL2 MR MONTGOMERY VILLAGE BUSINESS TRUST, a Maryland Statutory Trust (“**Owner**”).

WHEREAS, M-NCPPC is authorized by the Maryland Annotated Code, Land Use Article, Title 17, (“Land Use Article”) to acquire, develop, maintain, and administer a regional system of parks and other related activities within the Maryland-Washington Metropolitan District in Montgomery County; and

WHEREAS, the M-NCPPC has delegated authority over the operation of parks in Montgomery County to the Montgomery County Planning Board (“**Planning Board**”); and

WHEREAS, the Planning Board is charged by the Land Use Article with the authority to approve subdivision plats for recordation in the designated sections of the Maryland-Washington Metropolitan District located in Montgomery County; and

WHEREAS, Owner is the current owner/applicant of certain property that is the subject of Preliminary Plan #120170150 (“**Preliminary Plan**”) and Site Plan #820170130 (the “**Site Plan**”), for the development of approximately 494 residential units in the project entitled Bloom Montgomery Village (the “**Project**”), said property being the same land conveyed by deed to Owner, which is recorded in the Land Records Office of Montgomery County, Maryland, in Liber 52377, folio 207, and comprising five parcels of land containing 46.31 acres, 17.34 acres, 16.96 acres, 38.93 acres and 27.49 acres (“**Property**”); and

WHEREAS, the Property includes approximately 49.23 acres of land area identified as Parkland I and Parkland II (collectively “**Parkland**”) with Parkland I providing a continuous east-west connection over the Parkland as shown on **Exhibit A**; and

WHEREAS, for development purposes the Property, less the Parkland, is divided into six areas (individually a “**Development Parcel**” and collectively the “**Development Parcels**”) designated as Development Parcels I-VI on **Exhibit A**.

WHEREAS, as part of the governmental approval process for the Project, Owner must complete requirements as conditioned in the Preliminary Plan and Site Plan approvals (“**Conditioned Requirements**”); and

WHEREAS, in addition to the Conditioned Requirements, Owner shall have the option to dedicate the Parkland to M-NCPPC upon the terms and conditions set forth below; and

WHEREAS, in the event Owner exercises the option to dedicate Parkland to M-NCPPC, Owner and M-NCPPC desire to set forth their rights and obligations in connection with the condition of the portions of the Property that would be dedicated under the Dedication Option (set forth below)

NOW THEREFORE, in consideration of the above recitals and other good and valuable consideration, which is hereby acknowledged, the parties hereto have agreed to the following provisions:

1. **Owner's Option to Dedicate.** During the "Term", as defined below, Owner shall have the option to dedicate to M-NCPPC the Parkland, subject to the terms and provisions of this Agreement. Prior to any such dedication or in the event dedication is not made, Owner shall maintain the proposed Parkland in accordance with County regulations.

2. **Conditions to Dedication.**

A. **Restoration Work.**

1) Prior to dedicating the Parkland to M-NCPPC which dedication shall occur in no more than two separate conveyances as set forth below, Owner shall perform or cause to be performed the following work on such portion (the "**Restoration Work**"):

- a. Remove all trees, which have been determined by M-NCPPC Urban Forester to be a threat to the Parkland or adjacent private property;
- b. Provide a stable aquatic passage through stream crossing in the Parkland;
- c. Remove existing ponds and restore the area
- d. Restore Cabin Branch Stream and remove the dam, to include improvement to sinuosity, channel restoration, and reconnection of stream flow to floodplain area; and
- e. Daylight existing piped tributaries across park dedication areas that connect to the Cabin Branch.

2) All Restoration Work shall be performed pursuant to plans prepared by Owner and approved by M-NCPPC ("**Restoration Plan**") as evidenced by a validly issued Park Construction Permit (the "**Park Permit**"). The Restoration Plan will be submitted and reviewed as part of the Park Permit process. M-NCPPC agrees that its review of the Owner's Restoration Plan and the issuance of the Park's Permit shall be performed in a timely manner.

3) Owner at any time during the Term may enter into an agreement with one or more third parties (each a "**Conservation Group**") whereby the Owner may convey some or all of the Parkland or grant an easement, to a Conservation Group for such Conservation Group to perform the Restoration Work (the "**Conservation Agreement(s)**"). If Owner grants an easement to Conservation Group over Parkland, such easement must be abandoned prior to dedication to M-NCPPC.

B. **Additional Conditions to Dedication.** In addition to the Restoration Work, prior to dedication of any portion of the Parkland, Owner shall perform the following:

1) Owner shall establish permanent markers to clearly identify the boundaries between the portion of the Parkland to be dedicated and the areas of the Parkland or other areas of the Property, that are owned by or the responsibility of Owner or third parties, including but not limited to homeowner's associations (the "Boundary Markers");

2) Owner shall complete the removal of all golf course infrastructure located within the portion of the Parkland to be dedicated, including the removal of select tees and greens, cart paths, bridges, culverts, drinking fountains, signs, bollards, buildings, sand traps, water features, debris and unnatural materials per the Restoration Plan; and

3) Owner shall construct the trail connections located within the Parkland as shown on the Site Plan.

3. **Dedication of Parkland.**

A. In the event Owner completes the Restoration Work and the additional conditions to dedication as enumerated above, and with respect to Parkland II, completes all afforestation required in connection with the development of the Project, Owner shall offer Parkland for dedication, or in the event such Parkland has been conveyed to a Conservation Group prior to the completion of the Restoration Work and the additional conditions to dedication, Owner shall cause the Conservation Group to offer for dedication Parkland to M-NCPPC. M-NCPPC, upon confirmation of the completion of the Restoration Work pursuant to the Park Permit, and subject to Planning Board approval as applicable, shall accept such dedication.

B. The deed(s) for the dedication of any of the Parkland to M-NCPPC shall:

1) Be subject to easements for all stormwater facilities treating existing neighborhoods existing on the dedicated Parkland, such easements being granted to the County for the benefit of neighboring communities that utilize such facilities and include the right to modify or upgrade those portions of such existing stormwater pipes which are directly impacted by the construction of the Project; and

2) Contain a reservation for Owner and its assignees to place storm drainage easements on the dedicated Parkland to accommodate stormwater management outfalls in connection with the development within Development Parcels I, II and VI respectively, provided all such outfalls are approved through the Park Permit process.

C. Owner shall have the right to convey Parkland I and Parkland II separately, upon the satisfaction of the conditions pertaining to Parkland I and Parkland II, respectively.

4. **General Provisions.**

A. **Non-discrimination.** The Owner shall not discriminate against any individual due to age, gender, race, creed, color, national origin or physical disability in the fulfillment of its parks facilities obligations.

B. **Binding Covenant.** The provisions of this Agreement shall be a covenant that runs with the land and are binding on the M-NCPPC and the Owner and its successors and/or assigns

C. **Recordation.** This Agreement shall be recorded in the Land Records of Montgomery County prior to the acceptance of the above-referenced final record plats for the Property by the Development Review Division. All recording fees shall be paid by the Owner. The original recorded Agreement shall be returned to M-NCPPC's Department of Parks.

D. **Deeds.** This Agreement will be referenced in any deed of dedication and respective record plat concerning the Parkland.

E. **Modification.** Any material modification to this Agreement as determined by the M-NCPPC, shall be permitted only upon the approval by the Planning Director or the Director of Parks, and the recording of an amendment to the Agreement.

F. **Entire Agreement; Exhibits.** This instrument contains the entire agreement between the parties and shall not be modified except by written agreement signed by the parties and attached hereto. All exhibits attached to this Agreement and all recitals set forth herein shall be deemed to be incorporated into the Agreement.

G. **Severability.** The invalidity or illegality of any provision of this Agreement shall be severed from this Agreement and shall not affect the remainder of this Agreement or any other provision contained herein.

H. **Applicable Law and Forum.** This Agreement shall be enforced in any court of competent jurisdiction in Montgomery County, Maryland and interpreted in accordance with the laws of the State of Maryland.

I. **Waiver.** The failure of the M-NCPPC to enforce any part of this Agreement shall not be deemed as a waiver thereof.

J. **Termination.** This Agreement shall extend for the later of the duration of the Preliminary Plan validity period and adequate public facilities period, or twenty-five (25) years from the date of execution of this Agreement (such period being the "Term").

K. **Incorporation of Recitals.** The recitals are hereby incorporated in this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Park Facilities Agreement to be properly executed on the day and year first written above.

SEAL/WITNESS:

USL2 MR MONTGOMERY VILLAGE
BUSINESS TRUST, a Maryland Statutory
Trust

By: _____
Name: _____
Title: _____

Witness:

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

By: _____
Name: Patricia C. Barney
Title: Executive Director

STATE OF MARYLAND)
COUNTY OF) ss.:

I hereby certify that before me, the subscriber, a Notary Public in and for the State aforesaid, personally appeared _____, who acknowledged that he is authorized to execute the above Agreement for the reasons and purposes stated therein.

Witness, my hand and official seal this _____ day of _____, 2017.

Notary Public, Maryland

My Commission Expires:

STATE OF MARYLAND)
COUNTY OF) ss.:

I hereby certify that before me, the subscriber, a Notary Public in and for the State aforesaid, personally appeared _____, the _____ of The Maryland-National Capital Park and Planning Commission, who acknowledged that she is authorized to execute the above Agreement for the reasons and purposes stated therein.

Witness, my hand and official seal this _____ day of _____, 2017.

Notary Public, Maryland

My Commission Expires: _____

After recordation, return to:

The Maryland-National Capital Park and Planning Commission
Department of Parks

Silver Spring, MD 20910

ATTN: _____

EXHIBIT A

PROJECT AREAS AND PARKLAND

(To be provided)

ATTACHMENT 2

From: Ralph Bally [<mailto:RalphBally@hotmail.com>]
Sent: Sunday, February 26, 2017 7:47 PM
To: MCP-Chair <mcp-chair@mncppc-mc.org>
Subject: Monument Reality Plans for building on the Montgomery Village golf course

My house overlooks the area on the 4th tee where a good amount of this building will be down. I am opposed to the present plan for 488 units on this property. I suggest the following modifications to the plans:

- 1) Reducing the number of units on Area-4 (between Duffer South, Hobb Hill, Briar Glenn, & Chatteroy Place) by about 40 units and get wider buffers (min.50') near existing THs, and form a large park with a suitable playing field for children in that area.
- 2) Eliminate the 50 units planned near Thomas Choice West where they want to build a road along the creek that will be a long-term maintenance disaster. The whole area floods badly in the springtime.
- 3) Eliminate 24 units on the newly proposed road that would cut 24 units along the west side of Duffer-North.
- 4) Eliminate 12 THs south of Greenside Terrace that are very close to existing properties to provide a wider buffer zone there.
- 5) Get a walking trail from Area 4 all the way over to the Village Center area.

These 5 changes will make the overall development simpler, more beneficial to the surrounding community, and stay within the scope that MVF supported (375 units).

Respectfully,
Ralph Bally
9512 Briar Glenn Way
301-926-6197

From: Ralph Bally [<mailto:RalphBally@hotmail.com>]
Sent: Tuesday, August 22, 2017 11:31 AM
To: Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>
Subject: Building plans for MV golf course

Dear Mr. Leftwich,

I am a MV resident who lives next to the golf course property and am concerned that 1) the plans still have Monument Realty building townhouses along the south side of Montgomery Village Ave and west of Stewartown Road as this is an area that floods a lot, 2) that area has raging flood waters when a big storm passes by, and the area is not safe for families to raise children, and 3) any building and roads along that area will be a maintenance disaster, and MR should only be allowed to build if they retain ownership of the roadway and agree to maintain it "in perpetuity" (thus preventing them from fostering a big liability off onto the county

government or even a local HOA that will eventually be driven to bankruptcy due to floodwater repairs.

Thank you for whatever you can do to limit what I consider to be overbuilding on what used to be beautiful greenspace.

Sincerely,
Ralph Bally
9512 Briar Glenn Way
301-926-6197

From: David Lechner [mailto:dave@lechnersonline.com]
Sent: Thursday, March 16, 2017 2:20 AM
To: Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>
Cc: Ann Smith <Smith@itecksolutions.com>
Subject: Fwd: A wet day on the Montgomery Village Golf Course property

Hi Troy -

Thank you again for the time yesterday discussing the proposed building project on the former Montgomery Village Golf Course property. (Planning # 120170150)

Many residents here are horrified at what is being proposed, since we know it was originally kept open space as a flood control area for the rest of our community. As seen in the video below, a huge amount of water flows over and through this property when it rains hard. We residents have seen that, and just don't understand how the county could approve such a dense project on such wet land. The roads in this area will be permanent maintenance nightmares, as will the backyards and basements of these units.

I am preparing a set of detailed markups to send to you soon, with suggested changes that we believe will make the area more compatible with the plans originally submitted to the community in order to obtain support, as well as provide the new future residents a dryer living experience. The "Bloom" concept plan, as approved by the Montgomery Village Foundation over vocal objections from the majority of residents at the meeting, contained about 350 units.

Thank you again -
Dave Lechner
Montgomery Village Greenspace alliance
Cell 571-205-086

<https://www.youtube.com/watch?v=ImnIQC1BzEc&feature=youtu.be>

c

From: Robert Portanova [<mailto:novaport88@yahoo.com>]
Sent: Monday, August 21, 2017 11:13 AM
To: Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>
Subject: MV Golf Course

Mr Leftwich -

Imagine if you lived in a planned community with 40,000 housing units, mostly townhouses. Imagine, in the middle, a green hole, a golf course. Now imagine that green hole being filled with more townhouses. How would that make you feel?

A 5 year old child would know it's a stupid idea. Your idea will ruin the Village, and yes, many of us are moving.

Bob Portanova
Montgomery Village

From: David Lechner [<mailto:dave@lechnersonline.com>]
Sent: Monday, August 21, 2017 1:35 AM
To: Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>
Subject: Comments on the revised "Bloom in MV" plans -

Mr. Leftwich - thank you and MNCPPC again for your recent work in helping Monument Realty revise their plans and right-sizing their attempts to build high-density housing in the middle of Montgomery Village.

As the approval process record shows, the Montgomery Village community only supported a project on the former Golf Course with approximately 350 housing units, and registered strong concerns about the amount of traffic and consistency in the design and density. These concerns were also expressed when the revised Master Plan was being developed, and over 1,000 residents signed a petition asking the county to retain the private-recreation zoning on this property, consistent with the covenants attached to the sales contract when the original MV developers (Kettler Brothers) sold the golf course property to the next owner, Mr. Doser (see attached).

The Montgomery Village Greenspace Alliance is a loose coalition of about 250 local residents that are continuing to monitor the development of this property, and hope that MNCPPC and the MC Planning Board will take further steps to correct the flawed and greedy proposal to build almost 470 units.

We hope that the MNCPPC will consider three major problems with the revised plans:

1. Much of this area is subject to HUGE amounts of stormwater runoff, creating a huge safety risk to children, a horrible long-term liability in road maintenance, and significant risks in homes

being damaged by flooding. We have taken some video of the amount of floodwater, and posted it online at:

<https://www.youtube.com/watch?v=ImnIQC1BzEc&feature=youtu.be>

As seen, this water flow is already considerable. This was after a downpour that dumped about 3" of rain onto saturated areas, but nearby Howard county received a 6" downpour that day. This flooding will impact the area south of Montgomery Village Ave near Stewartown Road, where Monument plans to build approximately 50 townhouses along a road that will lie between them and the creek. Recently a child drowned in Lake Whetstone, which is a peaceful puddle compared to the creek near Stewartown Road on a stormy day. Young teenagers will inevitably be drawn to this area once the fences of the golf course are removed, and young couples are sold these death-trap homes to raise their children inside. By approving these plans, the County would essentially be certifying that the engineering is sound and risks are minimal, when in fact it is obvious that the creek will eventually wash out the road foundation, and put the children of the residents there at huge risk several times a year.

If, despite these risks, Monument is allowed to build along that stretch if they agree to continue ownership of the road as a private roadway for at least 50 years, and adequately ensure that the road will be maintained without county taxpayers having to cover the maintenance. They should NOT be allowed to transfer the road to a local HOA, which will be unable to adequately cover the long term costs and ultimately would come crying to the county top take over the maintenance.

The area to the east of Stewartown Road and south of Greenside Terrace is also being proposed for about 26 townhouses, and suffers the same problem of water flow during a spring storm. These two sections are not safe for house and road foundations, and deserve the same criticism that MNCPPC staff has provided to Monument Realty previously in the large area north of Montgomery Village Ave.

Finally, one of the key aspects of Montgomery Village is that almost every neighborhood backs-up to a nice open area for recreation and group-play by children. There are two areas where Monument Realty is proposing a higher density, at the far south end of Stewartown Road, and to the west of Duffer Way South between Duffer and the Pepco Power lines. Both of these areas have density that is much higher than surrounding areas, yet have not adequately allowed for recreational spaces for those residents and young families that our community and MR wish to attract. MR needs to remove some of the townhouses near Duffer, and replan some of the open space along Stewartown, to include approximately 1 acres (each) of level grass-covered play space for the children that will live in these high density areas. Claiming credit for the recreational space on the far side of Montgomery Village Ave fails the common sense test of parenting. Parents today will not allow their children to ride a half mile away and cross a major road to play in a distant park, no matter how attractive it is. The families in these areas need a reasonable play area for their children, and the county ordinances call for adequate and adjacent recreational spaces when townhouses are being built, with their higher density and footprint. They need a flat grass-covered area for play.

We ask that MNCPPC staff please consider these factors, and continue to seek reasonable

changes to these plans that will reduce child safety risks, reduce long term county road maintenance, and provide the residents of these new homes with reasonable recreational options that are attractive and usable.

Thank you again

David Lechner

Montgomery Village Greenspace Alliance.



PATTON RIDGE HOMES CORPORATION, INC.

10120 APPLE RIDGE ROAD
MONTGOMERY VILLAGE, MARYLAND 20886-1000

(301) 948-0110 FAX (301) 990-7071

www.montgomeryvillage.com

April 12, 2017

Mr. Troy Leftwich, M-NCPPC
Montgomery Planning Department
Montgomery Regional Office Building
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Plan #120170160 Bloom MV

Dear Mr. Leftwich:

I am writing to you on behalf of the residents of the Patton Ridge Homes Corporation (PRHC) in Montgomery Village. PRHC consists of 1072 homes and will be the community most directly affected by the Monument Realty Bloom development due to our location on three sides of the property.

Generally, we do not oppose the new development provided that the final Bloom plan includes amenities in the concept plan, with new park areas, a trail network, children's playground, a dog park, community gardens, etc. All of these improvements were envisioned in the original plan. However, we do have significant concerns regarding the future quality of life for the residents in the new planned community based on the current proposed plan. We do understand the need and the right for Monument Realty to realize a profit from their investment; nevertheless creating overly developed neighborhoods does not appear to PRHC to be the best method to proceed.

Monument initially persuaded the Montgomery Village Foundation to accept their plan by promising low density (in the range of 350 to 375) housing, reasonably priced but upscale homes, and amenities such as those mentioned above. Adding additional homes above what was once proposed appears contrary to that promise and is a concern to many residents in our community. In addition, grouping the town houses into three locations and adding impervious roads and sidewalks will create less desirable neighborhoods at the expense of the original plan as envisioned. Lastly, the concerns raised above also enhance the greater concern for the maintenance of the existing storm water management systems from our community that drain into the former golf course site. We trust that the planning department will ensure that the new development does not negatively impact the existing storm water management system, which Patton Ridge depends on.

We ask that you again carefully review the current plan and require Monument to revise the plan to include 350 - 375 residential units, which we believe will ultimately enhance the Montgomery Village community as a whole, and Bloom in particular.

Thank you for considering our request.

Sincerely,

Willard B. Evans, Jr.
President, PRHC

CC: Montgomery Village Foundation Board of Directors
Dave Humpton, MVF Executive Vice President
Monument Realty

Recommended Right-Sizing

MVGC Property, Plan 120170150
Montgomery Village, MD, 20886
March, 2017

OVERALL COMMENT

- Builder has concentrated all of the smaller townhouses together in 3 areas. MV experience has CLEARLY SHOWN that this leads to a blighted section of the community. Builder MUST SPREAD OUT the smaller THs, large and small, within ALL sections of the project. NO CONCENTRATED SMALL UNITS.
- Builder has not provided green-space for children to play.
- Too much pavement and too many roads.

Composite Area PP07

- No comments, except that units must be a range of size and cost.

The map shows a topographic view of a river valley. A large area is labeled 'AREA II'. Two red circles highlight specific building footprints. The map includes contour lines, a river, and surrounding infrastructure like roads and bridges. The text 'AREA II' is prominently displayed in the center. The river flows from the top left towards the bottom right. The surrounding area includes various roads and buildings, some of which are labeled with names like 'SHELLEY ROAD' and 'SHELLEY BRIDGE'.

[illegible][illegible]

**BLOOMING
ARFAS 1-11**

AREA II
COMPOSITE
BRANCH



Composite Area PP08

- Townhouses to west of Road – Move them to the other side. NO THs between the road and the stream.
- THs in left corner squished – ghetto area, low and wet. Eliminate 8 of the 23 lots.
- Eliminate 7 of the lots in 46 to 59. Move them all to the EAST side of the new road.
Straighten the road, BUT Add a circle in the middle to slow traffic.

Composite Area P08

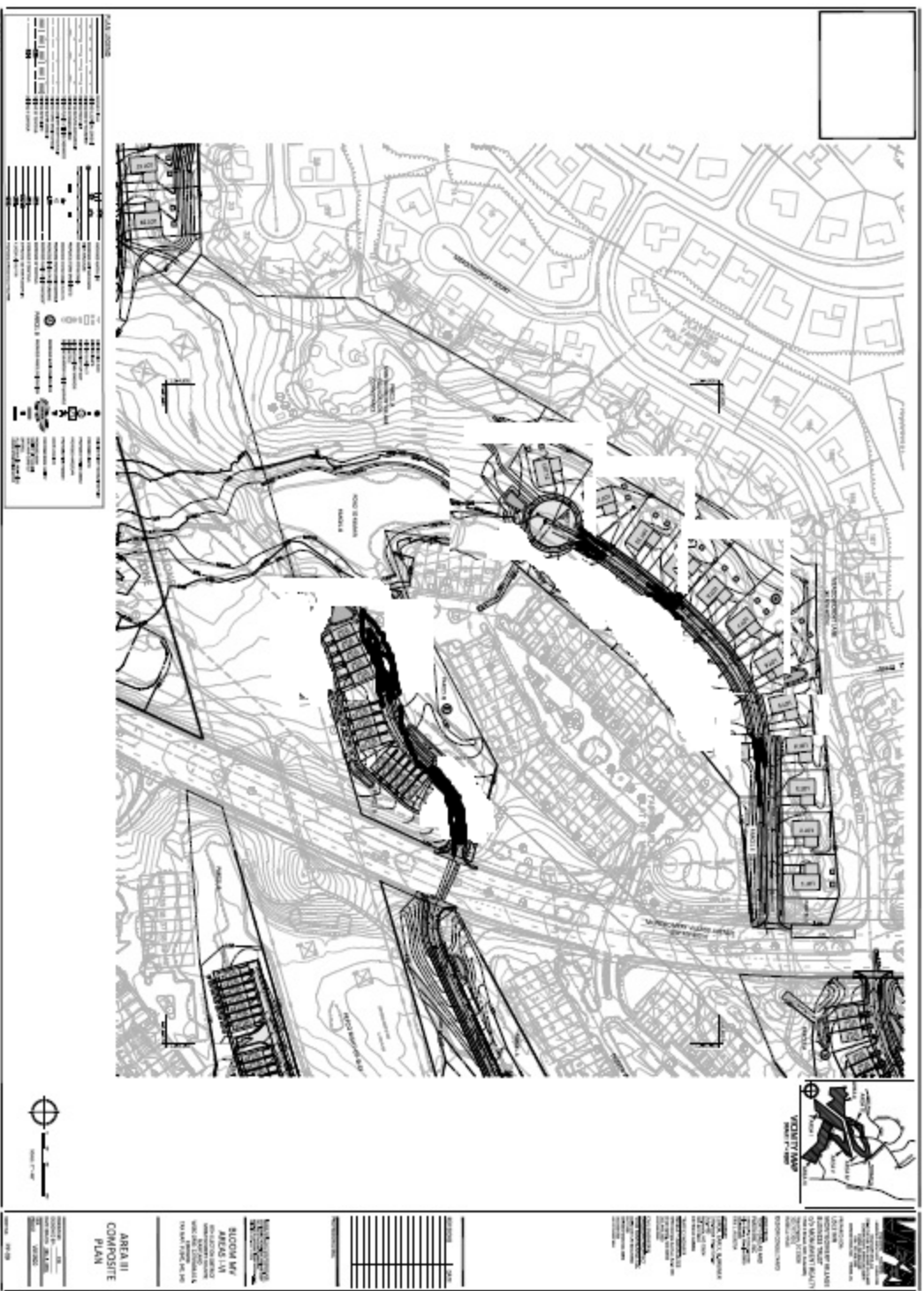


[illegible]

Composite Area PP09

- Eliminate lots 13 to 19. Move road and remaining SF homes 6-12 to the southwest. Add a buffer strip on both sides of the lots.
- Insert a walking trail connecting Meadowcroft Lane to the central park.
- Eliminate lots 21-24 and 6-8 in THs near MV Ave. Improve curve of road. Place THs #1-5 to the west side of the road.

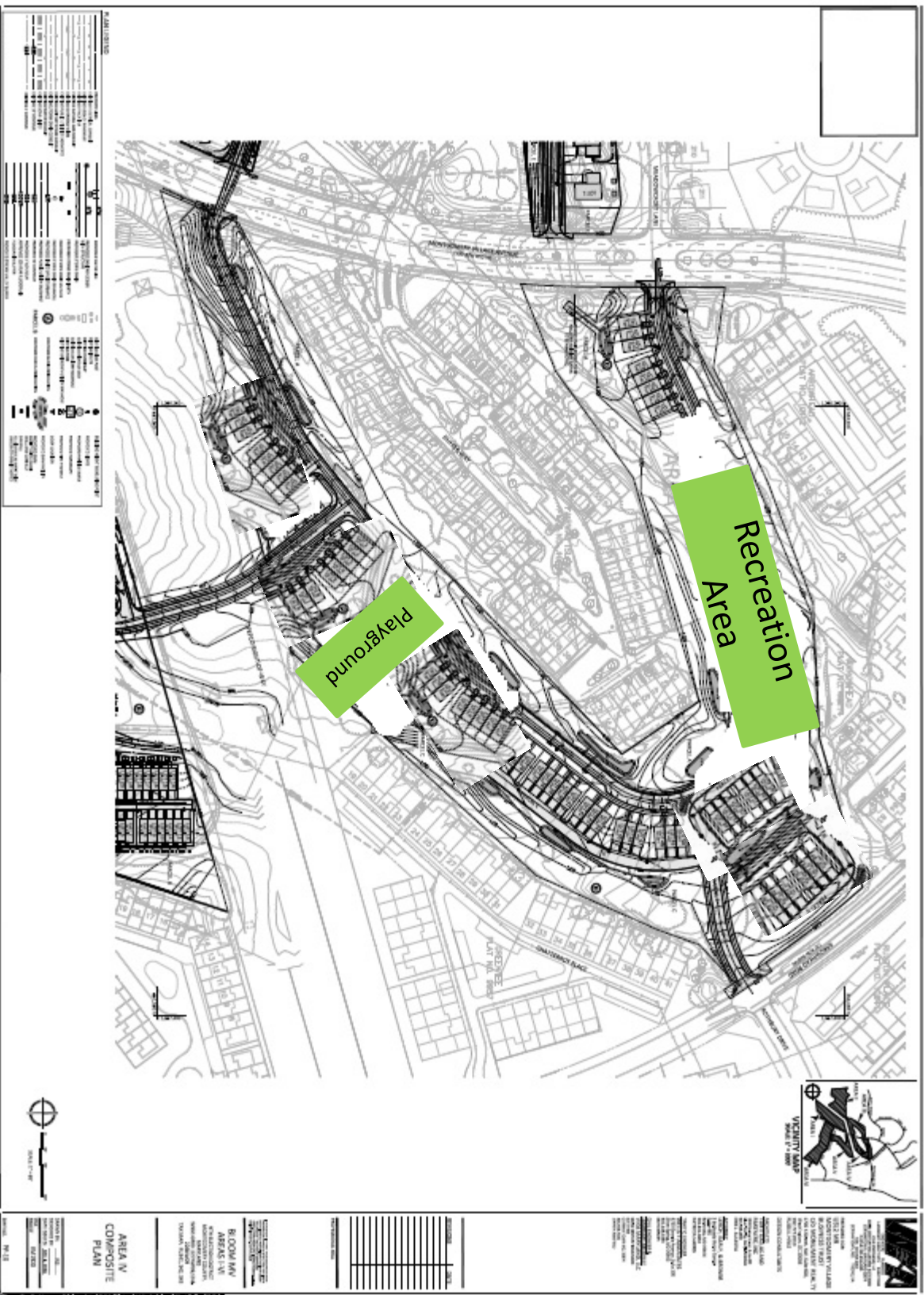
Composite Area P009, Revised



Composite Area PP10

- Eliminate connection to MV Ave on upper side from lot 1 to 26.
- Eliminate connection to MV Ave on south side.
- Move lots 1-8 to 30' closer to Arrowhead Rd
- Reconfigure lots 9-16 to “oppose” lots 1-8 on same road.
- Eliminate lots 16-26. Replace with open-space.
- Eliminate all perpendicular roads off of the new road on the south side. Replace with 30 THs along the road. Eliminates 20 lots. (22 remain)

Composite Area PP10



Composite Area PP11



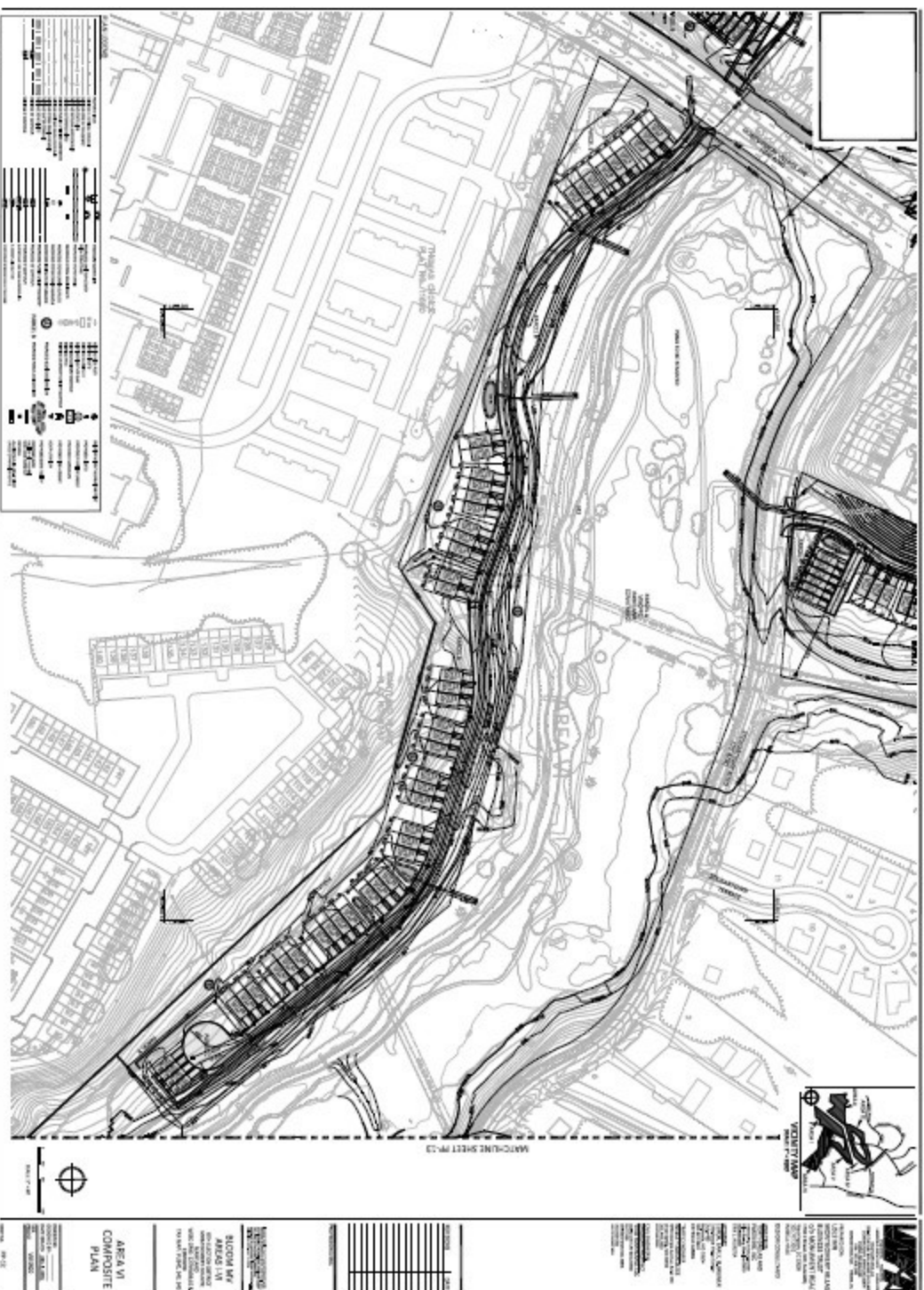
Composite Area PP11

- Road connection cuts close to houses and is unnecessary. Change to 2 roads.
- Rotate lots #1 - #6 to face the stream valley like the others.
- Rotate Lots #12 to 15 to align with 7-11 and 20-25. Eliminate lots 16-19.
- Eliminate the connecting road along Parcel C.
- Rotate whole area with lots 1-27 clockwise by about 20 degrees and move the units away from neighborhood lots 15-22.
- Consider linking road to greenside terrace vs. traversing over towards Arrowhead .

Composite Area PP11 rev.



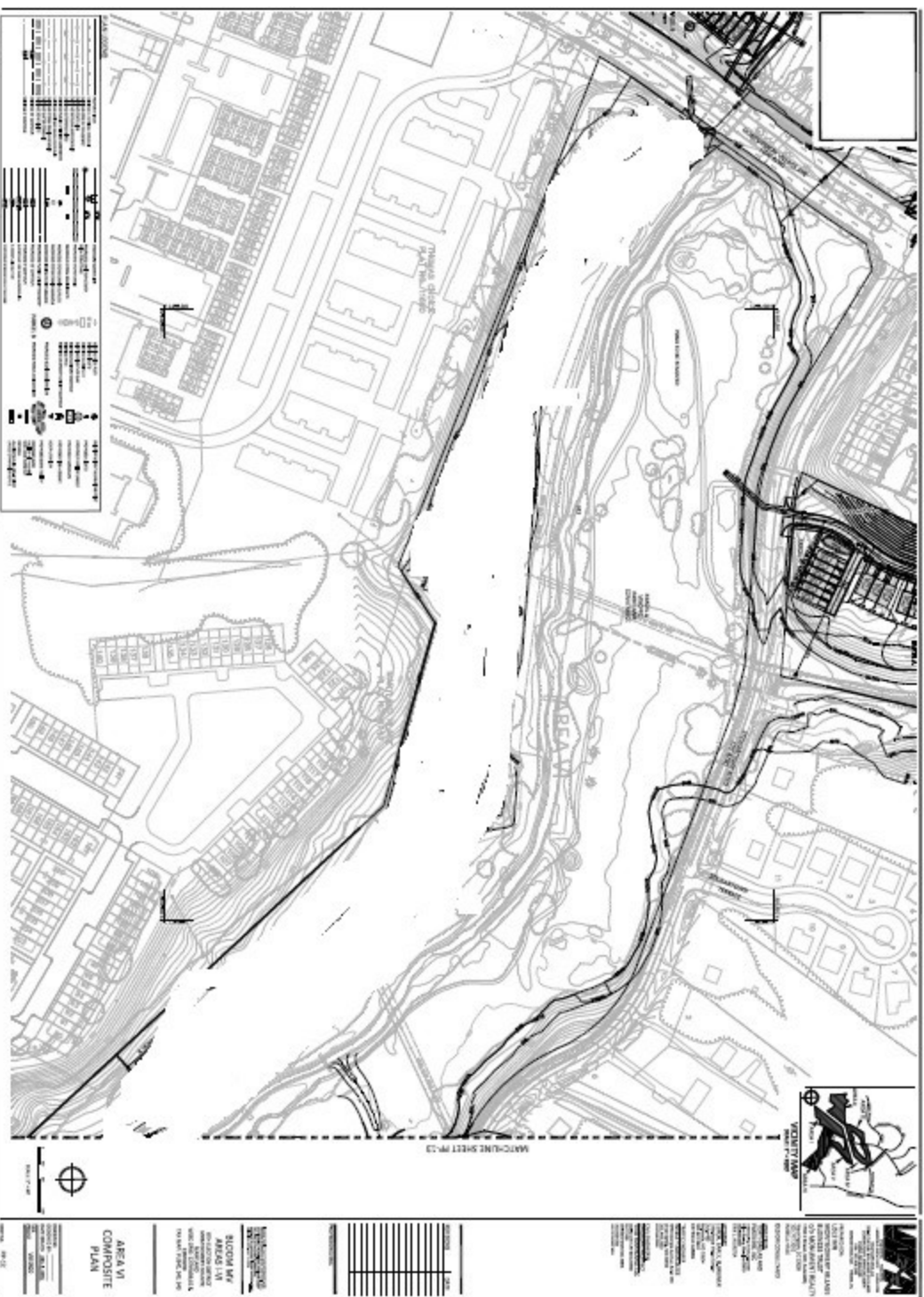
Composite Area PP12



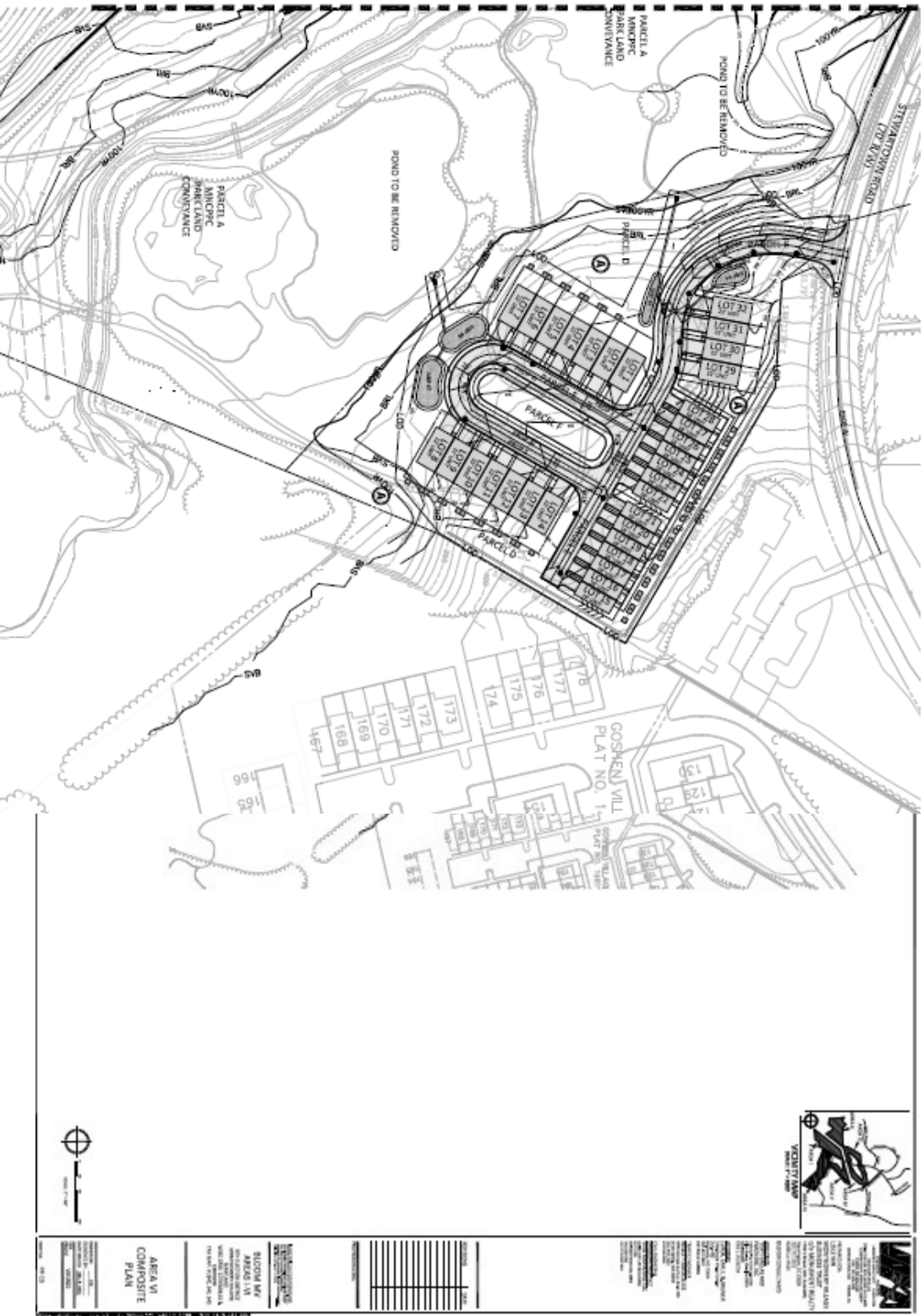
Composite Area 12

- The whole area floods badly. The road will be a maintenance nightmare and is impractical. Delete ALL 49 Townhouses.
- If retained as a private road, the homes will eventually seek relief via county ownership.
- If conveyed to the county, the maintenance cost will be large and perpetual.
- The **ONLY** acceptable way to allow these is to require that the builder provide a bond of sufficient size to maintain the road **IN PERPETUITY**. Approximate rebuild cost is \$300k every 3 years, so a \$3M bond.

Revised Comp. Area 12



MATCHLINE SHEET PP-12



Composite Area PP13

- Lots 15-28 lack ANY backyard area, are “squished” against the commercial building on the south side. Move these units 20’ to the North by deleting lot 1 and 14 and moving the road north.
- Delete 2 Townhouses (#1, #14).
- This area is ISOLATED and lacks any usable recreation space. Parcel F does not count as it is circled in a road. Builder should remove at least 2 acres from the “MNCPPC Conveyance” in the area where the pond is removed, and level that area as a flat grassy playing field for recreation, and add a swing set and slide.

Composite Area 13



Summary of Changes

	Was Houses	Was THs	New Houses	New THs
7	0	125	0	125
8	13	52	13	37
9	24	19	17	12
10	0	96	0	66
11	0	58	0	54
12	0	49	0	0
13	0	33	0	31
	37	432	30	325

- Consistent with MVF Approved concept plans for 350 units. Lower cost infrastructure. More greenspace.

Summary

- Revisions bring plan back in line with concept plans.
- Consistent with MVF Approved concept plans for 350 units.
- More green space.
- Less infrastructure & roads.
- Adds walking path corridors.

ATTACHMENT 3



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Al R. Roshdieh
Director

September 26, 2017

Mr. Troy Leftwich, Senior Planner
Area 2 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan & Design Exception Letter
Preliminary Plan No. 120170150
Bloom Montgomery Village

Dear Mr. Leftwich:

We have completed our review of the revised Design Exception Package dated August 31, 2017 and Preliminary Plan dated August 31, 2017 (Revision Date). Based on our review, we recommend that the Planning Board condition the following comments before the certified preliminary plan:

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.

DESIGN EXCEPTION PACKAGE:

The applicants have requested two Design Exceptions to MCDOT standards, policies, and/or procedures:

The applicants have requested Design Exceptions to MCDOT Design Standards for two scenarios:

- Modifications to the MCDOT Suburban Minor Arterial Design Standard
- Modifications to MCDOT Monumental Entrance Design Standards

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

1. Modifications to MCDOT Suburban Minor Arterial Road Section design standard

Applicants' request:

The Applicants are seeking waivers from MCDOT Suburban Minor Arterial Road Standard No. MC-2004.27 for the proposed extension of Stewartown Road between Watkins Mill Road and Montgomery Village Avenue.

Existing Stewartown Road between Montgomery Village Avenue and Goshen Road is a two-lane minor arterial road with on-street parking within a seventy (70) foot wide right-of-way; that design approximately matches standard MC-2004.27.

The Applicant is proposing a fifty-six (56) foot wide right-of-way to provide a two-lane tertiary residential road section with traffic calming features. The applicants' design, which is similar to the detail on page 72 of the 2016 Montgomery Village Master is comprised of the following elements:

- two (2) foot wide maintenance panels on each side of the road
- a ten (10) foot wide shared use path on the south side
- six and half (6.5) foot wide green panels on each side of the road,
- two twelve (12) foot wide travel lanes, and a
- a five (5) foot wide sidewalk on the north side.

The applicants' Design Exception August 31, 2017, request letter also notes: *"On-street parking is proposed near the community garden and Montgomery Village Foundation Park; it is not feasible in other areas because of environmental and slope constraints. The shared use path on the southern side will improve pedestrian and bicycle connectivity between the east and west sides of the Village. As necessary, the section has been increased above 56' to accommodate the median islands, additional path widths, and parallel parking."*

MCDOT Response:

The March 2016 approved and adopted Montgomery Village Master Plan recommends the following regarding the proposed Stewartown Road (MA-298) extended:

- a) The roadway is classified as a two (2)-lane Minor Arterial Roadway with a proposed fifty-six (56)-ft. right-of-way between Montgomery Village Avenue and Watkins Mill Road.

- b) The road should be designed as a two (2) lane undivided section with on-street parking wherever feasible.
- c) A shared use path on the south side and a sidewalk along the north side.
- d) A target design speed of 25 mph to discourage speeding traffic.
- e) Due to unique environmental constraints and the particular character of the existing and proposed residential neighborhoods, several methods for slowing traffic should be considered for design modifications. These modifications may include:
 - Reduced baseline radius
 - Reduced horizontal distance between curve tangents
 - Reduced monumental entrance lengths
 - Increased maximum vertical slope
 - Allowance of median islands
 - Enhanced pedestrian and bicyclist circulation
 - Reduced planting strip

Although proposed Stewartown Road extended is classified as a Minor Arterial roadway, we recommend it be designed and constructed to meet or exceed secondary residential street criteria (unless otherwise approved) to achieve the following intentions in the Master plan:

- Reduced right-of-way width of fifty-six (56)-ft.
- Reduced horizontal roadway centerline radius, reduced horizontal distance between curve tangents and the traffic calming features proposed to achieve the reduced target speed of 25 mph.

We **recommend Planning Board approval** of the applicants' modifications to the standard cross section MC-2004.27 (Suburban Minor Arterial Road-2 Lanes with Parking) for the proposed Stewartown Road extension between Montgomery Village and Watkins Mill Road. Where the applicants have proposed on-street parking (between the PEPCO right-of-way and the Community Park on the north side of the road), we support the applicants' proposal to increase the right-of-way width by eight (8) feet – to sixty-four (64) feet.

2. Modifications to MCDOT Monumental Entrance design standard

Applicants' request:

The Applicants are seeking waivers from MCDOT from the MCDOT Monumental Entrance standard MC 224.01 for the intersection of proposed Stewartown Road at Watkins Mill Road (opposite Crested Iris Way).

The applicants' request notes our Monumental Entrance Design Standard for a primary road classification which exceeds that criteria. The applicant requests to provide monumental entrance designed to a secondary residential road standard for proposed Stewartown Road.

Stewartown Road is proposed to have a 56' right-of-way with a design speed of 25 mph. These design criteria are more consistent with the secondary residential road standard, which includes lane widths of 10' to 12' and tighter radii and shorter tangent lengths. Likewise, the monumental entrance for a secondary road requires the following standards, which we meet, with one caveat because we are providing a wider exit dimension to accommodate turn lanes:

- 26' of pavement within 245' of the start of the entrance.
- 18'/20' entry and exit lanes
- 16' island width is required, but we have reduced to 12' to accommodate two exit lanes
- A taper of 1:15.
- An end of the monumental entrance 140' from the start of the entrance to the 2' radius at the end.

This design is more in keeping with the neighborhood and the desired target speed limit of 25 miles per hour.

MCDOT Response:

In their request letter, they focus on MCDOT Standard MC-224.01 "The Applicants are seeking waivers from MCDOT ("Monumental Entrance") while seemingly overlooking MCDOT Standard No. MC-224.02 ("Monumental Entrance with Accel./Decel. Lanes").

The amended Traffic Signal Warrant Analysis report was recently submitted; it remains under review by our Department. At this time, we have not concluded whether the applicants need to

construct acceleration and/or deceleration lanes at the proposed intersection (or at the Stewartown Road/Montgomery Village Avenue intersection). The need for those improvements will be made in conjunction with the review of the amended report.

The proposed monumental entrance on proposed Stewartown Road extended at the intersection of Watkins Mill shall be modified from the standard detail MC-224.01 to meet the Secondary Residential standard per following criteria:

- Reduced monumental entrance lengths per the Master plan.
- As mentioned above in Comment #1; we anticipate proposed Stewartown Road extended to function as a Secondary Residential street unless approved, even though it is classified as a Minor Arterial roadway in the Master plan.

We **recommend approval** of the modified Monumental Entrance detail as shown on revised Plan PP-08 (revision date 8/31/2017) with the following revisions and the revisions should be shown in the certified preliminary plan:

- The tapering of the eastbound pavement after the monumental back to the two lanes as shown in the modified roadway cross section entrance should be revised to transpire after the centerline of the proposed alleyway (Parcel 'E').
- The westbound Stewartown Road pavement shall be twenty (20)-ft. from the intersection curb return to the two (2) ft. radius of the monumental entrance and shall be labelled.

PRELIMINARY PLAN COMMENTS:

1. Full width dedication of Stewartown Road (between Watkins Mill Road and Montgomery Village Avenue) in accordance with the master plan.
2. Necessary dedication for widenings of Stewartown Road (along the property frontage east of Montgomery Village Avenue) to accommodate the master planned shared use path.
3. Necessary dedication for potential widenings along the site frontages of Watkins Mill Road and Montgomery Village Avenue to accommodate acceleration and/or deceleration lanes, pedestrian and/or bicycle improvements, etc. outside the travel lanes.
4. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.

5. Applicants' requests regarding providing a sidewalk on only one side of the private streets, allowing non-through roads over five hundred (500) feet long, intersection spacing, horizontal alignment of curves and tangents: we defer these waivers to the Planning Board for these findings under Chapter 50.
6. Sheet PP-01: The proposed Stewartown Road cross sections (with and without parking) should be reversed to match the proposed roadway centerline stationing on the Certified Preliminary Plan.
7. The following intersection improvements recommended in the Master Plan are contingent with the review of the Traffic Impact Analysis (TIS) and Traffic Signal Warrant Analysis (TSWA) which were submitted by the applicant to MCDOT on September 7, 2017 and remain under review:
 - a) If a signal is warranted at either of the following intersections, the applicant will be responsible for constructing the traffic signal(s) at the permit stage, prior to opening Stewartown Road to traffic:
 - Montgomery Village Avenue and Stewartown Road.
 - Watkins Mill Road and Stewartown Road/Crested Iris Drive.
 - b) If it is determined that a right turn lane is required on either of the following roadways, the applicant shall be responsible for constructing the right turn lane(s) at the permit stage, prior to opening Stewartown Road to traffic:
 - Right turn lane on Northbound Stewartown Road at Watkins Mill Road.
 - Right turn lane on Southbound Montgomery Village Avenue at Stewartown Road.
8. Sheet PP-07:
 - a) The plan shows proposed right-of-way dedication for future southbound right turn (SBRT) lane on Montgomery Village Avenue at proposed Stewartown Road. Our inquiries to the applicant to confirm the acceptability of the proposed dedication have not been satisfactorily answered. Prior to approval of the record plat, the applicant's consultant will need to obtain Planning Department and Executive Branch approval of the consultant's calculations for the proposed dedication.

- b) The easternmost entrance on proposed Stewartown Road to the community park (closest to the intersection of Montgomery Village Avenue at STA 26+00) does not meet the sight distance criteria. Therefore, we recommend that driveway apron function as a channelized one-way westbound-only right-in entrance; we believe the westernmost driveway will be able to adequately handle full (entrance and exit) movements.
- c) We do not support installation of the proposed curb bump outs at STA 25+00 on proposed Stewartown Road because it provides a narrower pavement section than that recommended in the master plan; they should be removed from the drawing prior to approval of the Certified Preliminary Plan.
- d) We agree with the proposed northbound left turn (NBLT) lane on Montgomery Village Avenue as shown on the plan and the applicant will be responsible for the cost of design and installation of the NBLT lane. The details of the proposed lane should be coordinated with the MCDOT Traffic Engineering Section at or before the permit stage.
- e) Prior to approval of the record plat, the applicant's consultant will need to demonstrate – to the satisfaction of Planning Department and Executive Branch staff – that the proposed additional right-of-way dedication for the proposed future northbound right turn (NBRT) lane on Montgomery Village Avenue as shown in the plan includes sufficient lawn panel and pedestrian/bike facility.

9. Sheet PP-08:

- a) We recommend that the proposed mid-block pedestrian crossing be relocated to west side of the intersection the proposed driveway entrance (Parcel 'R') with proposed Stewartown Road. The proposed location of the pedestrian crossing will be a safer location than the one shown in the plan as it is farther away from the proposed horizontal curve and is located at the intersection.
- b) The proposed single family driveway entrance shall be aligned with the proposed driveway entrance (Parcel 'R') on the opposite side of proposed Stewartown Road on the Certified Preliminary Plan.
- c) The proposed single family driveway entrance shall be aligned with the proposed driveway entrance (Parcel 'P') on the opposite side of proposed Stewartown Road on the Certified Preliminary Plan.

- d) The roadway centerline station for the proposed pedestrian near Lot 43 should be identified on the Certified Preliminary Plan.
 - e) For comments on Monumental Entrance, please refer to the response to the Design Exception comment #2.
 - f) Per the master plan recommendation for a NBLT lane on Watkins Mill Road at Crested Iris Drive, the applicant will be responsible to restripe the existing NBLT on Watkins Mill Road. Please coordinate with the MCDOT Traffic Engineering Section at or before the permit stage.
 - f) Per the master plan recommendation for a south bound left turn (SBLT) lane on Watkins Mill Road at Stewartown Road/Crested Iris Drive, the applicant will be responsible for the removal of the pedestrian refuge island to accommodate the SBLT lane on Watkins Mill Road and providing a safe pedestrian crossing of Watkins Mill Road; details of which shall be worked no later than the permit stage (depending on the outcome of the Division of Traffic Engineering & Operations's review of the Traffic Signal Warrant study).
 - g) The plan should show a minimum of right-of-way dedication for future NBRT lane on Watkins Mill Road at proposed Stewartown Road unless it is determined that the applicant is responsible to build the NBRT lane after the review of the TSWA. The proposed right-of-way dedication for the turn lane should include sufficient space for the sidewalk and lawn panel. Prior to approval of the record plat, the applicant's consultant will need to obtain Planning Department and Executive Branch approval of the consultant's calculations for the proposed dedication.
10. Sight Distance Study: As mentioned in the response to the Design Exception Comment #1, we anticipate proposed Stewartown Road to function as a Secondary Residential street unless approved. Therefore, the sight distance study should meet the minimum sight distance criteria for Secondary Residential standard which is two hundred (200) feet. The Sight Distance Study is acceptable based on the following comments:
- a) Sheet C3.0-Sight Distance Exhibit 10/28/16:
 - i. Entrance 7: The Note "No obstructions/Street Trees to be placed within this area" should be added to the location west of the proposed Entrance -7. Please add this note to the Certified Preliminary Plan.

b) Sheet 1 of 4-Sight Distance Alleys 1 and 3:

- i. The Note "No obstructions to be placed within this area" should be revised to say "No obstructions/Street Trees to be placed within this area". Please add this note to the Certified Preliminary Plan.
- ii. Revise the dimension of the pavement width north of the monumental entrance on Stewartown Road shown as "18-ft" to match the pavement width dimension shown in the monumental entrance detail on PP-8.

c) Sheet 2 of 4-Sight Distance Alley 4 and Parking Lot 2A:

- i. The Note "No obstructions/Street Trees to be placed within this area". Please add this note to the Certified Preliminary Plan.

d) Sheet 3 of 4-Sight Distance Alley 2 and Parking Lot 1:

- ii. The Note "No obstructions/Street Trees to be placed within this area" should be added to the location west of the proposed Parking Lot 2A. Please add this note to the Certified Preliminary Plan.

e) Sheet 4 of 4-Sight Distance Alley 5 and Parking Lot 2B:

- i. Please see Preliminary Plan Comment # 8(b).
- ii. Provide sight distance study for the three (3) -proposed single family house driveway entrances located between proposed Stewartown Road centerline station 16+00 to 19+00.

A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.

11. The applicant is responsible for converting the existing sidewalk on the south side of existing Stewartown Road to shared use path (per the Master Plan) along the property frontage. If the Planning Board requires the applicant build the shared use paths along the property frontages, please show the shared use path – separated from the road by an appropriate lawn panel - on the certified preliminary plan.

12. The shared use path along Montgomery Avenue (per the master plan) along property frontage should be the responsibility of the applicant and should be reflected on the plans. If the Planning Board requires the applicant to build the shared use paths along the property frontages, please show the shared use path – separated from the road by an appropriate lawn panel - on the certified preliminary plan.

13. Storm Drain Analysis:

a) The following comments shall be addressed before the permit stage:

i. A revised storm drain report which includes all the existing outfall studies, existing inlet spread computations and drainage area maps should be compiled into one single report before the certified preliminary plan.

b) We agree with the following findings based on the reports dated May 2017 and August 2017: The proposed site drains to following study points with existing storm drain outfalls.

i. Study Point -1: Based on the storm drain report dated August 2017, the 25-year water surface elevation overtops the existing Stewarttown Road under both existing and proposed conditions. Since the increase in water surface elevation is insignificant and there is a decrease in net drainage area to the study point, the applicant is not responsible for any improvements to the existing storm drain at this study point.

ii. Study Point -2: Based on the storm drain report dated August 2017, the 25-year water surface elevation does not overtop the existing Montgomery Village Avenue under the proposed conditions. Therefore, the applicant is not responsible for any improvements to the existing storm drain at this study point.

iii. Study Point -9 and Study Point 11: Based on the report dated May 2017, the outfall analysis demonstrates that one of the existing storm drain pipe was over capacity. The hydraulic grade line computations (H.G.L) computations shows that the water surface elevations are within the one (1) foot of the top of the pipe and within the ground more than one foot below the inlet grate/manhole cover. Therefore, the existing storm drain outfall pipes have the adequate capacity for the 10-year storm and the applicant is not responsible for any improvements to the existing storm drain at this study point.

iv. Based on the Spread Analysis per report dated May 2017, please see below for the following comments:

- Existing Inlet EX F-30: As per the report, the existing inlet exceeds the requirement of maximum spread of eight (8)-ft. under existing condition and since there is no increase in drainage area under proposed conditions no new inlets were proposed. We agree with the conclusion in the report.
- Existing Inlet EX F-40: The existing inlet did not exceed the requirement of maximum spread of eight (8)-ft. We agree with the conclusion in the report.
- Existing Inlet EX F-2: A proposed inlet was added to decrease the spread to meet the requirements under proposed conditions. We agree with the conclusion in the report.

NOTE: The drainage area maps in the reports dated May 2017 and August 2017 does not include the proposed shared use paths along Montgomery Village Avenue and Existing Stewartown Road frontages. If the planning board recommends that the applicant will be responsible to build the shared use paths along the property frontages, the storm drain report must be revised to reflect the changes to be approved by Department of Permitting Services (DPS) before the permit stage.

14. The owner will be required to submit a recorded covenant for the operation and maintenance of any private 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.
15. Size storm drain easement(s) prior to record plat. No fences will be allowed within the storm drain easement(s) without a revocable permit from the Department of Permitting Services and a recorded Maintenance and Liability Agreement.
16. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
17. 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.
18. The applicant must pay the TPAR mitigation payment that is equivalent to 25% of the Transportation Impact Tax prior to issuance of the building permit.

19. At or before the permit stage, please coordinate with Ms. Stacy Coletta of our Division of Transit Services to coordinate improvements/relocation to the RideOn bus facilities in the vicinity of this project. Ms. Coletta may be contacted at 240 777-5800.
20. At or before the permit stage, coordinate final details for the bike paths with Ms. Patricia Shepherd of our Division of Transportation Engineering at patricia.shepherd@montgomerycountymd.gov or at 240-777-7231 for Bikeways.
21. At or before the permit stage, please coordinate with Mr. Kyle Liang of our Division of Traffic Engineering & Operations to coordinate Traffic Operations and Traffic Impact Study. Mr. Bilgrami may be contacted at 240 777-2190.
22. Transportation Demand Management and Transit related comments: "In response to the Applicant's responses to DRC Preliminary Plan comments dated January 24, 2017 we accept the Applicant's provision of 2 bikeshare stations, one located at the MVF park in Area I and one in Area IV. CSS located the bikeshare station shown in Area I/Parcel E on Detailed Site Plan Area 1 (#829170130, SP-07). However, the second location in Area IV was not identified. Both bikeshare locations need to be shown so that it can be determined if they meet bikeshare siting criteria. The 2nd bikeshare station in Area IV should be located so as to provide a connection from Montgomery Village Avenue to destinations along Arrowhead Road (e.g., North Creek Community Center) and Rothbury Drive. The site should receive 4 to 6 hours of sunlight per day and accommodate a 19-dock bikeshare station, 53 feet x 12 feet in dimension. Please contact Commuter Services regarding the locations of bikeshare stations in both Areas."
23. 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. Street grading, paving, curbs and gutter, five (5) foot concrete sidewalk, ten (10) foot bituminous concrete shared use path and handicap ramps, enclosed storm drainage and appurtenances, and street trees along proposed Stewartown Road - between Watkins Mill Road and Montgomery Village Avenue - as a modified Minor Arterial Road per Response to Comment # 1 of the Design Exception Comments.
 - * **NOTE: the Public Utilities Easement is to be graded on a side slope not to exceed 4:1.**
 - b. Construct ten (10) foot bituminous concrete shared use path, separated from the road pavement by a minimum four (4) foot width lawn panel populated by minor species street trees - along the site frontage of existing Stewartown Road – between Montgomery Village Avenue and Arrowhead Drive – if required as a condition of plan approval by the Planning

Board. Provide a two (2) foot minimum width maintenance strip behind the shared use path and construct an acceptable transition back to existing ground.

- c. Construct a ten (10) foot bituminous concrete shared use path, separated from the road pavement by a minimum four (4) foot width lawn panel populated by minor species street trees along the site frontages of Montgomery Village Avenue if required as a condition of plan approval by the Planning Board.
- d. Installation of Traffic signal(s) on Stewartown Road at its intersections with Montgomery Village Avenue and/or Watkins Mill Road, if warranted per the Preliminary Plan Comment #7(a) and approved by the MCDOT Division of Traffic Engineering and Operations, shall be the responsibility of the Applicant. If signalization is approved at either intersection, the new traffic signal(s) must be operational before Stewartown Road is opened to traffic.
- e. Construction of the NBRT lane on Stewartown Road at Watkins Mill and the SBRT lane on Montgomery Village at Stewartown Road, if required per the Preliminary Plan Comment #7(b) shall be the responsibility of the Applicant.
- f. Construct the master planned NBLT lane on Montgomery Village Avenue at Stewartown Road, in conjunction with the construction of proposed Stewartown Road.
- g. Restripe the existing NBLT on Watkins Mill Road at Stewartown Road/Crested Iris Drive.
- h. Remove the pedestrian refuge island to accommodate the master planned SBLT lane on Watkins Mill Road at Crested Iris Drive and provide safe pedestrian crossing across Watkins Mill Road (details to be determined at the permit stage, depending on the outcome of the Division of Traffic Engineering & Operations's review of the Traffic Signal Warrant study).
- i. Construct channelized WBRT entrance into the proposed community park, as discussed in comment no. 8(b).
- j. Construct additional storm drain improvements, as necessary to address the impacts of the shared use paths on existing Montgomery Village Avenue and existing Stewartown Road, as discussed in the NOTE in comment no. 13.
- k. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
- l. 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

Mr. Troy Leftwich
Preliminary Plan No. 120170150
September 26, 2017
Page 14

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.

- m. Developer shall provide street lights on all public street frontages in accordance with the specifications, requirements, and standards prescribed by the Division of Traffic Engineering and Operations.
- n. Developer shall ensure final and proper completion and installation of all utility lines underground, for all new road construction

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

Sincerely,



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

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\Preliminary Plan\ Bloom Montgomery Village \ Letter \ 120170150-Bloom MV
Final Prelim-DE ltr

cc: Russel Hines USL2 Mont Village Business Trust
Chanda Beaufort VIKA Maryland LLC
Patricia Harris Lerch Early and Brewer.
Preliminary Plan folder
Preliminary Plan letters notebook

cc-e: Patrick Butler M-NCPPC Area 2
Daniel Janousek M-NCPPC Area 2
William Musico MCDPS WRM
Atiq Panjshiri MCDPS RWPR
Sam Farhadi MCDPS RWPR
Marie LaBaw MCDPS Fire
Kyle Liang MCDOT DTEO
Dewa Salihi MCDOT DTEO
Kamal Hamud MCDOT DTEO
Venu Nemani MCDOT DTEO
Stacy Coletta MCDOT
Sandra Brecher MCDOT CSS
Beth Dennard MCDOT CSS
Patricia Shepherd MCDOT DTE
Christopher Conklin MCDOT OTP
Deepak Somarajan MCDOT OTP



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Montgomery Village Preliminary Plan Number: 1-

Street Name: Montgomery Village Avenue Master Plan Road Classification: Arterial

Posted Speed Limit: 35 mph

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

Sight Distance (feet) OK?
Right 450 Yes
Left 500 Yes

Sight Distance (feet) OK?
Right N/A N/A
Left 600 Yes

Comments: _____

Comments: _____
Entrance is right in, right out only.

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 - <u>35</u> Posted Speed	250'
Arterial - 40	<u>325'</u> Requirement
(45)	400'
Major - 50	475'
(55)	550'

*Source: AASHTO

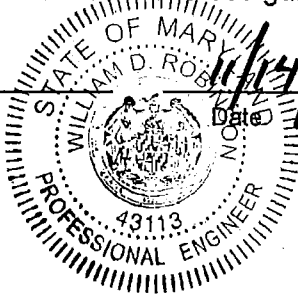
Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

WDR
Signature

43113
PLS/P.E. MD Reg. No.



Montgomery County Review:

☒ Approved TTC

☐ Disapproved:

By: [Signature]

Date: 4/26/17



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Montgomery Village Preliminary Plan Number: 1-

Street Name: Montgomery Village Avenue Master Plan Road Classification: Arterial

Posted Speed Limit: 35 mph

Street/Driveway #1 (Entrance 3) Street/Driveway #2 (Entrance 4)

Sight Distance (feet) OK?
Right N/A N/A
Left 800 Yes

Sight Distance (feet) OK?
Right N/A N/A
Left 375 Yes

Comments: Entrance is right in, right out only.

Comments: Entrance is right in, right out only.

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 - <u>35</u> Posted Speed	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

Requirement

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

*Source: AASHTO

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature WDR
43113

PLS/P.E. MD Reg. No.



Montgomery County Review:

☒ Approved JK

☐ Disapproved:

By: [Signature]

Date: 9/26/17

Form Reformatted:
March, 2000



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Montgomery Village Preliminary Plan Number: 1-

Street Name: Montgomery Village Avenue Master Plan Road Classification: Arterial

Posted Speed Limit: 35 mph

Street/Driveway #1 (Entrance 10) Street/Driveway #2 (Entrance 5)

Sight Distance (feet) OK?
Right 700 Yes
Left 500 Yes

Sight Distance (feet) OK?
Right N/A N/A
Left 450 Yes

Comments: _____

Comments: _____
Entrance is right in, right out only.

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 - <u>35</u> Posted Speed	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

Requirement

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

*Source: AASHTO

ENGINEER/ SURVEYOR CERTIFICATE

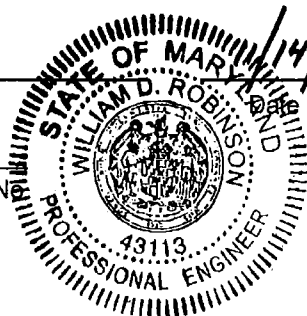
I hereby certify that this information is accurate and was collected in accordance with these guidelines.

WOK

Signature

43113

PLS/P.E. MD Reg. No.



Montgomery County Review:

☒ Approved PS

☐ Disapproved:

By: [Signature]

Date: 9/26/17

Form Reformatted:
March, 2000



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Montgomery Village Preliminary Plan Number: 1-

Street Name: Montgomery Village Avenue Master Plan Road Classification: Arterial

Posted Speed Limit: 35 mph

Street/Driveway #1 (Entrance 6) Street/Driveway #2 (_____)

Sight Distance (feet) OK?
Right 825 Yes
Left 750 Yes

Sight Distance (feet) OK?
Right _____
Left _____

Comments: _____

Comments: _____

GUIDELINES

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

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

*Source: AASHTO

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Wor

Signature

43113

PLS/P.E. MD Reg. No.



Date

11/14/16

Montgomery County Review:

☒ Approved DS

☐ Disapproved:

By: [Signature]

Date: 9/26/17



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Montgomery Village Preliminary Plan Number: 1-

Street Name: Stewartown Road Master Plan Road Classification: Minor Arterial
(Formerly Residential Primary)

Posted Speed Limit: 25 mph

Street/Driveway #1 (Entrance 7 *) Street/Driveway #2 (Entrance 8)

Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right <u>265</u>	<u>Yes</u>	Right <u>325</u>	<u>Yes</u>
Left <u>400</u>	<u>Yes</u>	Left <u>420</u>	<u>Yes</u>

Comments: Contingent upon keeping right-of-way clear of street trees (in the future).

Comments: _____

GUIDELINES

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

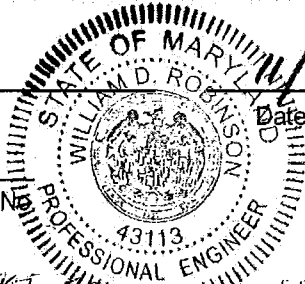
*Source: AASHTO

*Referencing MCPB item number 6 -- Sight distance is based off of previous classification of residential primary

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature: WDR Date: 9/14/16
43113
PLS/P.E. MD Reg. No. 43113



Montgomery County Review:

☒ Approved DS

☐ Disapproved:

By: [Signature]

Date: 9/26/17

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* BASED ON THE TARGET SPEED LIMIT OF 25 MPH & MCPB ITEM # 6 (ATTACHED), MCDOT AGREES WITH THE SIGHT DISTANCE BASED ON PRIMARY RESIDENTIAL ROAD CLASSIFICATION. PLEASE SEE ADDITIONAL COMMENTS ON PRELIMINARY PLAN LETTER DATED 9/26/17.



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Montgomery Village Preliminary Plan Number: 1-

Street Name: Arrowhead Road Master Plan Road Classification: Residential Primary

Posted Speed Limit: 25 mph

Street/Driveway #1 (Entrance 9) Street/Driveway #2 (_____)

Sight Distance (feet) OK?
Right 400 Yes
Left 250 Yes

Sight Distance (feet) OK?
Right _____
Left _____

Comments: Sight distance to the left is
adequate, contingent upon removing one
(1) parking space on Arrowhead Road.

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - <u>25 mph</u> Posted Speed	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250' Requirement
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

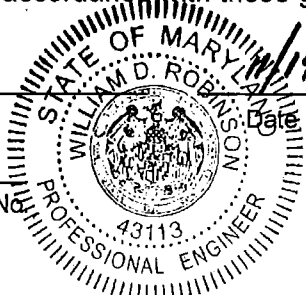
I hereby certify that this information is accurate and was collected in accordance with these guidelines.

WDR

Signature

43113

PLS/P.E. MD Reg. No.



Montgomery County Review:

☒ Approved DR

☐ Disapproved:

By: [Signature]

Date: 9/26/17



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Montgomery Village Preliminary Plan Number: 1-

Street Name: Watkins Mill Road Master Plan Road Classification: Arterial

Posted Speed Limit: 35 mph

Street/Driveway #1 (Entrance 11) Street/Driveway #2 (_____)

Sight Distance (feet) OK?
Right 575 Yes
Left 500 Yes

Sight Distance (feet) OK?
Right _____
Left _____

Comments: _____

Comments: _____

GUIDELINES

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

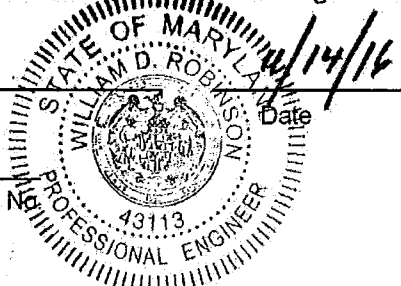
Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

*Source: AASHTO

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

WDR
Signature
43113



PLS/P.E. MD Reg. No.

Montgomery County Review:

☒ Approved DS

☐ Disapproved:

By: [Signature]

Date: 9/26/17

Form Reformatted:
March, 2000

Master Plan of Highways and Transitways

- ☒ Larry Cole, Master Planner, larry.cole@montgomeryplanning.org, 301-495-4528
- ☐ Leslie Saville, Senior Planner, leslie.saville@montgomeryplanning.org, 301-495-2194
- ☒ Pam Dunn, Acting Chief, pamela.dunn@montgomeryplanning.org, 301-650-5649
- ☐

Completed: 11/13/14

Description

This memo outlines the revised scope of work for a comprehensive amendment to the 1955 Master Plan of Highways, which will compile the amendments to the Plan approved and adopted since that time, as well as align the Plan with the County's Road Code, which was of a similar vintage until it was comprehensively updated in 2007.

Work on this comprehensive amendment began in July 2009 but went on hiatus from July 1, 2010 to June 30, 2011 because of budget constraints. That hiatus was extended by three years when the County Council directed us to undertake an amendment to incorporate Bus Rapid Transit, an effort that culminated with the adoption of the Countywide Transit Corridors Functional Master Plan (CTCFMP) in December 2013. With the completion of that plan, this amendment is included in our work program for FY15-16. A revised schedule for this amendment is included at the end of this memo.

Context

The first Master Plan of Highways for Montgomery County was approved and adopted in 1931, shortly after the creation of the Maryland-National Capital Park and Planning Commission in 1927. The last comprehensive update to the Master Plan of Highways was approved and adopted in 1955. The 1955 Plan covered our portion of the Maryland-Washington Regional District as it existed at the time - roughly the area east of Georgia Avenue, east and south of the City of Rockville, and Potomac southeast of the Glen - comprising only about 1/3 of the county's area (see Attachment 1). A draft Master Plan of Highways for the entire area of both Montgomery and Prince George's Counties was proposed in 1967 but the process was never completed.

The Area Master Plans and Sector Plans that have been approved and adopted since 1955 have amended the Master Plan of Highways, as have the many limited functional Master Plan of Highways Amendments. Maps of the Master Plan of Highways for the whole county were published in 1986, 1992, and 2005 as reference documents derived from all these Plans and Amendments, rather than as standalone approved and adopted Plans.

Geography

The geography for the Plan will be the entire county, less the seven municipalities that have their own planning authority: Rockville, Gaithersburg, Laytonsville, Brookeville, Poolesville, Barnesville, and Washington Grove.

Purpose

The Amendment will:

- a. Incorporate changes to implement the Minor Arterial and Controlled Major Highway classifications developed during the 2007 update of the Road Code, as well as changes to the definitions of other classifications;
- b. Eliminate inconsistencies between adjacent area Master Plans adopted at different dates;
- c. Evaluate and potentially recommend the designation of additional candidate rustic roads; and
- d. Make the Master Plan of Highways and Transitways more readily accessible to the public by compiling the many source documents so that it can be more easily understood as a single Plan.

Issues

- The Minor Arterial classification was developed to recognize that some roadways serve an arterial function but have adjacent residential land uses that warrant the ability to implement certain traffic calming procedures such as speed humps that are prohibited on arterial roadways. In the past, the Council has classified most of these roads, such as Bel Pre Road and Redland Road, as Primary Residential Roads. Reclassifying Primary Residential Roads to Minor Arterials may create concern for some residents about encouraging through traffic; a similar concern may apply to the two roads that are now classified as Principal Secondary Residential Streets, which could be reclassified as Primary Residential Streets.
- Reclassifying roads from Arterials to Minor Arterials may create concern for Executive staff about lower target speeds on minor arterials and making them eligible for traffic-calming.
- Reclassifying Major Highways to Controlled Major Highways may create concerns about higher target speeds and adjacent property access
- Proposed changes to the Road Code may warrant a reassessment of the target speeds in Urban areas.

Goals and Objectives

A significant goal of this Amendment is to better align the Master Plan of Highways and Transitways with the current County Road Code, which was amended in 2007 to make our roads more pedestrian-friendly and context-sensitive. The following year, Executive Regulations that included new road standards consistent with the new Code were adopted.



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MONTGOMERY VILLAGE
BUSINESS TRUST
405 MONUMENT REALTY
WASHINGTON, DC 20005
TEL: 202.462.1100
FAX: 202.462.1101

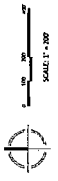
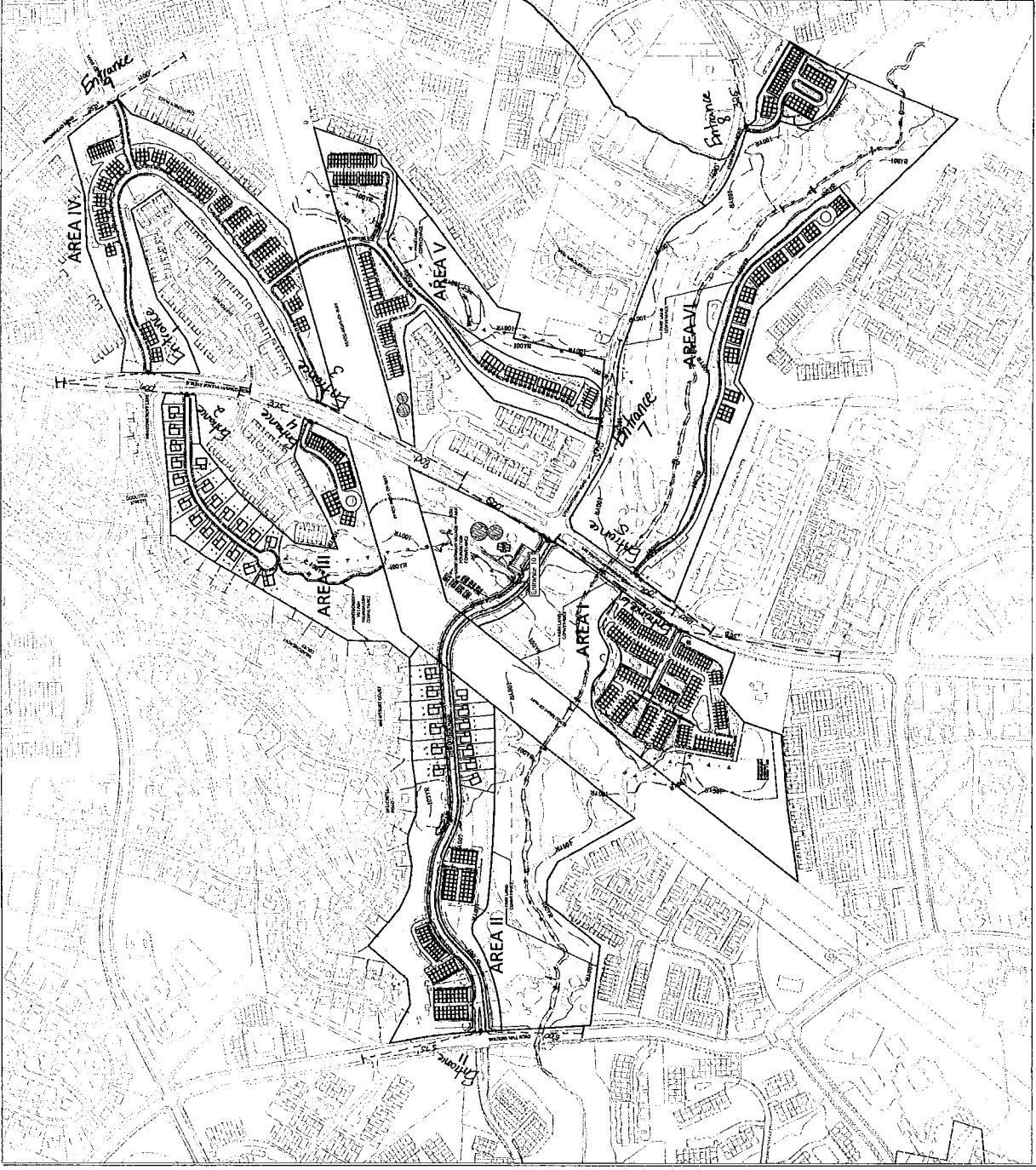
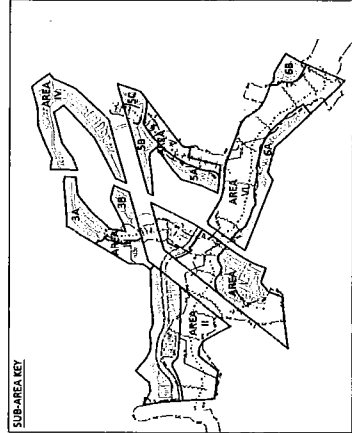
DESIGN CONSULTANTS:
ARCHITECTS: VIA AND
PARTNERS, LLC
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CONTRACTOR: VIA HIGHTER
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Denver, CO 80202
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WWW.VIAARCHITECT.COM

Bloom Montgomery Village Concept Program

Area	Area Name	Area Type	Total Units	Unit Mix			Total Sq. Ft.	Total Acres
				Single-Family Detached	Single-Family Attached	Multi-Family		
Area 1	Sub Area 1A	AC	100	100	0	0	100,000	2.3
Area 2	Sub Area 2A	AC	100	100	0	0	100,000	2.3
Area 3	Sub Area 3A	AC	100	100	0	0	100,000	2.3
Area 4	Sub Area 4A	AC	100	100	0	0	100,000	2.3
Area 5	Sub Area 5A	AC	100	100	0	0	100,000	2.3
Area 6	Sub Area 6A	AC	100	100	0	0	100,000	2.3
Area 7	Sub Area 7A	AC	100	100	0	0	100,000	2.3
Area 8	Sub Area 8A	AC	100	100	0	0	100,000	2.3
Area 9	Sub Area 9A	AC	100	100	0	0	100,000	2.3
Area 10	Sub Area 10A	AC	100	100	0	0	100,000	2.3
Area 11	Sub Area 11A	AC	100	100	0	0	100,000	2.3
Area 12	Sub Area 12A	AC	100	100	0	0	100,000	2.3
Area 13	Sub Area 13A	AC	100	100	0	0	100,000	2.3
Area 14	Sub Area 14A	AC	100	100	0	0	100,000	2.3
Area 15	Sub Area 15A	AC	100	100	0	0	100,000	2.3
Area 16	Sub Area 16A	AC	100	100	0	0	100,000	2.3
Area 17	Sub Area 17A	AC	100	100	0	0	100,000	2.3
Area 18	Sub Area 18A	AC	100	100	0	0	100,000	2.3
Area 19	Sub Area 19A	AC	100	100	0	0	100,000	2.3
Area 20	Sub Area 20A	AC	100	100	0	0	100,000	2.3
Area 21	Sub Area 21A	AC	100	100	0	0	100,000	2.3
Area 22	Sub Area 22A	AC	100	100	0	0	100,000	2.3
Area 23	Sub Area 23A	AC	100	100	0	0	100,000	2.3
Area 24	Sub Area 24A	AC	100	100	0	0	100,000	2.3
Area 25	Sub Area 25A	AC	100	100	0	0	100,000	2.3
Area 26	Sub Area 26A	AC	100	100	0	0	100,000	2.3
Area 27	Sub Area 27A	AC	100	100	0	0	100,000	2.3
Area 28	Sub Area 28A	AC	100	100	0	0	100,000	2.3
Area 29	Sub Area 29A	AC	100	100	0	0	100,000	2.3
Area 30	Sub Area 30A	AC	100	100	0	0	100,000	2.3
Area 31	Sub Area 31A	AC	100	100	0	0	100,000	2.3
Area 32	Sub Area 32A	AC	100	100	0	0	100,000	2.3
Area 33	Sub Area 33A	AC	100	100	0	0	100,000	2.3
Area 34	Sub Area 34A	AC	100	100	0	0	100,000	2.3
Area 35	Sub Area 35A	AC	100	100	0	0	100,000	2.3
Area 36	Sub Area 36A	AC	100	100	0	0	100,000	2.3
Area 37	Sub Area 37A	AC	100	100	0	0	100,000	2.3
Area 38	Sub Area 38A	AC	100	100	0	0	100,000	2.3
Area 39	Sub Area 39A	AC	100	100	0	0	100,000	2.3
Area 40	Sub Area 40A	AC	100	100	0	0	100,000	2.3
Area 41	Sub Area 41A	AC	100	100	0	0	100,000	2.3
Area 42	Sub Area 42A	AC	100	100	0	0	100,000	2.3
Area 43	Sub Area 43A	AC	100	100	0	0	100,000	2.3
Area 44	Sub Area 44A	AC	100	100	0	0	100,000	2.3
Area 45	Sub Area 45A	AC	100	100	0	0	100,000	2.3
Area 46	Sub Area 46A	AC	100	100	0	0	100,000	2.3
Area 47	Sub Area 47A	AC	100	100	0	0	100,000	2.3
Area 48	Sub Area 48A	AC	100	100	0	0	100,000	2.3
Area 49	Sub Area 49A	AC	100	100	0	0	100,000	2.3
Area 50	Sub Area 50A	AC	100	100	0	0	100,000	2.3
Area 51	Sub Area 51A	AC	100	100	0	0	100,000	2.3
Area 52	Sub Area 52A	AC	100	100	0	0	100,000	2.3
Area 53	Sub Area 53A	AC	100	100	0	0	100,000	2.3
Area 54	Sub Area 54A	AC	100	100	0	0	100,000	2.3
Area 55	Sub Area 55A	AC	100	100	0	0	100,000	2.3
Area 56	Sub Area 56A	AC	100	100	0	0	100,000	2.3
Area 57	Sub Area 57A	AC	100	100	0	0	100,000	2.3
Area 58	Sub Area 58A	AC	100	100	0	0	100,000	2.3
Area 59	Sub Area 59A	AC	100	100	0	0	100,000	2.3
Area 60	Sub Area 60A	AC	100	100	0	0	100,000	2.3
Area 61	Sub Area 61A	AC	100	100	0	0	100,000	2.3
Area 62	Sub Area 62A	AC	100	100	0	0	100,000	2.3
Area 63	Sub Area 63A	AC	100	100	0	0	100,000	2.3
Area 64	Sub Area 64A	AC	100	100	0	0	100,000	2.3
Area 65	Sub Area 65A	AC	100	100	0	0	100,000	2.3
Area 66	Sub Area 66A	AC	100	100	0	0	100,000	2.3
Area 67	Sub Area 67A	AC	100	100	0	0	100,000	2.3
Area 68	Sub Area 68A	AC	100	100	0	0	100,000	2.3
Area 69	Sub Area 69A	AC	100	100	0	0	100,000	2.3
Area 70	Sub Area 70A	AC	100	100	0	0	100,000	2.3
Area 71	Sub Area 71A	AC	100	100	0	0	100,000	2.3
Area 72	Sub Area 72A	AC	100	100	0	0	100,000	2.3
Area 73	Sub Area 73A	AC	100	100	0	0	100,000	2.3
Area 74	Sub Area 74A	AC	100	100	0	0	100,000	2.3
Area 75	Sub Area 75A	AC	100	100	0	0	100,000	2.3
Area 76	Sub Area 76A	AC	100	100	0	0	100,000	2.3
Area 77	Sub Area 77A	AC	100	100	0	0	100,000	2.3
Area 78	Sub Area 78A	AC	100	100	0	0	100,000	2.3
Area 79	Sub Area 79A	AC	100	100	0	0	100,000	2.3
Area 80	Sub Area 80A	AC	100	100	0	0	100,000	2.3
Area 81	Sub Area 81A	AC	100	100	0	0	100,000	2.3
Area 82	Sub Area 82A	AC	100	100	0	0	100,000	2.3
Area 83	Sub Area 83A	AC	100	100	0	0	100,000	2.3
Area 84	Sub Area 84A	AC	100	100	0	0	100,000	2.3
Area 85	Sub Area 85A	AC	100	100	0	0	100,000	2.3
Area 86	Sub Area 86A	AC	100	100	0	0	100,000	2.3
Area 87	Sub Area 87A	AC	100	100	0	0	100,000	2.3
Area 88	Sub Area 88A	AC	100	100	0	0	100,000	2.3
Area 89	Sub Area 89A	AC	100	100	0	0	100,000	2.3
Area 90	Sub Area 90A	AC	100	100	0	0	100,000	2.3
Area 91	Sub Area 91A	AC	100	100	0	0	100,000	2.3
Area 92	Sub Area 92A	AC	100	100	0	0	100,000	2.3
Area 93	Sub Area 93A	AC	100	100	0	0	100,000	2.3
Area 94	Sub Area 94A	AC	100	100	0	0	100,000	2.3
Area 95	Sub Area 95A	AC	100	100	0	0	100,000	2.3
Area 96	Sub Area 96A	AC	100	100	0	0	100,000	2.3
Area 97	Sub Area 97A	AC	100	100	0	0	100,000	2.3
Area 98	Sub Area 98A	AC	100	100	0	0	100,000	2.3
Area 99	Sub Area 99A	AC	100	100	0	0	100,000	2.3
Area 100	Sub Area 100A	AC	100	100	0	0	100,000	2.3



SIGHT DISTANCE
EXHIBIT
10/28/16

DESIGNED BY: VIA
CHECKED BY: VIA
DATE: 10/28/16
PROJECT: 1220
SHEET NO.: 03.0

BLOOM MV
AREA I-VI
9TH ELECTION DISTRICT
ADJACENT TO MONTGOMERY VILLAGE
WISC. GRID 2774000
10000 W. 10th Avenue



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: BLOOM AREAS I-VI

Preliminary Plan Number: 120170150

Street Name: PROP. STEWARTOWN ROAD *

Master Plan Road MINOR ARTERIAL
Classification: DESIGNED AS PRIMARY

Posted Speed Limit: 25 mph

Street/Driveway #1 (ALLEY #1)

Street/Driveway #2 (ALLEY #2)

Sight Distance (feet)	OK?
Right <u>234'</u>	<u>YES</u>
Left <u>250'</u>	<u>YES</u>

Sight Distance (feet)	OK?
Right <u>250'</u>	<u>YES</u>
Left <u>250'</u>	<u>YES</u>

Comments: STOP CONDITION ALONG WATKINS
MILL ROAD TO THE RIGHT. SIGHT DISTANCE
EXTENDS ONTO HOA PROPERTY ON THE LEFT.
THERE WILL BE NO OBSTRUCTIONS PLACED IN
THIS AREA.

Comments: _____

GUIDELINES

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

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

*Source: AASHTO

ENGINEER/ SURVEYOR CERTIFICATE

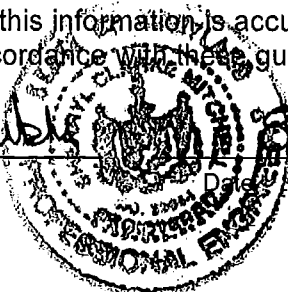
I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Sheryl C. Pablos 3-30-17

Signature

33954

PLS/P.E. MD Reg. No.



Montgomery County Review:

☒ Approved DS

☐ Disapproved:

By: Depeh

Date: 9/26/17

Form Reformatted:
March, 2000

* ALTHOUGH PROPOSED STEWARTOWN RD EXTENDED IS CLASSIFIED AS A MINOR
ARTERIAL ROADWAY, MCDOT RECOMMENDS IT BE DESIGNED & CONSTRUCTED TO MEET
OR EXCEED SECONDARY RESIDENTIAL STREET CRITERIA (UNLESS OTHERWISE APPROVED) TO
ACHIEVE THE MASTER PLAN INTENDS. PLEASE SEE ADDITIONAL COMMENTS ON
PRELIMINARY PLAN LETTER DATED 9/26/17.



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: BLOOM AREAS I-VI

Preliminary Plan Number: 120170150

Street Name: PROP. STEWARTOWN ROAD *

Master Plan Road MINOR ARTERIAL
Classification: DESIGNED AS PRIMARY

Posted Speed Limit: 25 mph

Street/Driveway #1 (ALLEY #3)

Street/Driveway #2 (PARKING LOT #1)

Sight Distance (feet) OK?
Right 250' YES
Left 250' YES

Sight Distance (feet) OK?
Right 250' YES
Left 250' YES

Comments: _____

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - <u>25</u> mph POSTED SPEED	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.

Sharon C. Miller 8-30-17
Signature Date

33954
PLS/P.E. MD Reg. No.

Montgomery County Review:

☒ Approved DS

☐ Disapproved:

By: [Signature]

Date: 9/26/17

Form Reformatted:
March, 2000

* REFER TO THE NOTE ON SIGHT DISTANCE EVALUATION FORM FOR
ALLEY # 1 & ALLEY # 2



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: BLOOM AREAS I-VI

Preliminary Plan Number: 120170150

Street Name: PROP. STEWARTOWN ROAD

Master Plan Road MINOR ARTERIAL
Classification: DESIGNED AS PRIMARY

Posted Speed Limit: 25 mph

Street/Driveway #1 (ALLEY #4)

Street/Driveway #2 (ALLEY #5)

Sight Distance (feet) OK?
Right 250' YES
Left 250' YES

Sight Distance (feet) OK?
Right 250' YES
Left 250' YES

Comments: _____

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - <u>25</u> mph POSTED SPEED	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.

Shaul C. Miller 03-30-17
Signature Date

PLS/P.E. MD Reg. No. _____

Montgomery County Review:

☒ Approved DS

☐ Disapproved:

By: [Signature]

Date: 9/26/17

Form Reformatted:
March, 2000

* REFER TO THE NOTE ON SIGHT DISTANCE EVALUATION FORM FOR ALLEY #1 &
ALLEY #2



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: BLOOM AREAS I-VI

Preliminary Plan Number: 120170150

Street Name: PROP. STEWARTOWN ROAD *

Master Plan Road MINOR ARTERIAL
Classification: DESIGNED AS PRIMARY

Posted Speed Limit: 25 mph

Street/Driveway #1 (PARKING LOT 2A)

Street/Driveway #2 (PARKING LOT 2B) **

Sight Distance (feet)	OK?
Right <u>250'</u>	<u>YES</u>
Left <u>223'</u>	<u>YES</u>

Sight Distance (feet)	OK?
Right <u>250'</u>	<u>YES</u>
Left <u>150'</u> ***	<u>YES</u>

Comments: STOP CONDITION ALONG
MONTGOMERY VILLAGE AVENUE TO THE LEFT.

Comments: STOP CONDITION ALONG
MONTGOMERY VILLAGE AVENUE TO THE LEFT.

*** WE RECOMMEND THAT THE DRIVEWAY APPROX
JUNCTION AS A CHANNELIZED ONE-WAY
WESTBOUND ONLY.

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - <u>25</u> mph POSTED SPEED	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.

Signature

33954

PLS/P.E. MD Reg. No.

Montgomery County Review:

☒ Approved OK

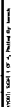
☐ Disapproved:

By: [Signature]

Date: 9/26/17

Form Reformatted:
March, 2000

* REFER TO THE NOTE ON SIGHT DISTANCE EVALUATION FOR ALLEY #1
& ALLEY #2.





DESIGNED BY: MONTGOMERY VILLAGE BUSINESS TRUST
MONTGOMERY VILLAGE BUSINESS TRUST
700 N. CENTRAL AVENUE, SUITE 200
BIRMINGHAM, AL 35203
770.392.1100
WWW.MONTGOMERYVILLAGE.COM

DESIGN CONSULTANTS:
ARCHITECT: HKS AND PARTNERS, INC.
1000 17TH AVENUE, SUITE 200
BIRMINGHAM, AL 35203
205.975.1100
HKS.COM

ENGINEER: J. A. ALLEN
1000 17TH AVENUE, SUITE 200
BIRMINGHAM, AL 35203
205.975.1100
JALLEN@HKS.COM

PAVING: J. A. ALLEN
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LANDSCAPE ARCHITECT: J. A. ALLEN
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205.975.1100
JALLEN@HKS.COM

CONSTRUCTION MANAGER: J. A. ALLEN
1000 17TH AVENUE, SUITE 200
BIRMINGHAM, AL 35203
205.975.1100
JALLEN@HKS.COM

DATE: 07/07/2007
BY: J. A. ALLEN
REVIEWED: J. A. ALLEN
COMMENTS:

REVISIONS:
DATE: 07/07/2007
BY: J. A. ALLEN
REVIEWED: J. A. ALLEN
COMMENTS:

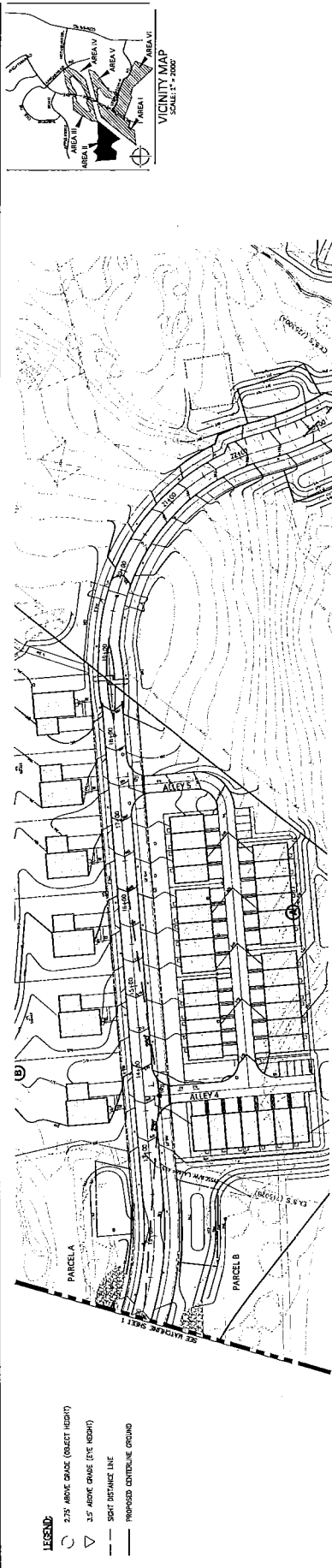
DATE: 07/07/2007
BY: J. A. ALLEN
REVIEWED: J. A. ALLEN
COMMENTS:



BLOOM MV
AREAS I-VI
17TH ELECTION DISTRICT
MONTGOMERY, ALABAMA
WORKSHEET: 05001-001
TAK MAP: 001-001, 001-002
PP # 120170150

SIGHT
DISTANCE
ALLEY 4 AND
PARKING LOT
2A

PROJECT: 05001-001
SHEET: 001 OF 02
DATE: 07/07/2007

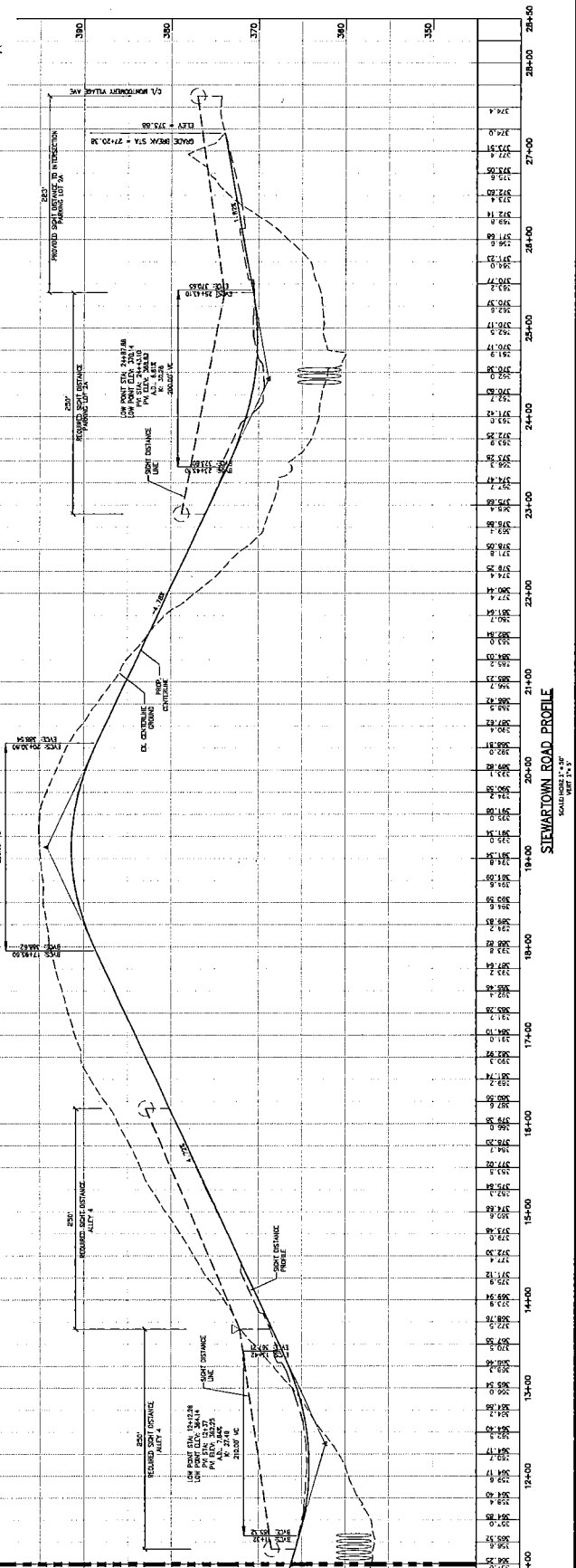
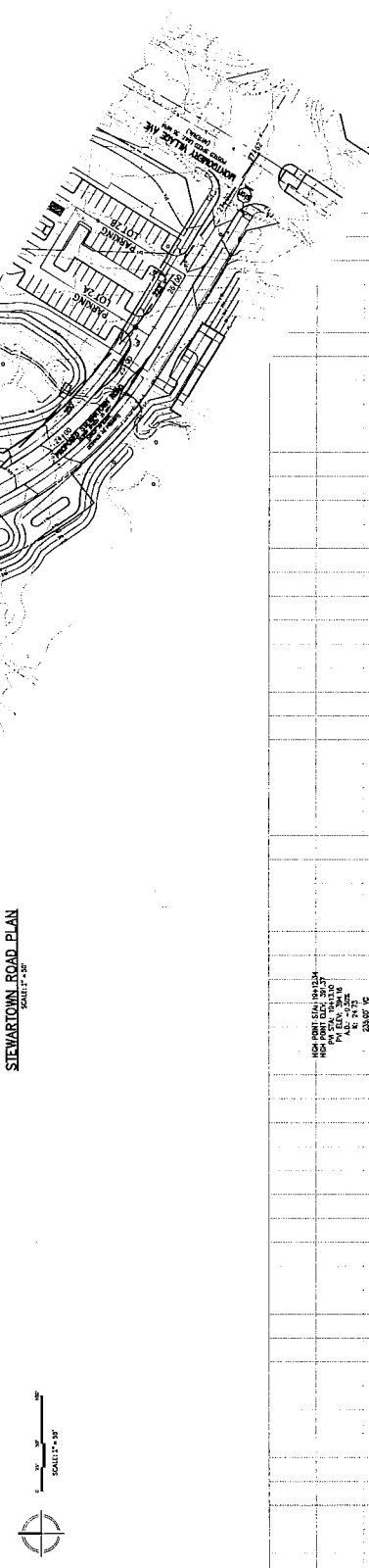


STEWARTOWN ROAD PLAN
SCALE: 1" = 50'



SCALE: 1" = 50'

- LEGEND:
- 2.75' ABOVE GRADE (GUEST HEIGHT)
 - 1.5' ABOVE GRADE (EYE HEIGHT)
 - SIGHT DISTANCE LINE
 - PROPOSED UNDERLINE GROUND



STEWARTTOWN ROAD PROFILE
SCALE: 1" = 50'



PREPARED FOR:
MONTGOMERY VILLAGE
BUSINESS TRUST
745 MONUMENT REALTY
WASHINGTON, DC 20006

DESIGN CONSULTANTS
RUSSELL HINES

ARCHITECTS
WILLIAMSON AND
PARTNERS, INC.
1000 North Washington Street
Suite 200
Arlington, VA 22201
TEL: 703.243.1000
FAX: 703.243.1001

ATTORNEY
J. BRADLEY HARRIS
1000 North Washington Street
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Arlington, VA 22201
TEL: 703.243.1000
FAX: 703.243.1001

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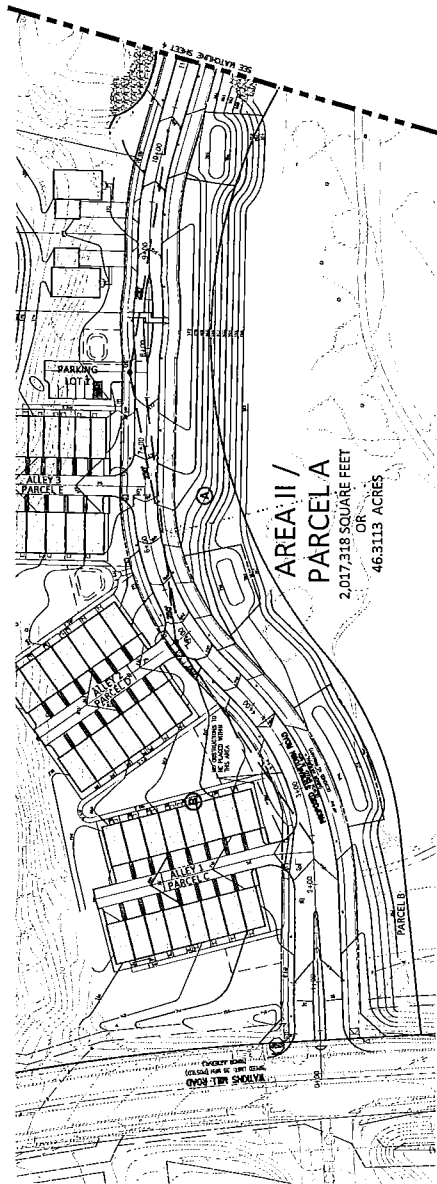
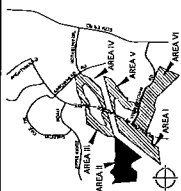
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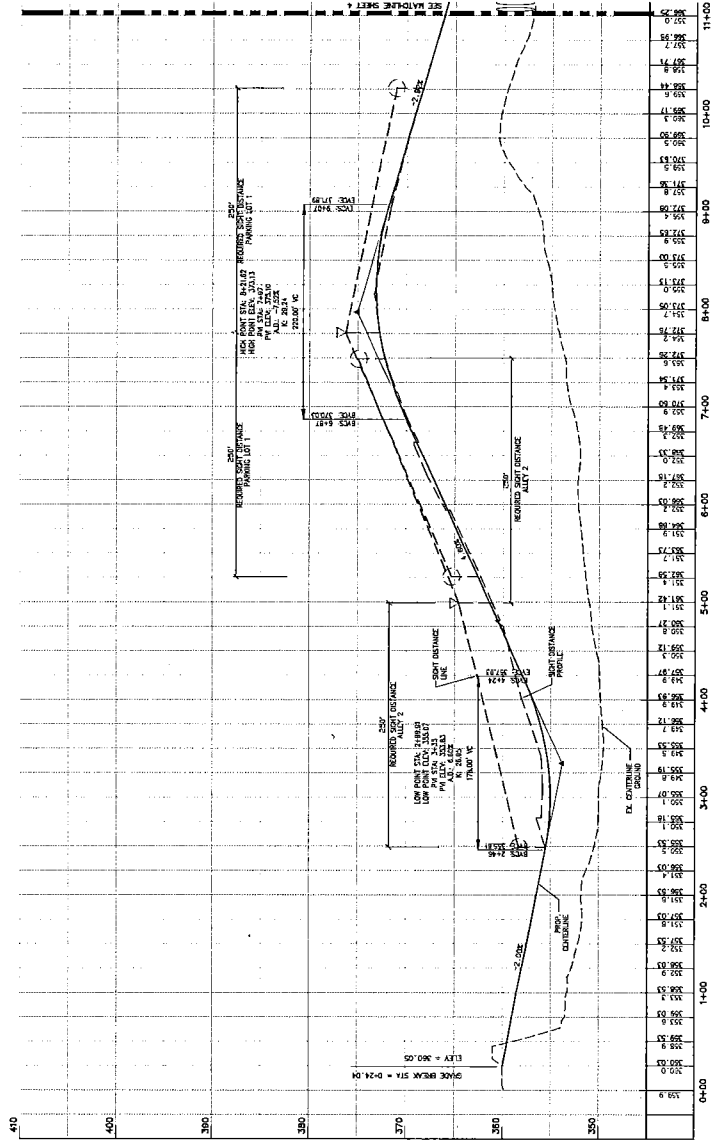
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Arlington, VA 22201
TEL: 703.243.1000
FAX: 703.243.1001



STEWARTOWN ROAD PLAN
SCALE 1" = 300'



STEWARTOWN ROAD PROFILE
SCALE HORIZ 1" = 50' VERT 1" = 3'

- LEGEND:
- 2.75' ABOVE GRADE (SIGHT HEIGHT)
 - 3.5' ABOVE GRADE (SIGHT HEIGHT)
 - SIGHT DISTANCE LINE
 - PROPOSED CONTIGUOUS GRAD

BLOOM MV
AREAS I-VI
BY ELECTRICAL DISTRICT
ADJACENT TO THE
WASCO COUNTY ROAD 10 &
1000 MAP RDAL 342, 343
PP # 120170150

SIGHT
DISTANCE
ALLEY 2 AND
PARKING LOT 1

DESIGNED BY:
DATE: 08/07/2007
PROJECT: 120170150

NOTES: SIGHT 3 OF 4



PREPARED FOR:
BLOOM WV
BUSINESS TRUST
C/O MONUMENT REALTY
WASHINGTON, DC 20004
DATE: 08/05/2010
PROJECT: 1010150

DESIGN CONSULTANTS:
ARCHITECTS:
PORT GILLES AND
PORT GILLES AND
ARCHITECTS
1000 W. 10TH ST.
FARMINGTON, CT 06030

ATTORNEY:
LEIGHTON, DUNN & BREWER
1000 W. 10TH ST.
FARMINGTON, CT 06030

ENGINEER:
THOMAS ENGINEERS
1000 W. 10TH ST.
FARMINGTON, CT 06030

CONSULTANTS:
CONSULTANTS
1000 W. 10TH ST.
FARMINGTON, CT 06030

PROJECT NO.:
1010150

DATE:
08/05/2010

PROJECT NO.:
1010150

DATE:
08/05/2010

PROJECT NO.:
1010150

DATE:
08/05/2010

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PROJECT NO.:
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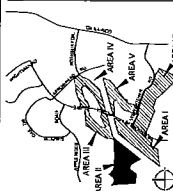
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PROJECT NO.:
1010150

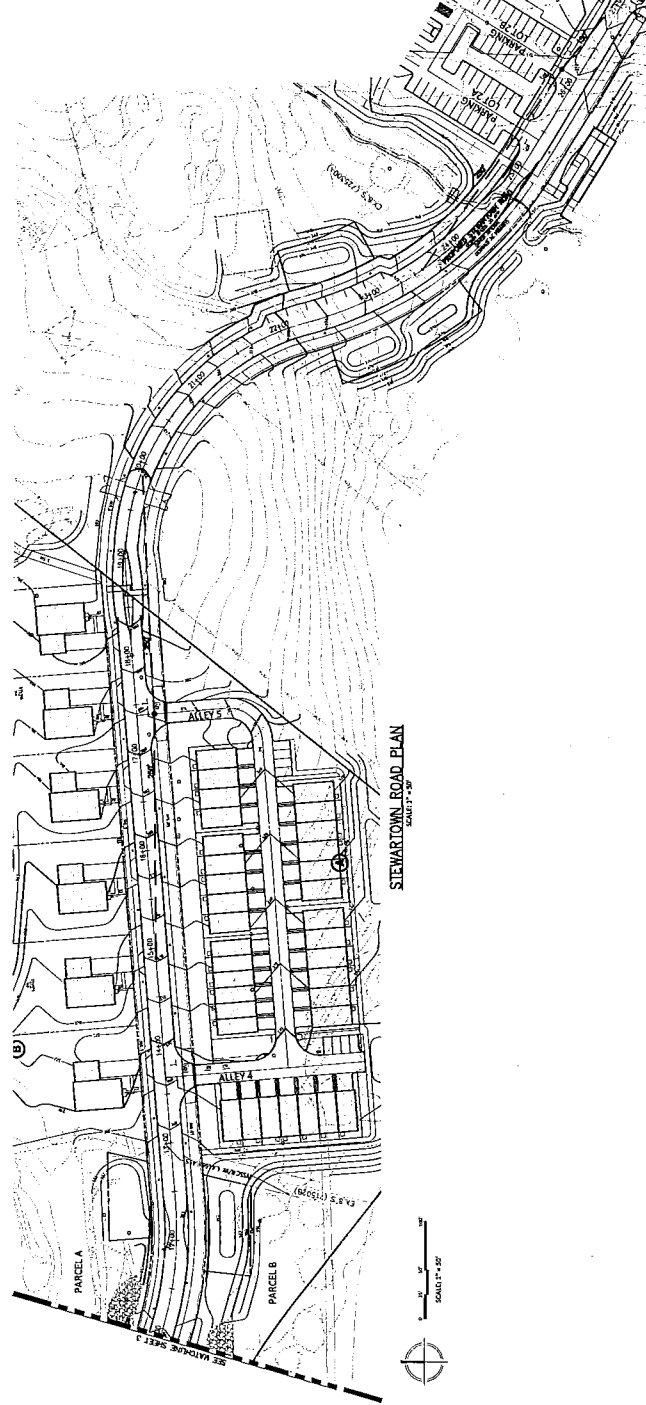
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PROJECT NO.:
1010150

DATE:
08/05/2010

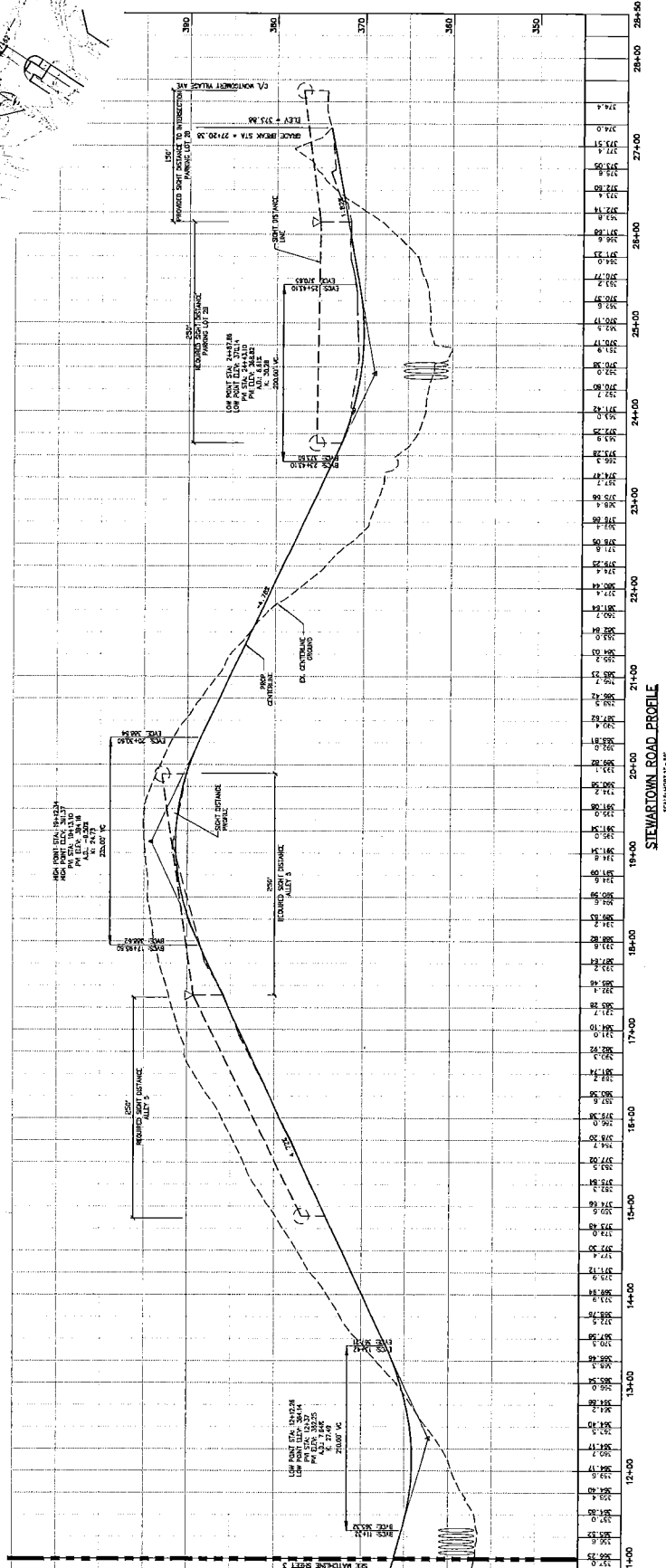


VICINITY MAP
SCALE: 1" = 200'



STEWART ROAD PLAN
SCALE: 1" = 20'

- LEGEND:
- 1.75' ABOVE GRADE (BLACK HEIGHT)
 - 3.5' ABOVE GRADE (BLUE HEIGHT)
 - SOFT DISTANCE LINE
 - PROPOSED CENTERLINE DRIVING



STEWART ROAD PROFILE
SCALE: 1" = 20'

SHEET NO. 1 OF 4



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: BLOOM AREAS I-VI Preliminary Plan Number: 120170150

Street Name: Montgomery Village Avenue Master Plan Road Classification: Arterial

Posted Speed Limit: 35 mph

Street/Driveway #1 (Entrance 12) Street/Driveway #2 (_____)

Sight Distance (feet) OK?
Right N/A N/A
Left 1100 Yes

Sight Distance (feet) OK?
Right _____
Left _____

Comments: _____
Entrance is right in, right out only.

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 Posted Speed	250'	
Arterial - 40	325'	Requirement
(45)	400'	
Major - 50	475'	
(55)	550'	

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

*Source: AASHTO

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Sheryl C. Muth 8-30-17
Signature
33954

PLS/P.E. MD Reg. No.

Montgomery County Review:

☒ Approved

☐ Disapproved:

By: [Signature]

Date: 9/26/17

ATTACHMENT 4



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Al R. Roshdieh
Director

October 6, 2017

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

RE: Preliminary Plan No. 120170150
Bloom Montgomery Village
Revised Traffic Impact Study Review

Dear:
Dear Mr. Janousek:

We have completed our review of the revised Local Area Transportation Review and Transportation Policy Area Review dated September 1, 2017, prepared by Wells & Associates, for the Bloom Montgomery Village development. Total development evaluated by the analysis includes:

- 468 single-family attached units; and
- 26 single-family detached units.

Based on the review of the Local Area Transportation Review and Transportation Policy Area Review report we offer the following comments:

Local Area Transportation Review (LATR)

1. The Master Plan Transportation Appendix recommends construction of a future southbound right turn (SBRT) lane on Montgomery Village Avenue at proposed Stewartown Road. Based on Figure 3-10B of this report, the total number of total future right turn on southbound Montgomery Village Avenue at proposed Stewartown Road during the am/pm peak hours are 36/34. There are no existing dedicated right turn lanes along Montgomery Village Avenue in the vicinity of the project. In consideration of the limited projected SBRT movements, we do not recommend that the applicant be responsible for building the SBRT lane on Montgomery Village Avenue at this intersection. At a minimum, the applicant should dedicate the right-of-way and grant necessary easements to implement the future SBRT lane, lawn panel, and pedestrian/bike facility.

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

1. The Master Plan Transportation Appendix recommends construction of a future northbound right turn (NBRT) lane on Watkins Mill Road at proposed Stewartown Road. Based on Figure 3-10A of this report, the total number of total future right turn on northbound Watkins Mill Road at proposed Stewartown Road during the am/pm peak hours are 7/29. In consideration of the limited projected NBRT movements, we do not recommend that the applicant be responsible for building the NBRT lane on Watkins Mill Road at this intersection. At a minimum, the applicant should dedicate the right-of-way and grant necessary easements to implement the future NBRT lane, lawn panel and pedestrian/bike facility.
2. The following are contingent with the review of the Traffic Signal Warrant Analysis (TSWA) which was submitted by the applicant to MCDOT on September 7, 2017. The analysis was distributed to the Traffic Engineering Section and remain under review:
 - a) If a signal is warranted at either of the following intersections, the applicant will be responsible for constructing the traffic signal(s) at the permit stage, and have the signal(s) operational prior to opening Stewartown Road to traffic:
 - Montgomery Village Avenue and Stewartown Road.
 - Watkins Mill Road and Stewartown Road/Crested Iris Drive.

If a traffic signal(s) are not warranted at the intersection(s), the permit must include installing the traffic signal conduit across all legs of the intersection(s).

Please contact Mr. Kamal Hamud of our Traffic Engineering Design and Operations Section at (240) 777-2190 for specifications.

2. We agree with the vehicular-related findings and intersection improvements proposed in the report.

Pedestrian and Bicycle Impact Statement (PBIS)

1. We concur with the applicant finding of the pedestrian and bicycle infrastructure adequacy at the studied intersections.

Transportation Policy Area Review (TPAR)

1. The applicant must pay the TPAR mitigation payment that is equivalent to 25% of the Transportation Impact Tax prior to issuance of the building permit.

SUMMARY

3. The Master Plan Transportation Appendix recommends construction of a future southbound right turn (SBRT) lane on Montgomery Village Avenue at proposed Stewartown Road. Based on Figure 3-10B of this report, the total number of total future right turn on southbound Montgomery Village Avenue at proposed Stewartown Road during the am/pm peak hours are 36/34. There are no existing dedicated right turn lanes along Montgomery Village Avenue in the vicinity of the project. In consideration of the limited projected SBRT movements, we do not recommend that the applicant be responsible for building the SBRT lane on Montgomery Village Avenue at this intersection. At a minimum, the applicant should dedicate the right-of-way and grant necessary easements to implement the future SBRT lane, lawn panel, and pedestrian/bike facility.
4. The Master Plan Transportation Appendix recommends construction of a future northbound right turn (NBRT) lane on Watkins Mill Road at proposed Stewartown Road. Based on Figure 3-10A of this report, the total number of total future right turn on northbound Watkins Mill Road at proposed Stewartown Road during the am/pm peak hours are 7/29. In consideration of the limited projected NBRT movements, we do not recommend that the applicant be responsible for building the NBRT lane on Watkins Mill Road at this intersection. At a minimum, the applicant should dedicate the right-of-way and grant necessary easements to implement the future NBRT lane, lawn panel and pedestrian/bike facility.
5. If a signal is warranted at either of the following intersection based on the review of the Traffic Signal Warrant Analysis, the applicant will be responsible for constructing the traffic signal(s) at the permit stage, and have the signal(s) operational prior to opening Stewartown Road to traffic:
 - Montgomery Village Avenue and Stewartown Road.
 - Watkins Mill Road and Stewartown Road/Crested Iris Drive.

If a traffic signal is not warranted at the intersection(s), the developer must box out the intersection(s) (provide traffic control conduit and hand boxes) under DPS permit, prior to opening Stewartown Road to traffic.

Please contact Mr. Kamal Hamud of our Traffic Engineering Design and Operations Section at (240) 777-2190 for specifications.

6. We agree with the vehicular-related findings and intersection improvements proposed in the report.
7. We concur with the applicant finding of the pedestrian and bicycle infrastructure adequacy at the studied intersections.

Mr. Daniel Janousek
Preliminary Plan No. 120170150
Traffic Impact Study Review
October 6, 2017
Page 4

8. We concur with the applicant finding that the TPAR mitigation payment that is equivalent to 25% of the Transportation Impact Tax is required to be paid by the applicant prior to issuance of the building permit.

Thank you for the opportunity to review this report. If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development Review Area Engineer for this project, at deepak.somarajan@montgomerycountymd.gov or (240) 777-2194.

Sincerely,



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

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\TIS\Bloom MV\TIS Review Ltr 09-26-2017

cc:	Russell Hines	USL2 Mont Vlg Business Trust
	Chanda Beaufort	VIKA
	Michael Workosky	Wells & Associates, Inc.
	Christopher Kabatt	Wells & Associates, Inc.
	Kevin Berger	Wells & Associates, Inc.
	Patricia Harris	Lerch Early & Brewer, Chtd
	Preliminary Plan folder	
	Preliminary Plan letters notebook	
cc-e:	Troy Leftwich	MNCPPC-Area 2
	Ed Axler	MNCPPC-Area 2
	Mark Terry	MCDOT DTEO
	Kamal Hamud	MCDOT DTEO
	Dewa Salihi	MCDOT DTEO
	Atiq Panjshiri	MCDPS RWP
	Sam Farhadi	MCDPS RWP
	Christopher Conklin	MCDOT OTP
	Deepak Somarajan	MCDOT OTP

ATTACHMENT 5



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

October 9, 2017

Ms. Sherry Mitchell
Vika
20251 Century Blvd. Ste. 400
Germantown, MD 20874

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
Bloom Montgomery Village
Preliminary Plan #: 120170150
SM File #: 282468
Tract Size/Zone: 147.07 ac
Total Concept Area: 147.07 ac
Lots/Block: NA
Parcel(s): P150
Watershed: Seneca Creek

Dear Sherry:

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, Enhancement, & Drywells.

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

1. DPS does not recommend the subdivision of land associated with this project be permitted, until the proposed construction floodplain delineations are approved and DPS issues a letter of findings. The project has proposed residential lots and building in the existing County and FEMA delineated floodplains. To verify the proposed construction does not violate federal and local floodplain ordinances, the applicant has been directed to obtain a Floodplain Delineation Study (DPS No 283274) and the FEMA Conditional Letter of Amendment to confirm the proposed lots and structures will be outside of the revised limits of the floodplain.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. Please note that the fill placement and foundation systems for the proposed buildings will be required to follow the Department of Permitting Services (DPS) complex structure approval due to the nature and complexity of the project. As such, the fill placement and foundation systems must be constructed under the supervision of a DPS approved geotechnical engineer licensed in the State of Maryland. This engineer must certify and submit reports on the compaction and soil bearing capacity of the fills and certify that the fill is adequate for the proposed foundation systems. If you have any questions please call George Muste, 240-777-6232.

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

Ms. Sherry Mitchell
October 9, 2017
Page 2 of 2

If you have any questions regarding these actions, please feel free to contact me at 240-777-6340.

Sincerely,



Bill Musico, PE
Senior Permitting Service Specialist
Division of Land Development Services

MCE: WJM

cc: SM File # 282468

ESD Acres:	147.07
STRUCTURAL Acres:	0.00
WAIVED Acres:	0.00

ATTACHMENT 6



Department of Permitting Services Fire Department Access and Water Supply Comments

DATE: 29-Sep-17
TO: Jeff Amateau
VIKA, Inc
FROM: Marie LaBaw
RE: Bloom Montgomery Village
120170150 820170130

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **29-Sep-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.

***** See statement of performance based design *****



September 28, 2017

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

**Re: Bloom Montgomery Village
Performance Based Code Design Justification
Preliminary Plan No. 120170150
Site Plan No. 820170130
VIKA #VM1920B**

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

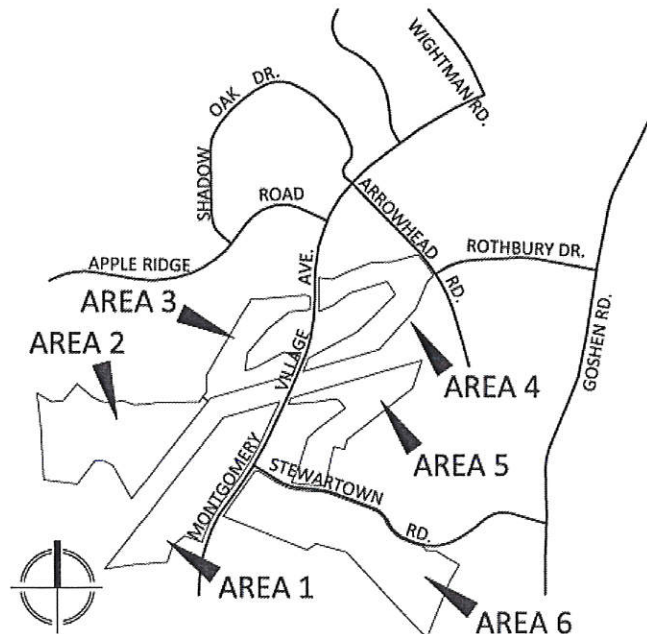
9/29/2017

BY: SAL FM: 43 DATE: _____

Dear Marie:

On behalf of our client, Monument Realty, we are requesting review and approval via performance-based design for the Bloom Montgomery Village in accordance with your review and comment about access from 2 points along and alley and a road not satisfying operational policy.

The project is located between Watkins Mill Road and Montgomery Village Avenue and to the east of Montgomery Village Avenue and bordered by Arrowood Drive to the north, as shown on the Vicinity Map, below. Six areas comprise the full project area, although this performance-based justification applies to only certain portions of the project indicated on the accompanying Fire Access Plan.



VIKA Maryland, LLC

20251 Century Boulevard, Suite 400 * Germantown, Maryland 20874 * 301.916.4100 Fax 301.916.2262
Tysons Corner, VA * Germantown, MD * Washington, DC

www.vika.com

Montgomery Village Avenue and Watkins Mill Road are public roads with posted speed limits of 35 miles per hour; existing and proposed Stewartown Road have posted speed limits of 25 miles per hour. All other roads will be private streets and alleys with speed limits of 20 miles per hour. The community will include 494 townhouse and detached units, many with integrated rear-loaded garages served by private alleys. As shown on the Fire Access Plan, several "sticks" of townhouses face a landscaped open space with a common walkway and lead walks to the front doors. Illustrations of performance-based signage and locations are on the Fire Department Access Plan, which is incorporated herein.

All units will have the following basic elements, regardless of location or access, which will provide the performance elements necessary to determine the shortest path from the applicable alley or street:

- Each "stick" of units will be addressed from the same alley or road
- One side-hinge entry door in the front or front-facing side
- Sill heights of a maximum of 27 feet wherever the walkable path is over 50 feet
- Address numbers on the front, front-facing side, and alley
- A maximum 150-foot walkable path from street or alley to each side-hinge door
- Restricted parking where fire access to units is required

Over the majority of the site, the units are within 150' of a single access street or alley, but numerous factors constrain particular areas resulting in this request. These constraints include:

- An existing floodplain and stream valley buffer
- Existing communities along the perimeter necessitating buffers and setbacks
- Master plan requirements for significant open space and park dedications
- Steep slopes and cut/fill constraints limiting grading to 3:1 or 4:1 slopes over easements
- Limited buildable area resulting in infill development patterns

In accordance with your review and comment about access from 2 points along an alley and a road not satisfying operational policy, we've proposed a performance based solution involving signage to better direct emergency responders. In each case where these constraints do not allow for the typical access strategy from the same street or alley, as shown on the submitted fire access plan, we will provide signage to the following specifications:

- Three signs for each circumstance
- One sign where the walkable path diverges indicating the walkable path with directional arrows to all units by address number
- Two signs at each end of the townhouse "stick" with the relevant set of addresses and the directional arrow
- Minimum 3-inch tall reflective white lettering on a dark background
- Height to be determined in consultation with agency staff

We hope that this letter and the revised Fire Access Plan are responsive to your review comments. Please contact me with any questions or if you need additional information.

Sincerely,
VIKA Maryland, LLC

Jeff Amateau, PE



ATTACHMENT 7

DPS-ROW CONDITIONS OF APPROVAL

September 5, 2017

820170130 Bloom MV

Contact: Sam Farhadi at 240 777-6333

We have reviewed site and landscape plans files uploaded on/ dated “9/1/2017”.

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

1. Public sidewalks:
 - a. Label as ADA compliant;
 - b. Ensure at the “all” intersection with public roads, “all” proposed and existing receiving ramps are shown clearly and proper connections/ramps are provided;
 - c. Sidewalk connectivity issue needs to be addressed at all intersections (such as sheet 21);
 - d. Correct the text overlap in the legend on sheet 9 and where applicable.
2. Clearly label the internal roads as private.
3. Remove all proposed pavement/ parking markings in public ROW.
4. Street trees are spaced too close together (35’ on average), however, 50’ spacing is needed. No legend for the street trees were provided. Please use approved species. More species diversity (than provided two) for the proposed 100 trees is needed (preferably four or five). Please ensure there are no OH wires to enable the planting of a large maturing tree.
5. Contact Commuter Services regarding the exact locations of bikeshare stations in Areas I and IV. CSS located the bikeshare station shown in Area I/Parcel E on Detailed Site Plan Area 1 (SP-07). However, we were not able to locate the bikeshare station in Area IV. If the project is proceeding as one phase, we will need to see the location of both bikeshare locations. Both locations will need to be reviewed to determine if they meet bikeshare siting criteria. Please contact Commuter Services regarding the exact locations of bikeshare stations in both Areas.

The following needs to be condition of the certified of site plan:

1. Private streets to be built to tertiary roadway structural standards at minimum.



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett
County Executive

Clarence J. Snuggs
Director

October 17, 2017

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

Re: Bloom Montgomery Village
Preliminary Plan No. 120170150
Site Plan No. 820170130

Dear Mr. Leftwich and 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: Chanda Beaufort, VIKA Maryland, LLC
Joshua Sloan, VIKA Maryland, LLC

S:\Files\recurring\Housing\MPDU\Developments\Bloom Montgomery Village\Bloom MV DHCA Letter_10-17-2017.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

ATTACHMENT 9

Tettelbaum, Emily

From: Tettelbaum, Emily
Sent: Sunday, November 05, 2017 11:13 PM
To: Tettelbaum, Emily
Subject: FW: Montgomery Village Parks Text

From: Quattrocchi, Dominic
Sent: Tuesday, October 17, 2017 3:24 PM
To: Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>; Findley, Steve <steve.findley@montgomeryplanning.org>
Subject: RE: Montgomery Village Parks Text

Troy,
See below.
Awaiting comments. I'll tighten this up tomorrow.
Dom

DATE: October 17, 2017

DRAFT (awaiting Directorate comments)

Bloom Montgomery Village 120170150, Department of Parks

The Department of Parks has reviewed the preliminary/site plan for Bloom Montgomery Village which proposes 494 units in Montgomery Village along and in the vicinity of Cabin Branch on the former Montgomery Village Golf Course. Parks supports the overall concept and proposed dedication areas to M-NCPPC along the mainstem of Cabin Branch (Areas 1,2, and 6) -consistent with the approved Montgomery Village Master Plan, March 2016). Due to the existing pattern of public parkland ownership along Cabin Branch, and both upstream and downstream of the golf course, and because of the direct hydrologic and greenway connection the former Montgomery Village Golf Course provides to Seneca Creek Stream Valley, the Department of Parks find the proposed areas of parkland dedication associated with approximately 4000 linear feet of the mainstem of Cabin Branch, appropriate as an extension of existing public park.

Ultimate areas of dedication may change at time of certified Site Plan or through future Park Permitting and will require further agreements with the Department of Parks via a Park Facility Agreement and the Park Permitting Process. As the project dedication area involves a large fallow golf course area, with water hazards, contaminated greens, relic

infrastructure, largely unforested floodplain and environmental buffer, and an incised perennial stream requiring restoration, upfront cost and long term operating cost are significant. If work outlined in the Park Facility Agreement is completed to the Department of Parks satisfaction, Parks will accept fee-simple conveyance of dedication areas. Dedication will require a Park Facilities Agreement (PFA) involving with stated conditions to be met prior to conveyance to M-NCPPC as part of a Site Plan approval.

In addition to dedication of area as an extension of Cabin Branch Stream Valley Park, recreational needs for future residents are to be met by trail networks, including a natural and hard surface trail alignments that will partially complete the envisioned connection of Rock Creek with Seneca Creek as specified in the Countywide Park Trails Plan, playgrounds, a dog park, and open space, operated by a home owners association.

Consistent with Parks staff communication to the applicant for the past two years, the Department of Parks will accept dedication of specified areas upon fulfillment of the following:

(a) all work, financial and contractual obligations are completed in a manner satisfactory to Parks review; and (b) the following conditions of dedication are met:

1. The record plat shall reflect areas to be dedicated to M-NCPPC for parkland.
2. Prior to transfer of deed(s) to M-NCPPC for any parkland that will be used for forest mitigation banking, wetland creation, or other contractual obligations, the Applicant must satisfy requirements as mandated by the Department of Parks.
3. M-NCPPC will not accept dedication of parkland until (i) a mutually agreeable Parks Facility Agreement is executed; and (ii) the conditions of the Parks Facility Agreement are fully met. As the Parks Facility Agreement has not been finalized, the terms of the Parks Facility Agreement must be approved by M-NCPPC's Office of General Counsel.
4. All site remediation, stream restoration, trail construction, and proposed Forest Banking must be completed prior to M-NCPPC accepting title to dedication areas. Parks Staff will participate in review and approval of any afforestation or environmental mitigation plans proffered by the owner/applicant in coordination with the Planning Department, to include concept approval, species selection, size, planting distribution, protection and warranty period.
5. Dedication area must be cleared of debris and unnatural materials at time of conveyance to Parks satisfaction.
6. Owner/applicant, prior to record plat, must remove all golf course infrastructure within dedication areas to include, but not limited to: all fill associated with tees, greens, and select areas of fairways to the original floodplain or appropriate contour, cart paths, bridges, culverts, drinking fountains, signs, bollards, buildings, sand traps, and water features.
7. Owner/applicant must remove any trees as determined by the MNCPPC Urban Forester to be a threat to park amenities or private property.

8. Owner/applicant must provide maintenance/Park Police access to each of the park dedication sections, including the bridges.
9. Permanent markers that clearly identify the boundaries between dedications areas and HOA responsibility must be established to Parks satisfaction.
10. The east-west hard-surface trail connecting Watkins Mill Road to Centeryway Local Park must be built to park standards. The Department of Parks will consider location and material adjustments, especially for environmental considerations.
11. All ponds within the parks dedication area must be breached and converted to Parks approved habitat, which may include wetland creation. Any wetland creation consideration is premised on the present preliminary Parks view (which is subject to change) that the Cabin Branch floodplain upstream and downstream of the golf course has significant pockets of wetlands and it is reasonable to expect that the hydrology in this reach will support wetlands once golf course infrastructure and associated fill are removed and restoration measures enacted.
12. Restoration to the Cabin Branch stream within the dedication area is required. Restoration shall include, but is not limited to, creating sinuosity, raising the incised channel to improve floodplain access, floodplain enhancement (removal of fill material and microtopography naturalization), expanding the planted stream buffer, re-establishing fish passage, re-creating floodplain wetlands where hydrology is suitable, remove/protect exposed infrastructure within the active stream channel, and providing instream habitat where riprap banks have existed for decades. Details to be specified in the Park Facility Agreement to be negotiated and finalized. Stream Restoration by and large must occur prior to required reforestation/afforestation within the stream valley buffer.

Restoration Plans must be submitted for review and approval by M-NCPPC, MCDPS, and the Montgomery County Department of Environmental Protection

Parks will not accept Stormwater Management Facilities or outfalls on dedicated park area that treat stormwater associated with the Bloom project.

Any stream crossings that are deemed necessary on park property must be properly sized and provide stable aquatic passage through them. No plantings may occur in stormdrain easements, slope easements, drainage easements, or public utility easements or in areas inconsistent with the terms of the Park Facility Agreement.

Department of Parks conditionally supports the concept of proposing a Forest Bank for residual area not required for planting as part of Forest Conservation requirements, provided these areas are determined not to be more appropriate as unforested open space by M-NCPPC. Banking areas to be approved at time of certified site plan in coordination with the Planning Department.

Final Dedication to Parks (approximately 50 acres) approval will be conditioned vis a Park Facility Agreement at time of Certified Site Plan. If the Department of Parks decides against accepting the dedication, because the owner/applicant and/or a future third party, as the case may be, fails to fulfill all of the aforementioned conditions set forth above, the Department of Parks recommends that all proposed dedication area be placed in a Category 1 Conservation Easement with ownership, maintenance and liability responsibilities shifting to a resulting Home Owners Association.

Sequencing/Timing:

Park Facility Agreement to be executed prior to Certified Site Plan.

Removal off all golf course related infrastructure to occur prior to record plat.

Breech dams/irrigation ponds and stabilize by 100th building permit.

Stream Restoration to be completed by 250th building permit.

Trail Construction to be completed by 300th building permit.

Dedication to Parks to occur at 350th permit.

Dominic Quattrocchi, AICP

M-NCPPC Department of Parks

dominic.quattrocchi@mncppc-mc.org

301 650 4361

[illegible]

[illegible]



~~December 5, 2016~~

~~August 9, 2017~~

August 31, 2017

Steve Findley
Planning Area II
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

**Re: Forest Conservation Tree Variance Request
Bloom MV
Preliminary Forest Conservation Plan 120170150
VIKA # VM1920B**

Dear Steve:

On behalf of the applicant, USL2 MR Montgomery Village Business Trust, we are submitting this Tree Variance Request to comply with Natural Resources, Title 5, Section 5-1607 of the Maryland Code that requires the Applicant to file for a variance to remove or impact any tree greater than 30" in diameter-at-breast-height (dbh); any tree with a dbh equal to or greater than 75% of the current state champion; trees that are part of an historic site or associated with an historic structure; any tree designated as the county champion tree; and any tree, shrub, or plant identified on the rare, threatened, or endangered list of the U.S. Fish and Wildlife Service of the Maryland Department of Natural Resources, if a project did not receive Preliminary Forest Conservation Plan Approval prior to October 1, 2009.

The subject property is located in Gaithersburg, Montgomery County, Maryland on Montgomery Village Avenue at Stewarttown Road. The approximately 149-acre site comprises Parcel P510 and is the former Montgomery Village Golf Course. Prior approvals include NRI 420151680 was approved April, 3, 2015 and updated by NRI 420170430, which was approved December 27, 2016.

This Tree Variance Request is accompanying the submission of Preliminary Forest Conservation Plan 120170150 which is being submitted with Preliminary Plan 120170150. This request proposes allowing impact to sixteen (16) specimen trees to be preserved and the removal of eighty-two (82) specimen trees.

Table 1, below, lists the Variance specimen trees as they are identified on the Preliminary Forest Conservation Plan and provides their respective proposed impacts.

VIKA Maryland, LLC

20251 Century Boulevard, Suite 400 ✿ Germantown, Maryland 20874 ✿ 301.916.4100 Fax 301.916.2262
Tysons, VA ✿ Germantown, MD ✿ Washington, DC
www.vika.com

Table 1

AREA	TREE #	BOTANICAL NAME	D.B.H. (in.)	CONDITION	CRZ (SF)	CRZ IMPACT (SF)	CRZ IMPACT %	DISPOSITION
1	505	Tilia tomentosa petiolaris	41	POOR	11,882	11,882	100	REMOVE
1	512	Platanus occidentalis	42	FAIR	12,469	12,469	100	REMOVE
1	514	Fraxinus pennsylvanica	42	POOR	12,469	12,469	100	REMOVE
1	516	Liriodendron tulipifera	40	POOR	11,310	4,883	43.18	REMOVE
1	517	Liriodendron tulipifera	45	POOR	14,314	6,284	43.90	REMOVE
1	521	Pinus strobus	30	GOOD	6,362	6,362	100	REMOVE
1	524	Carya glabra	44	POOR	13,685	13,685	100	REMOVE
1	525	Carya glabra	32	FAIR	7,238	7,238	100	REMOVE
1	530	Quercus alba	36	GOOD	9,161	9,161	100	REMOVE
1	531	Quercus alba	32	GOOD	7,238	7,238	100	REMOVE
1	534	Acer rubrum	42	FAIR	12,469	12,469	100	REMOVE
1	537	Platanus occidentalis	50	GOOD	17,671	17,671	100	REMOVE
2	552	Liriodendron tulipifera	33	GOOD	7,698	7,698	100	REMOVE
2	563	Salix babylonica	35	GOOD	8,659	8,659	100	REMOVE
2	564	Salix babylonica	34	GOOD	8,171	8,171	100	REMOVE
2	565	Pinus strobus	38	GOOD	10,207	10,207	100	REMOVE
2	568	Pinus strobus	40	POOR	11,310	11,310	100	REMOVE
2	569	Pinus strobus	54	GOOD	20,612	20,612	100	REMOVE
2	570	Pinus strobus	37.5	GOOD	9,940	9,940	100	REMOVE
2	571	Pinus strobus	42	POOR	12,469	12,469	100	REMOVE
2	572	Pinus strobus	36	GOOD	9,161	9,161	100	REMOVE
2	575	Acer rubrum	40	FAIR	11,310	11,310	100	REMOVE
2	577	Quercus palustris	33	FAIR	7,698	7,698	100	REMOVE
2	580	Quercus palustris	37	FAIR	9,677	9,677	100	REMOVE
2	581	Quercus palustris	39	GOOD	10,751	10,751	100	REMOVE
2	582	Acer saccharinum	30	GOOD	6,362	6,362	100	REMOVE
2	710	Pinus strobus	31.4	GOOD	6,969	430	6.17	PRESERVE
2	711	Pinus strobus	32	GOOD	7,238	233	3.22	PRESERVE
3	485	Pinus strobus	33	GOOD	7,698	7,698	100	REMOVE
3	492	Prunus serotina	32.6	FAIR	7,512	7,512	100	REMOVE
3	493	Acer saccharinum	46	GOOD	14,957	14,957	100	REMOVE
3	496	Pinus strobus	30	FAIR	6,362	2,923	45.95	REMOVE
3	497	Pinus strobus	34.5	FAIR	8,413	4,053	48.17	REMOVE
3	498	Pinus strobus	34.6	FAIR	8,462	4,189	49.50	REMOVE

3	693	Pinus strobus	31.7	GOOD	7,103	7,103	100	REMOVE
3	694	Pinus strobus	33	FAIR	7,698	7,698	100	REMOVE
3	695	Acer saccharinum	65	POOR	29,865	29,865	100	REMOVE
3	697	Pinus strobus	33	FAIR	7,698	7,698	100	REMOVE
3	698	Acer saccharinum	67	POOR	31,731	31,731	100	REMOVE
3	699	Acer saccharinum	40	FAIR	11,310	11,310	100	REMOVE
3	700	Acer saccharinum	60	FAIR	25,447	25,447	100	REMOVE
3	726	Picea abies	33	GOOD	7,698	7,698	100	REMOVE
3	727	Pinus strobus	34	GOOD	8,171	8,171	100	REMOVE
3	729	Pinus strobus	30	GOOD	6,362	6,362	100	REMOVE
3	734	Pinus strobus	31	GOOD	6,793	1,229	18.09	PRESERVE
3	737	Pinus strobus	30	GOOD	6,362	6,362	100	REMOVE
3	740	Pinus strobus	33	FAIR	7,698	7,698	100	REMOVE
3	928	Pinus strobus	32	FAIR	7,238	2,054	28.38	PRESERVE
4	98	Quercus palustris	33	GOOD	7,698	2,753	35.76	REMOVE
4	109	Pinus strobus	30	POOR	6,362	6,362	100	REMOVE
4	110	Pinus strobus	32	POOR	7,238	7,238	100	REMOVE
4	111	Pinus strobus	36	FAIR	9,161	9,161	100	REMOVE
4	123	Pinus strobus	30	GOOD	6,362	511	8.03	PRESERVE
4	127	Pinus strobus	30	GOOD	6,362	634	9.97	PRESERVE
4	132	Pinus strobus	33	FAIR	7,698	7,698	100	REMOVE
4	139	Pinus strobus	36	FAIR	9,161	9,161	100	REMOVE
4	145	Pinus strobus	31	GOOD	6,793	6,793	100	REMOVE
4	149	Pinus strobus	32	GOOD	7,238	7,238	100	REMOVE
4	150	Pinus strobus	30	FAIR	6,362	6,362	100	REMOVE
4	152	Pinus strobus	30	FAIR	6,362	6,362	100	REMOVE
4	154	Quercus palustris	31	POOR	6,793	6,793	100	REMOVE
4	157	Pinus strobus	31	GOOD	6,793	2,526	37.18	REMOVE
4	167	Pinus strobus	32	POOR	7,238	7,238	100	REMOVE
4	402	Pinus strobus	31	GOOD	6,793	6,793	100	REMOVE
4	409	Quercus palustris	34	FAIR	8,171	8,171	100	REMOVE
4	423	Pinus strobus	34	FAIR	8,171	8,171	100	REMOVE
4	424	Platanus occidentalis	50	POOR	17,671	17,671	100	REMOVE
4	425	Pinus strobus	30	GOOD	6,362	6,362	100	REMOVE
4	429	Pinus strobus	34	POOR	8,171	8,171	100	REMOVE
4	432	Acer rubrum	44	GOOD	13,685	3,659	26.74	PRESERVE
5	433	Prunus serotina	35	Good	8,659	295	3.41	PRESERVE
5	442	Pinus strobus	38	FAIR	10,207	10,207	100	REMOVE
5	449	Pinus strobus	33.5	FAIR	7,933	7,933	100	REMOVE

5	450	Acer rubrum	38	FAIR	10,207	10,207	100	REMOVE
5	453	Quercus palustris	30	FAIR	6,362	6,362	100	REMOVE
5	456	Quercus palustris	31	FAIR	6,793	6,793	100	REMOVE
5	474	Acer saccharinum	43	GOOD	13,070	13,070	100	REMOVE
5	478	Pinus strobus	33	GOOD	7,698	7,698	100	REMOVE
5	482	Pinus strobus	33	POOR	7,698	7,698	100	REMOVE
5	956	Pinus strobus	30	GOOD	6,362	2,290	36.00	REMOVE
6	608	Acer saccharinum	43	FAIR	13,070	1,578	12.07	PRESERVE
6	609	Platanus occidentalis	32	FAIR	7,238	338	4.66	PRESERVE
6	635	Populus deltoides	39	FAIR	10,751	218	2.03	PRESERVE
6	652	Quercus alba	34.2	POOR	8,268	8,268	100	REMOVE
6	653	Quercus alba	30.2	POOR	6,447	6,447	100	REMOVE
6	656	Quercus alba	34	FAIR	8,171	8,171	100	REMOVE
6	657	Quercus alba	37.2	GOOD	9,782	9,782	100	REMOVE
6	658	Quercus alba	34.8	FAIR	8,560	8,560	100	REMOVE
6	659	Quercus palustris	40	FAIR	11,310	11,310	100	REMOVE
6	661	Quercus alba	32	GOOD	7,238	7,238	100	REMOVE
6	662	Quercus alba	31	FAIR	6,793	6,793	100	REMOVE
6	666	Acer saccharinum	31	POOR	6,793	6,793	100	REMOVE
6	667	Quercus alba	31	FAIR	6,793	6,793	100	REMOVE
6	966	Prunus serotina	30	GOOD	6,362	1,025	16.11	PRESERVE
6	973	Acer rubrum	30	FAIR	6,362	155	2.44	PRESERVE
6	979	Quercus alba	33	GOOD	7,698	534	6.94	PRESERVE
6	980	Quercus alba	33	GOOD	7,698	1,372	17.82	PRESERVE
6	981	Quercus alba	33	GOOD	7,698	1,727	22.44	PRESERVE

Tree identification and assessment of tree health/vigor shown above was performed by Ecotone, Inc. during field work for NRI 420151680 and NRI 420170430 as a visual, at-grade-level inspection with no invasive, below grade, or aerial inspections performed at the time. Decay or weakness may be hidden out of sight for large trees. Tree impacts and dispositions have been determined by VIKa Maryland, LLC at the time of the preparation of the Preliminary Forest Conservation Plan.

Justification Narrative for Tree Disturbance

The redevelopment area sits generally in the western/central portion of Montgomery Village. Large swaths of the site are located between Watkins Mill Road and Montgomery Village Avenue and between Montgomery Village Avenue and Arrowhead Road as well as to the east of Montgomery Village Avenue bisected by Stewartown Road. The Application includes all of the unrecorded Parcel P510, which is approximately 147.44 acres (the "Property").



Figure 1: Parcel P510 - Bloom Montgomery Village

The redevelopment area subject to this request is shown in more detail below and includes the areas known as Area I, Area II, Area III, Area IV, Area V, and Area VI. Area I is zoned CRN; all other areas are zoned TLD.

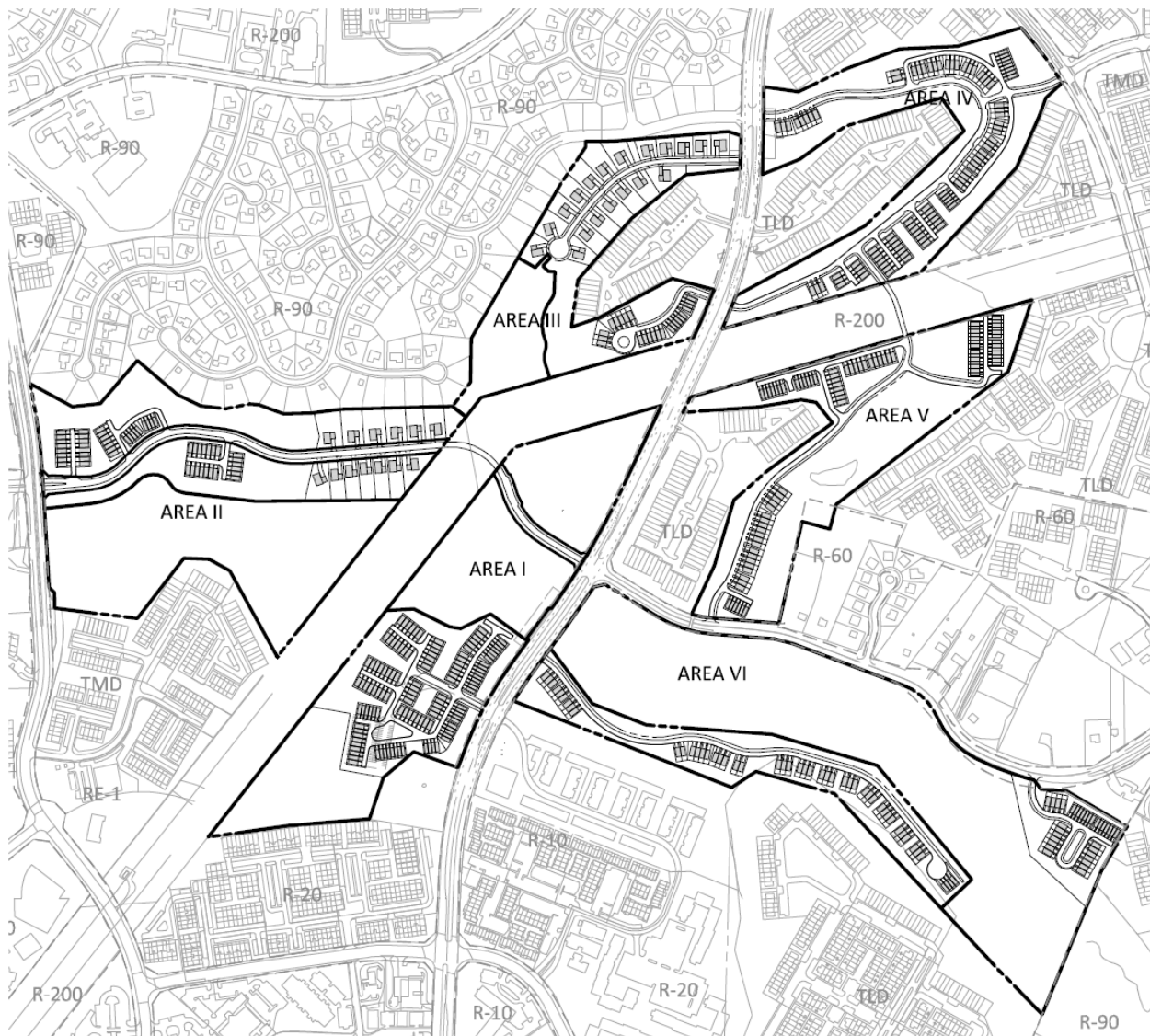


Figure 2: Area key map from the preliminary plan

For several decades the Property was run as a golf course; most of the land, therefore, was maintained as manicured greens and fairways. There were also numerous sand traps and irrigation ponds that collected water from storm runoff and the Cabin Branch. A varied mix of native and non-native trees grew up along the streambanks and numerous white pine trees were planted along the perimeter and between fairways. Several other trees of various kinds can be found spotting the area. Since Monument Realty acquired the Property, it has been allowed to go fallow and numerous early successional species are reclaiming the fairways and greens. The existing cart paths and bridges remain and will be addressed through an agreement with the Department of Parks to convey a delineated portion of the Property (approximately 47 acres) to Parks.

The Cabin Branch runs from east to west joining the Great Seneca Creek about 0.62 miles west of the Property. Great Seneca Creek flows, in turn, to the Potomac River upstream of the Potomac Water Filtration Plant, which supplies much of the drinking water in Montgomery County. As noted in the recently approved Montgomery Village Master Plan, water quality is generally fair to good and has been

improving over the past 15 years of monitoring. Some streambank erosion, however, can be seen along the Cabin Branch as it winds through the Property. The site is not in a special protection area; the watershed is a Use Class I-P stream.

There is a small forest stand on the south side of Area I that is beyond our limits of disturbance and will be preserved (although a small portion is in a SWM easement and, thus, not protected). Otherwise, much of the stream valley buffer and floodplain were “improved” by the golf course and, obviously, trees and fairways don’t mix well. The tree inventory above shows the number of specimen trees we are impacting, which include American sycamore, black cherry, blackgum, eastern cottonwood, various non-native trees, and numerous oaks, maples, and pines. Numerous invasive species exist around the stream bank and the small forest stand.

Soils are primarily Wheaton-Urban Land Complex and various silt loams; the area within the stream valley buffer and along steep slopes is classified as a Priority 1 area.

No champion (or 75% of the champion) trees or rare, threatened, or endangered species are indicated as present on the NRI/FSD submitted by Ecotone. Finally, there are no historic sites indicated on available published data.

The Applicant proposes to subdivide the Property into new record lots and parcels to redevelop the former golf course into a new residential community under the optional method of development for the TLD-zoned areas and under the standard method of development for the CRN-zoned area. The proposed subdivision will allow for the following on the Property:

- A maximum of 26 detached house units;
- A maximum of 466 townhouse units;
- A maximum of 2 duplex units (mirroring the townhouse unit style, but in groupings of two);
- Dedication of approximately 3.2 acres for the extension of Stewartown Road;
- Dedication of approximately 49 acres of land to the Montgomery County Department of Parks to connect the Great Seneca and Cabin John Parks;
- Dedication of approximately 9 acres of land to the Montgomery Village Foundation for a community park, and
- Preservation of additional open space and landscape buffers that will be owned by the homeowners' associations created for the respective Areas of the Project, including about 10 acres along the proposed Parks' dedication.

Total area for lots will be approximately 26 acres of the entire 147 acres ensuring ample space for environmental protections, open space, recreation opportunities, and pedestrian and vehicular circulation. The resulting density, of just over 3 units per acre, is much lower than the surrounding area reflecting the sensitive environmental conditions.

For approval, the Variance Request must:

- 1. Describe the special conditions peculiar to the property which would cause the unwarranted hardship;**



- 2. Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas;**
- 3. Verify that State water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance; and**
- 4. Provide any other information appropriate to support the request.**

We submit the following preliminary rationale in support of this request for a Forest Conservation Tree Variance, which we intend to update during site plan and final forest conservation plan review based on comments received with this submittal.

1. The requested tree variance is necessary for implementation of this residential redevelopment project that has an approved NRI and was subject of particular attention during the recent Master Plan. The Project is proceeding through the development approval process with the submission of a Preliminary Plan, Site Plan, and Final Forest Conservation Plan. The proposed development is based on careful coordination of revisions to the 100-year floodplain and will result in greatly improved stream valley buffer conditions. These improvements include significant afforestation and conveyance of most of the stream valley buffer and associated floodplain to the Department of Parks. Further, this variance is necessary to accommodate the Master-Planned extension of Stewartown Road and to convey significant additional open space to the Montgomery Village Foundation for recreation uses. Each of these carefully coordinated pieces are unique to this property and support the variance.

Not granting the requested variance is an unwarranted hardship because of the particular requirements for Master-Planned open space, road improvements, and parkland conveyance – in addition to the layout necessary to implement the Council-approved density. These improvements and redevelopment density were found in the public interest in part because it increased housing diversity and encouraged reinvestment and because of the desire to set aside large swaths of land for open space and park connections. These improvements will also improve air and water quality through the provision of stormwater management and large areas of afforestation. Finally, there are numerous constraints, including the floodplain, existing and proposed easements, compatibility, and life-safety design issues that had to be considered when planning the site that necessitate impacts and removals of the trees, as described herein.

2. The requested variance is based on plans being developed under the zoning, transportation, and land use recommendations approved through the County Master Plan not conditions or circumstances resulting from actions by the applicant. There are proposed impacts to sixteen (16) specimen trees to be preserved and removals of eighty-two (82) specimen trees. Strict protection of all variance trees would deprive the applicant from making any significant changes to the site due to their location and the extent of their critical root zones. And, of course, significant changes are necessary to develop under the Master Plan, as discussed above. Through mitigation, however, the resulting development will provide significantly more trees on site than currently exist improving long-term environmental benefits. Further, redevelopment of this site is the only means by which the large parkland conveyances and transportation improvements are financially feasible.
3. The current site is improved with a former golf course. There is no stormwater management provided in the current condition for the site, although on-site stormwater ponds serve adjacent neighbors (these will be maintained). None of the specimen trees to be removed are within a special protection area (SPA) of watershed primary management area (PMA). The concept stormwater



management plan incorporates environmental site design (ESD) to the maximum extent practicable (MEP), according to the latest revision to Chapter 5 of the MDE Stormwater Management Design Manual. The plan provides stormwater treatment to the MEP of the site through the use of numerous micro-bioretenement facilities and dry wells that will treat 100% of the requirement for the entire site. Therefore, granting the variance will not result in any violation of State water quality standards or degradation of water quality. In fact, no stormwater facilities currently exist on site and water quality will improve as a result of redevelopment

4. As was found by the Planning Board and the County Council when they approved the Master Plan, the project will provide much-needed housing, circulation and connectivity upgrades, provision of numerous recreational benefits, and protection of large areas of environmentally sensitive areas.

The description above and more fully detailed in the "Report on the Conservation and Restoration of Environmentally Sensitive Areas for the Redevelopment of Bloom Montgomery Village" is offered as further support for this variance request.

Thank you for your consideration of this Tree Variance Request. We believe that the supporting information provided with this letter justifies the variance to impact to sixteen (16) specimen trees to be preserved and remove eighty-two (82) specimen trees to be preserved. If you have any questions or need more information, please do not hesitate to contact us so that we may discuss this matter further.

Sincerely,
VIKA Maryland, LLC

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