



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett
County Executive

Clarence J. Snuggs
Director

August 6, 2018

Ms. Stephanie Dickel
Area 1 Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Edgemont at Bethesda II
Site Plan No. 820180170

Dear Ms. Dickel:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plans and recommends Approval. DHCA will need to review and approve any changes to the currently proposed bedroom mix, MPDU locations, and/or MPDU unit layouts.

Sincerely,

Lisa S. Schwartz
Senior Planning Specialist

cc: James Buchheister, VIKA Maryland, LLC
Patricia Harris, Lerch, Early & Brewer, Chtd.

S:\Files\recurring\Housing\MPDU\Developments\Edgemont at Bethesda II\Edgemont at Bethesda II DHCA Letter_8-6-2018.docx

Division of Housing

Affordable Housing

Common Ownership Communities

Landlord-Tenant Affairs

Multifamily Housing

1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • www.montgomerycountymd.gov/dhca



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

July 20, 2018

Mr. Jason Evans, P.E.
VIKA Maryland, LLC
20251 Century Blvd.
Germantown, MD 20874

Re: **SITE DEVELOPMENT STORMWATER
MANAGEMENT PLAN Revision** Request for
The Edgemont
Preliminary Plan #: 11984058A
SM File #: 283225
Tract Size/Zone: 1.38 Ac./CR-2.5
Total Concept Area: 0.85 Ac.
Lots/Block: Part of 4&5 /12
Watershed: Little Falls Branch

Dear Mr. Evans:

Based on a review by the Department of Permitting Services Review Staff, the Site Development Stormwater Management Plan for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via ESD to the MEP by the use of green roof and micro-bioretenention. Due to site constraints, structural treatment for the remaining volume cannot be done so a partial waiver is granted.

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

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.
5. The underground parking is to drain to WSSC. Provide a copy of the mechanical drawings to verify this requirement. Show the riser diagram and plan views of the garage drains to WSSC sewer.
6. Provide a copy of the mechanical plans showing the roof drains to the micro-bioretenention.
7. Green roof to be designed by a professional with green roof experience.



8. Provide easement and covenants for all stormwater facilities.
9. Use MCDPS latest design standards at the time of plan submittal.

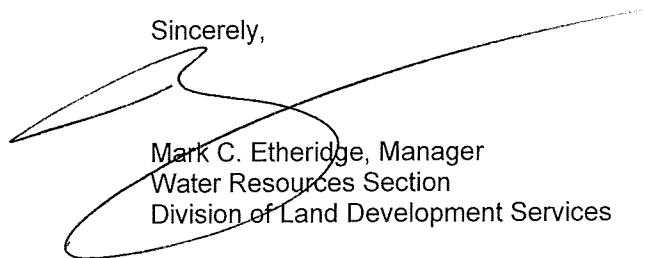
This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is required**.

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

If you have any questions regarding these actions, please feel free to contact David Kuykendall at 240-777-6332.

Sincerely,



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

MCE: CN283225 The Edgemont Revision.DWK

cc: N. Braunstein
SM File # 283225

ESD: Required/Provided 5,371 cf / 2,273 cf
PE: Target/Achieved: 2.2"/0.9"
STRUCTURAL: 0.00 cf
WAIVED: 0.85 ac.

820180170 Edgemont at Bethesda II

Contact: Sam Farhadi at 240 777-6333

We have reviewed site and landscape plans files:

“07-SITE-820180170-SP3.pdf V4” uploaded on/ dated **“8/21/2018”** and
“08-LL-820180170-L1.00.pdf V4” uploaded on/ dated **“8/21/2018”** and

We have no further comments at this point.



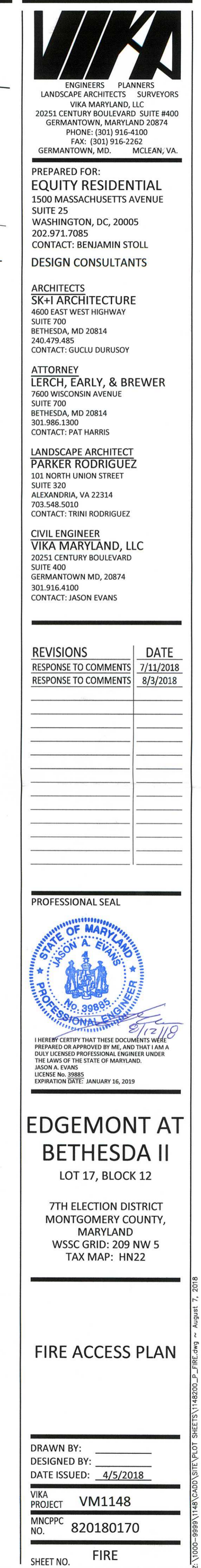
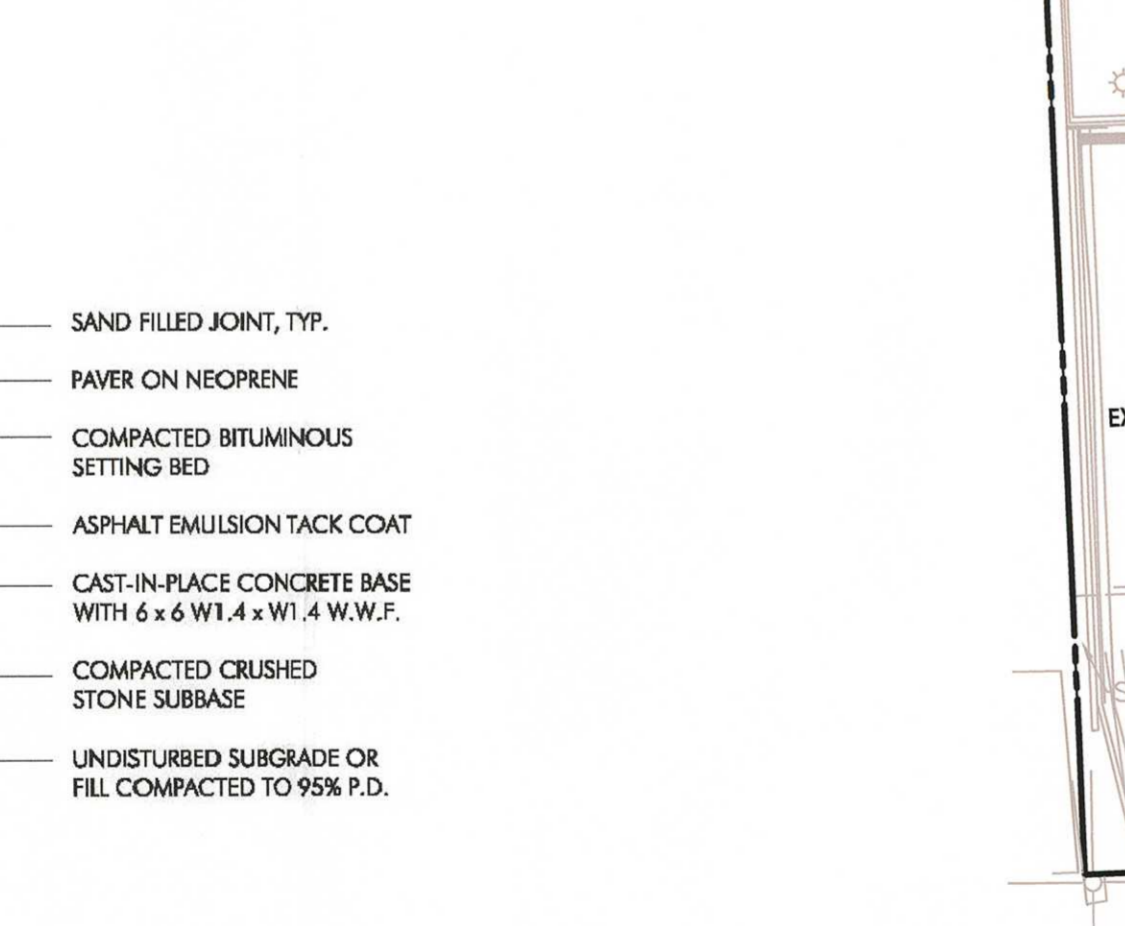
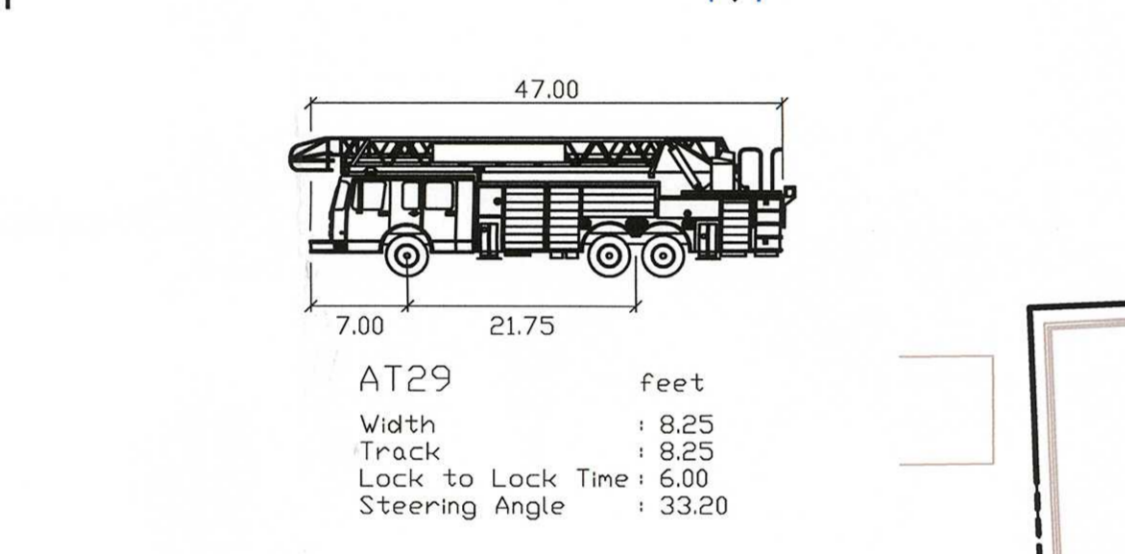
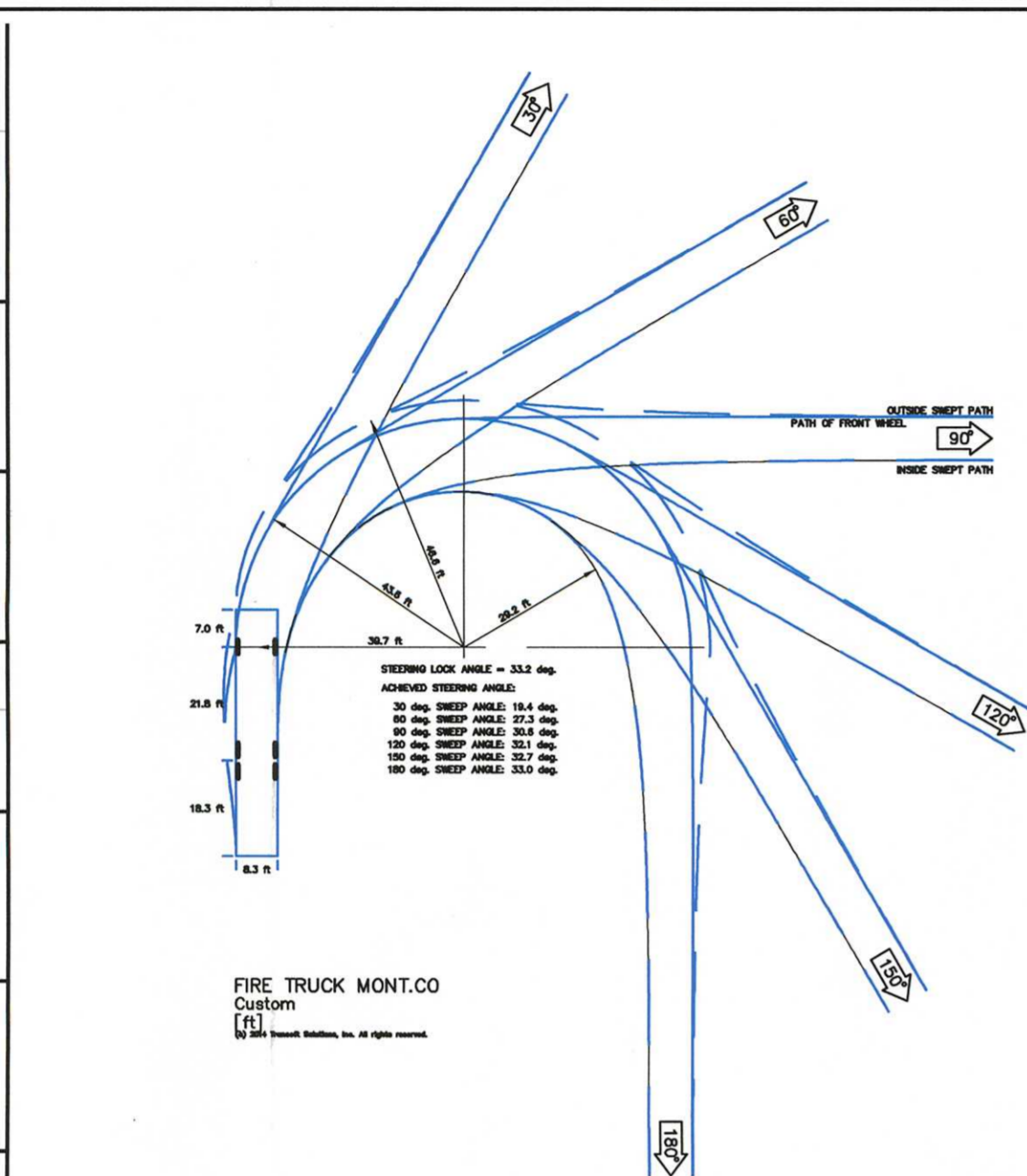
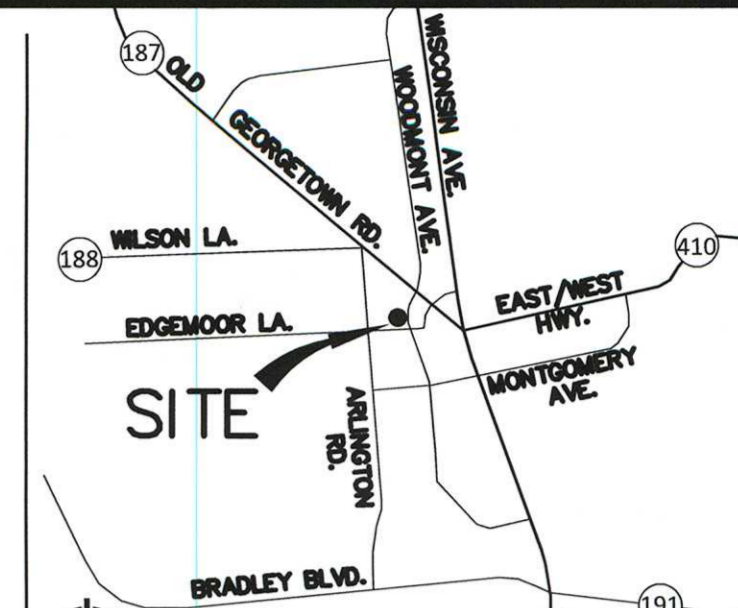
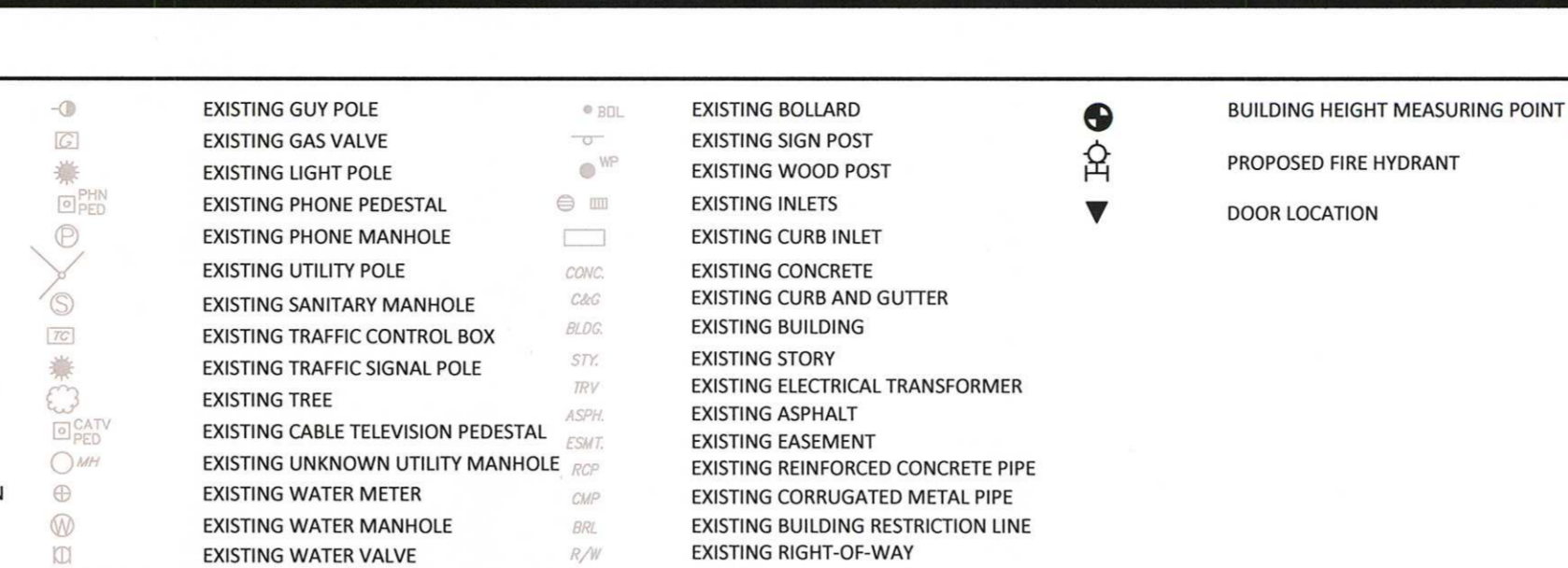
Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 16-Jan-18
TO: Jason Evans
VIKA, Inc
FROM: Marie LaBaw
RE: Edgemont at Bethesda II
820180170 11984058A 320180030

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **16-Jan-18** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

***** 8/13/2018 Site Plan 820180170 Approval - See Statement of Performance Based Design *****





August 6, 2018

Ms. Marie LaBaw, PhD, PE
Department of Permitting Services
255 Rockville Pike
2nd Floor
Rockville, MD 20850

Re: **The Edgemont at Bethesda II**
Site Plan 820180170
Performance Based Code Design Justification
VIKA Project VM1148D

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

8/13/2018

BY: SAC FM: 43 DATE: original 1/16/2018

Dear Ms. LaBaw,

On behalf of our client, Equity Residential, (the "Applicant"), we submit for your review and approval of the enclosed Fire Apparatus Access (FAA) Plan including a performance-based design relating to certain aspects of fire apparatus access for the existing building located 4903 Edgemoor Lane.

The proposed development includes an existing multi-family building (to be retained) and a new multi-family building. The FAA for the new building is on Edgemoor Lane and Woodmont Avenue and meets prescriptive code requirements for distances from FAA, hose drag, FDC distance from fire hydrant, etc. The FAA for the existing building is via Edgemoor Lane. Although the existing vehicular drop-off area is 20' wide, it does not have current prescribed turning room for large emergency equipment thus access is limited to smaller emergency vehicles. It should be noted that the existing building does not meet current emergency access requirements for distance from the paved surface to the main side-hinge door (currently +/- 90') and is an existing non-conforming condition.

The site plan proposal includes the removal of the existing vehicular drop-off area and the installation of a new public use open space urban park. During the urban park design process, the guidance from your office was that the new design cannot exacerbate an existing non-conforming condition. In response to this guidance, we have designed a dimensionally compliant FAA for the existing building that maintains the existing distance from the FAA to the main side hinged door (+/- 90') as is provided today. While the entire urban park will be covered in a unified paving pattern throughout, apart from planting areas, the vehicular rated paver section (paver, concrete base, and subbase) in the area designated on the plan will support 85,000 lbs. This FAA pull-off from Edgemoor Lane complies dimensionally with a modified apron design measuring 35' wide at Edgemoor lane, 20' wide after 30' taper over 7.5' in combination and accessed via a proposed 6" mountable curb (MCDOT Standard MC-101.01 Combination Concrete Curb and Gutter Type 'C'). This FAA will be signed on Edgemoor Lane with 'Authorized Vehicle Signs' on either side of the vehicular rated paving area. Signs and locations to be reviewed at time of final right-of-way improvement plans. The limits of the FAA can easily be determined visually by knowing that the limits of the FAA pull-off are defined by planting beds on the left and right, and a planting bed and monument sign at the north-end of the FAA.

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



ENGINEERS * PLANNERS * LANDSCAPE ARCHITECTS * SURVEYORS * GEOMATICS

We have enclosed a plan which illustrates the proposal as described above for your review. Please do not hesitate to contact me if you have any questions.

Please contact us with any questions regarding this submission.

Sincerely,

VIKA Maryland, LLC

Jason Evans, P.E.
Associate



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