From: Tallerico, Laura M.
To: MCP-Chair
Cc: Sears, Barbara A.; Kate Kubit; Graham, Tamika
Subject: PSTA Site: Preliminary Plan No. 120200100 - Item 7 on Planning Board Agenda of July 22, 2021 - Request of Applicant to Include Materials into the Record (Email 4/5)
Date: Tuesday, July 20, 2021 4:49:21 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
19-UTIL-120200100-001.pdf
32-PHASING-120200100-002.pdf
Approved Preliminary Fire Access.pdf
Approved SWM CONCEPT PLAN #285681.pdf
Approved SWM REPORT.pdf
14-SD-120200100.pdf

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

This is the fourth of five emails transmitting those documents the Applicant wishes to submit into the record for Preliminary Plan No. 120200100 - Item 7 on Planning Board Agenda of July 22, 2021.

Laura M. Tallerico

11 N. Washington Street | Suite 700 | Rockville, MD 20850-4229
D: +1 301.517.4833 | O: +1 301.762.1600 | F: +1 301.517.4833

MILES & STOCKBRIDGE

bio | vCard | ltallerico@milesstockbridge.com

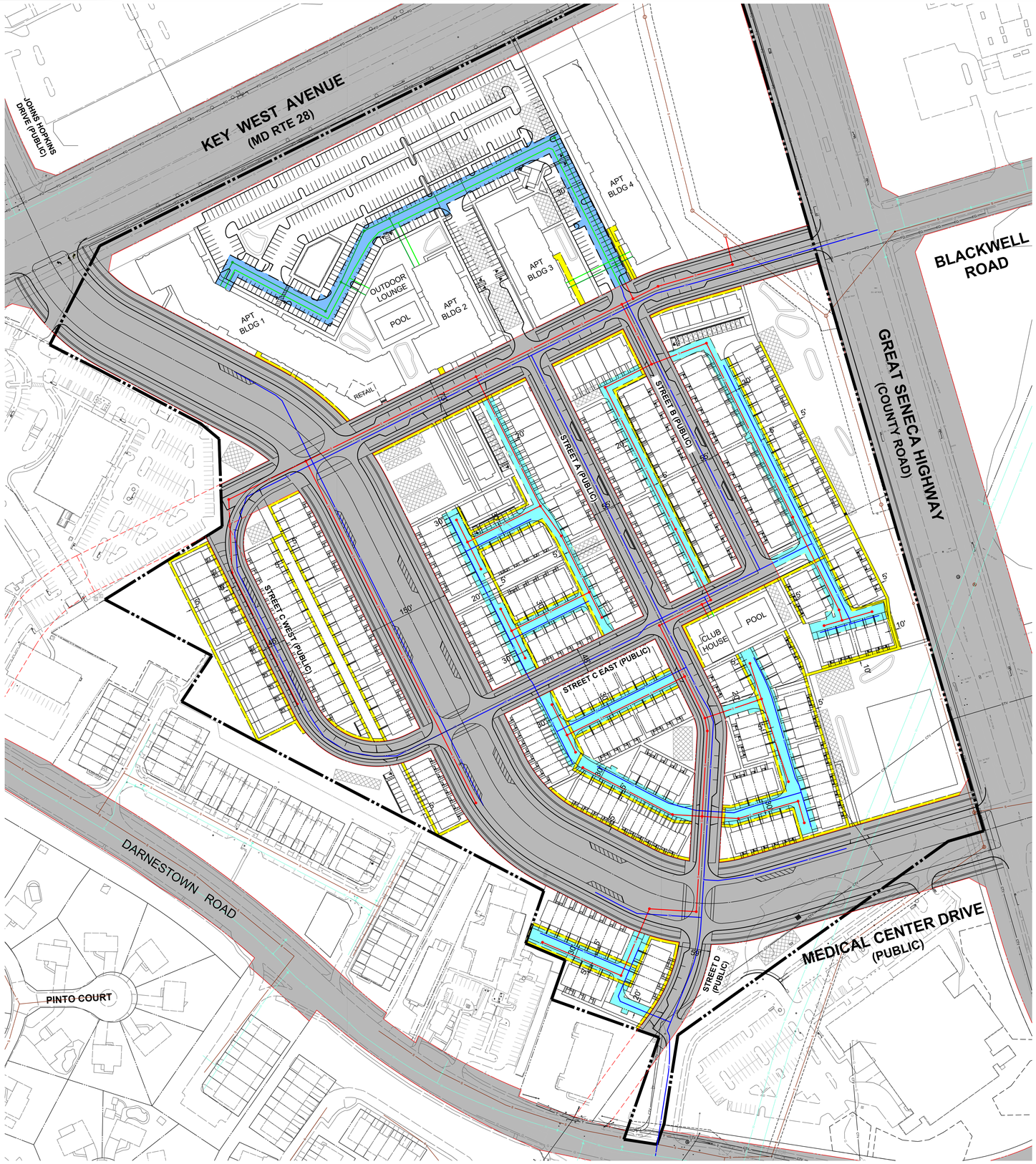
For COVID-19 information and resources, please visit our Coronavirus Task Force page.

Confidentiality Notice:
This e-mail, including any attachment(s), is intended for receipt and use by the intended addressee(s), and may contain confidential and privileged information. If you are not an intended recipient of this e-mail, you are hereby notified that any unauthorized use or distribution of this e-mail is strictly prohibited, and requested to delete this communication and its attachment(s) without making any copies thereof and to contact the sender of this e-mail immediately. Nothing contained in the body and/or header of this e-mail is intended as a signature or intended to bind the addressor or any person represented by the addressor to the terms of any agreement that may be the subject of this e-mail or its attachment(s), except where such intent is expressly indicated.

Any federal tax advice provided in this communication is not intended or written by the author to be used, and cannot be used by the recipient, for the purpose of avoiding penalties which may be imposed on the recipient by the IRS. Please contact the author if you would like to receive written advice in a format which complies with IRS rules and may be relied upon to avoid penalties.

Secure Upload/Download files click here.

PRELIMINARY NOT FOR CONSTRUCTION



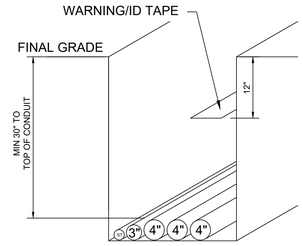
LEGEND

- SITE LIMITS
- PUBLIC STREET RIGHT OF WAY
- LOT LINES
- PUBLIC UTILITY EASEMENT
- EXISTING WATER
- EXISTING SEWER
- PROPOSED PUBLIC WATER
- PROPOSED PUBLIC SEWER
- PROPOSED PRIVATE WATER
- PROPOSED PRIVATE SEWER
- WSSC EASEMENT
- PRIVATE W/S EASEMENT
- PUBLIC RIGHT OF WAY
- STREAMS
- STREAM VALLEY BUFFER
- MICRO-BIO SWM FACILITY
- STRUCTURAL SWM FACILITY

GRAPHIC SCALE

80' 0 40' 80' 160' 320'

1 INCH = 80 FT

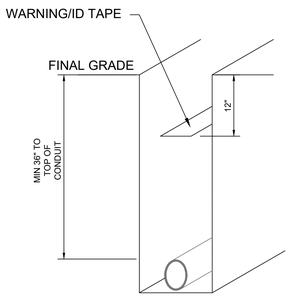


TYPICAL PRIMARY TRENCH DETAIL
ELECTRIC/TELECOM/STREETLIGHT
N.T.S.

NOTE: GAS LINES TO BE LOCATED UNDER SIDEWALKS IN PUBLIC RIGHT-OF-WAY.

UTILITY SERVICE PROVIDERS:

- ELECTRIC: POTOMAC EDISON
- GAS: WASHINGTON GAS
- PHONE: VERIZON
- CATV: COMCAST



TYPICAL GAS SLEEVE
CROSSING DETAIL
N.T.S

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 32599, Expiration Date: 1/22/22."

STATE OF MARYLAND · WILLIAM KO RODGERS · 32599 · PROFESSIONAL ENGINEER

REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT:
THE ELMS AT PSTA, LLC

ATTN: KATHRYN KUBIT
1355 BEVERLY ROAD, SUITE 240
MCLEAN, VA 22101
PHONE: (703) 734-9730
EMAIL: kkubit@elmstreetdev.com

OWNER:
MONTGOMERY COUNTY

EOB 101 MONROE STREET
ROCKVILLE, MD 20850

PSTA SITE

PARCEL 850, L.4047 F.003, PARCEL 925, L.3862 F. 772 AND PART A, L.16172 F.223
ELECTION DISTRICT No. 9
MONTGOMERY COUNTY, MARYLAND

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		

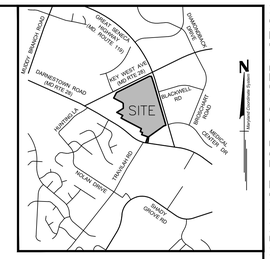
RELEASE FOR
BY DATE

COLOR CODED UTILITY PLAN

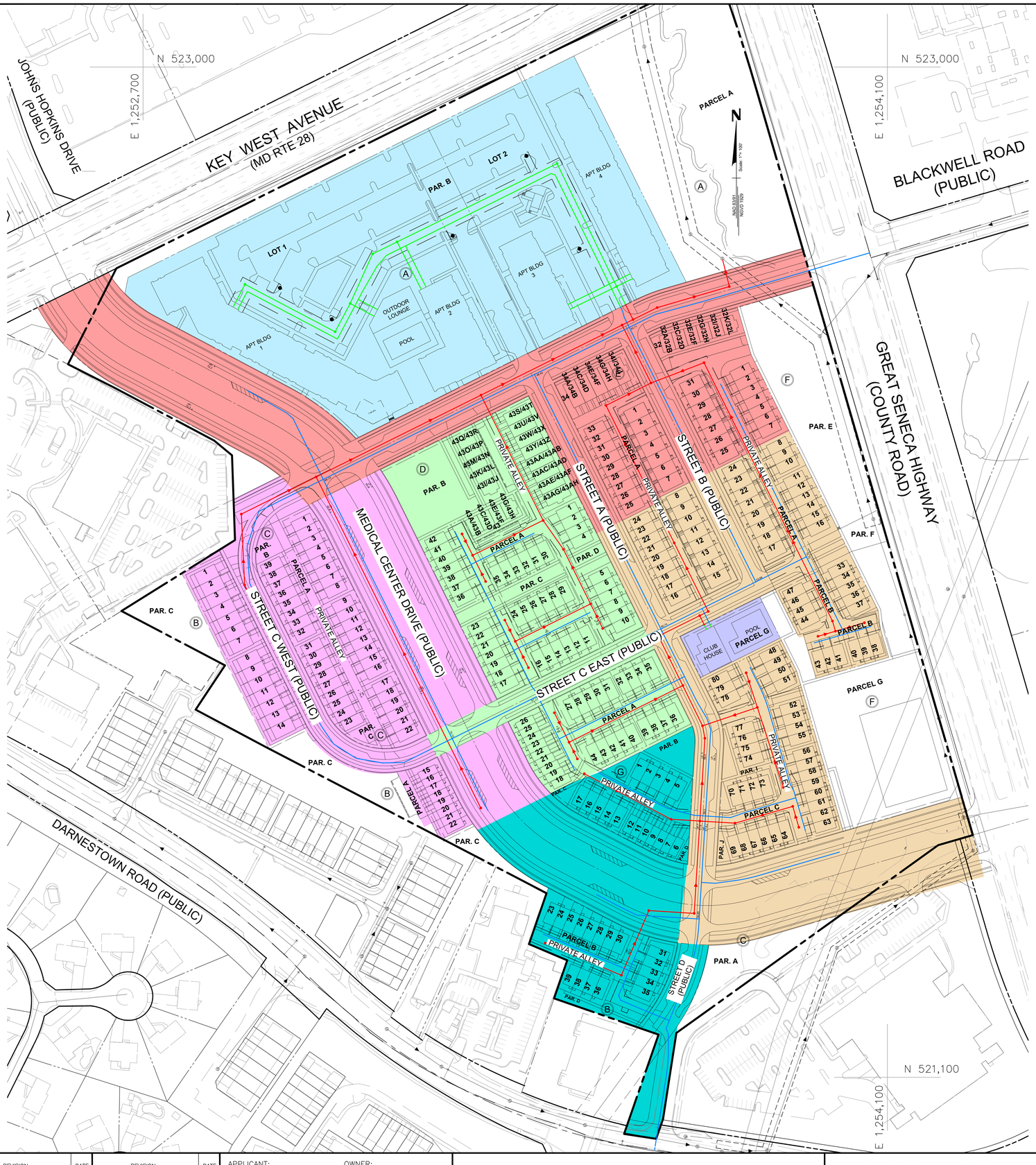
SCALE: 1" = 80'
JOB No. 0643T
DATE: MAY 2021
SHEET No. 1 OF 1

N:\MD-Montgomery\PSTA\autocad\Site Plans\Exhibits\Color-Coded Utility Plan.dwg Layout1 (2) May 14, 2021, 10:40am

PRELIMINARY NOT FOR CONSTRUCTION



VICINITY MAP
1" = 2,000'



	Color	Validity Period	# Lots Recorded	# Buildable Parcels Recorded	Lot Type
Phase 1	Blue	36 months	2 Lots		Apartment
Phase 2	Red/Yellow/Purple	72 months	112 Lots		Townhomes
				2 Parcels	2-over-2
				1 Pacel	Poolhouse
Phase 3	Lime Green	108 months	69 Lots		Townhomes
				1 Parcels	2/2 Parcels
Phase 4	Pink/Turquoise	120 months	95 Lots		
Total			**278 Lots**	**4 Parcels***	

* INCLUDES POOLHOUSE, WHICH IS INCLUDED IN FAR BUT NOT OVERALL UNIT COUNT

GRAPHIC SCALE
80' 0 40' 80' 160' 320'
1 INCH = 80 FT

NOTE: FINAL LOT SIZES AND DIMENSIONS TO BE DETERMINED AT SITE PLAN.

PRELIMINARY PLAN #120200100
WSSC MAP 220NW10
TAX MAP FS341, GRID FS41

REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT:
THE ELMS AT PSTA, LLC
ATTN: KATHRYN KUBIT
1355 BEVERLY ROAD, SUITE 240
McLEAN, VA 22101
PHONE: (703) 734-9730

OWNER:
MONTGOMERY COUNTY
EOB 101 MONROE STREET
ROCKVILLE, MD 20850

PSTA SITE

PARCEL 850, L.4047 F.003, PARCEL 925, L.3862 F. 772 AND PART A, L.16172 F.223
ELECTION DISTRICT No. 9
MONTGOMERY COUNTY, MARYLAND

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		

RELEASE FOR
BY_____ DATE ____

PLAT PHASING EXHIBIT

SCALE: 1" = 80'
JOB No. 0643T
DATE: MAY 2021
SHEET No. 1 OF 1

N:\MD-Montgomery\PSTA\civilcad\Plat Plans\Exhibits\Plat Phasing\Plat Phasing Exhibit.dwg Exhibit May 14, 2021, 4:15pm

Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 08-Jun-21

TO: Randall Rentfro - llopez@rodgers.com
Rodgers Consulting, Inc.

FROM: Marie LaBaw

RE: PSTA Site
120200100

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **04-Jun-21** .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.

***** Parking restrictions (fire lane orders and traffic orders) to be submitted at site plan *****

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

RODGERS CONSULTING | Knowledge Creativity Enduring Values

FIRE CODE ENFORCEMENT

Fire Department Access Review

June 4, 2021

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from ommisions, 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

BY: SMC FM: 43 DATE: 6/8/2021

Marie LaBaw PhD, PE
Fire Department Access and Water Supply
Department of Permitting Services, Montgomery County
2425 Reedie Drive, 7th Floor
Wheaton, MD 20902

Project Name: PSTA Site

Preliminary Plan: #120200100

Statement of Performance Based Design

Rodgers File #: 0643T1

Dear Marie:

This document serves to outline the non-prescriptive design elements of the Fire Access Plan associated with the former Public Safety Training Academy (P.S.T.A.) Site development project. For your reference, the architecture for each unit type has been included with the Fire Access Plan submission.

Building Height

2-Over-2: The 2-Over-2 condominium product features four (4) levels of living space. All four (4) levels are above finished grade, and appropriate fire department access is provided to eliminate height restriction.

16' Townhome: The 16' townhome features four (4) levels of living space, with an exposed rear terrace and side hinged door on the top floor. In the front you will notice a fourth-floor dormer. This option will not be permitted for lots that are front height restricted. Fire department access is provided in the rear to serve front height restricted units with rear terraces.

20' Townhome: The 20' townhome product features a rear-loaded garage entry, with four (4) levels of living space. All four (4) levels will be exposed the rear. In the front, the highest-level dormer is to be no more than 27' from finished grade. The intent is for this product to satisfy front height restriction requirements. A modified version of this architecture will also be produced to meet full height restriction requirements.

24' Townhome: There are two 24' townhome products: rear-loaded and front-loaded. Both products feature three (3) levels of living space. On the front elevations, you will notice an option for a fourth-floor dormer; this will not be permitted on height restricted units. Additionally, rear-loaded units with a living space below finished grade will provide access via egress window wells.

Apartment Buildings: The multi-family apartment buildings will be four (4) stories with a basement. Only one FDC is required.

Per the *2019 Performance Based Design Guide*, multi-family buildings and townhomes with windowsills greater than 27' from grade will require protection by an automatic sprinkler system compliant with NFPA 13 and 13D, respectively. The Fire Access Plan shows one Fire Department Connection (FDC) per building, located in the line of sight from the adjacent fire access route or operation bay. Please note that FDC's are shown on the Preliminary Fire Access Plan for graphical purposes only, and do not mandate implementation on the units shown. Required FDC's will be determined at building permit.

RODGERS CONSULTING | Knowledge Creativity Enduring Values

Roadways and Operation Bays

Medical Center Drive and Street C West are both roadways with 12' wide one-way travel lanes. To support fire department vehicular access along these routes, operation bays have been spaced as necessary. Per our discussion on 2/12/21, it is desired for these bays to provide a rectangular operation area that is 60' in length (minimum dimensions are 20' x 50'). This has been implemented to the full extent along Medical Center Drive with operation bays of dimensions 21' x 60'. It has also been implemented along Street C West in coordination with on-street parking; operation bays along Street C West measure 20' x 58'.

Due to the reduced travel lane width, the minimum effective turning radii at full intersections were calculated using the equation:

$$Min.\,Radius = 25' + 20' - \frac{(Street\ 1 + Street\ 2)}{2}$$

where the variables *Street 1* and *Street 2* are the travel lane widths of the intersecting roadways. Bends in the vehicular access route throughout the site have a minimum inside radius of 30' and outside radius of 50'. For the bend scenario, the 25' variable is replaced with 30' in the minimum radius equation.

Operation bays outside of a standard roadway are to be constructed in compliance with tertiary road loading standards. This includes the 12' Emergency Vehicle Access to the pool facilities. All mountable curb will be MC-104.01. Final design of surface hardscape and method of control will occur at site plan. Method of control will not be vinyl pillars. All driveway entrances shown as fire access route are to be constructed in compliance with the MCFRS modified residential driveway detail on the Fire Access Plan, unless shown otherwise.

Multi-Family Hydrant Spacing

The Fire Access plan identifies the Multi-family fire access loop through the internal parking lot. Per your e-mail on 2/26/2021, fire hydrant spacing is to be no farther than 500 feet apart measured as the truck travels along any FD access route. The northern portion of this loop that runs parallel to Key West has hydrants on either end that are spaced 530' apart. However, because there is no building frontage along this stretch, Rodgers requests the spacing and alignment be accepted. Additionally, it has been agreed upon that the northernmost operation bay, adjacent to Multi-family Building One (1) on Medical Center Drive as it approaches Key West Avenue, does not require a fire hydrant.

Should you have any questions or require additional information, please feel free reach out.



Sincerely,

Rodgers Consulting, Inc.

Randall Rentfro, PE
Senior Team Engineer/Senior Associate

PROFESSIONAL CERTIFICATION

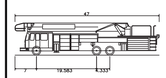
"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 42356, Expiration Date: 12/19/22."

CC: Elm Street Development, Inc.
Doug Flanagan
Kate Kubit
Rodgers Consulting, Inc.
N:\MD-Montgomery\PSTA\documents\Technical\Fire Access\PSTA Site - Statement of Performance Based Design.docx

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND

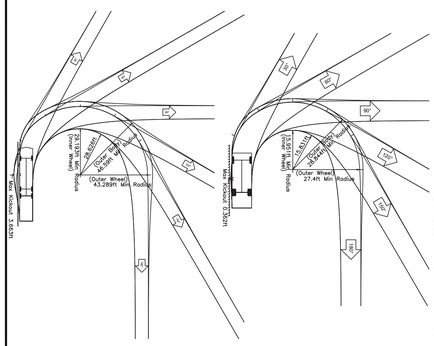
- FIRE LANE
- FRONT ONLY HEIGHT RESTRICTED UNIT
- FULLY HEIGHT RESTRICTED UNIT (SEE GENERAL NOTE 1)
- EMERGENCY VEHICLE ACCESS
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- HOSE PULL
- MAIN DOOR LOCATION
- SITE LIMITS
- PUBLIC STREET RIGHT OF WAY
- LOT LINES
- PROPOSED SIDEWALKS, PATHS, TRAILS
- SWM/ESD



AT-729	
Overall Length	47.000ft
Overall Width	8.260ft
Overall Body Height	10.479ft
Min Body Ground Clearance	2.906ft
Track Width	8.250ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	33.20°



Horton 553a Type III Ford E-Series Ambulance	
Overall Length	29.375ft
Overall Width	8.921ft
Overall Body Height	9.000ft
Min Body Ground Clearance	1.070ft
Track Width	8.021ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	27.400ft



GENERAL NOTES:

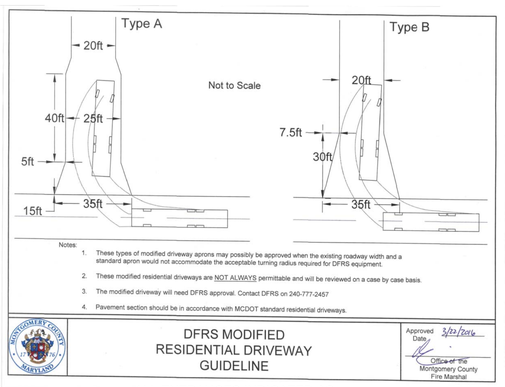
1. ONE AND TWO-FAMILY DWELLINGS OF THREE (3) STORIES (27' TO HIGHEST SILL, INCLUDING FALSE DORMERS) OR LESS MUST PROVIDE ACCESS TO THE OCCUPIED INTERIOR THROUGH A MAIN, SIDE-HINGE DOOR WITHIN 150 FEET OF A FIRE DEPARTMENT ACCESS ROUTE. FOR UNITS OF THREE (3) STORIES OR MORE, ACCESS MUST BE WITHIN FIFTY (50) FEET OF ACCESS ROUTE.
2. ALL ALLEYS DESIGNATED AS A FIRE LANE SHALL PROVIDE 20' MINIMUM CLEAR WIDTH.
3. FIRE APPARATUS USED FOR TURNING TEMPLATE: TYPE AT-29. EMERGENCY VEHICLE USED FOR TURNING TEMPLATE: HORTON 553A TYPE III FORD E-SERIES AMBULANCE.
4. POOL FACILITIES TO PROVIDE 12' EMERGENCY VEHICLE ACCESS TO POOL DECK.
5. ALL FIRE DEPARTMENT CONNECTIONS (FDC'S) TO BE LOCATED IN THE LINE OF SIGHT AS THE TRUCK APPROACHES.
6. FIRE DEPARTMENT CONNECTIONS (FDC'S) ARE SHOWN FOR GRAPHICAL PURPOSES ONLY, AND DO NOT MANDATE IMPLEMENTATION ON THE UNIT. REQUIRED FDC'S TO BE COORDINATED AT BUILDING PERMIT.
7. FIRE HYDRANTS INTENDED TO SERVE FDC'S ARE SHOWN WITH 100' RADIUS.
8. ALL OPERATING BAYS AND OFF-STREET VEHICULAR ACCESS TO BE CONSTRUCTED TO TERTIARY ROAD LOADING STANDARDS. ALL MOUNTABLE CURB TO BE MC-104.01. FINAL DESIGN OF SURFACE HARDSCAPE AND METHOD OF CONTROL TO BE DETERMINED AT SITE PLAN. OFF-STREET VEHICULAR ACCESS IS DENOTED BY "*" ON THE PLAN.
9. FIRE ACCESS FOR ANY OPEN AIR PAVILION ADDED TO THE PLAN WILL BE ADDRESSED AT BUILDING PERMIT.
10. EMS ACCESS APRON TO BE DETAILED AT SITE PLAN.
11. SEE STATEMENT OF PERFORMANCE BASED DESIGN FOR ADDITIONAL INFORMATION.



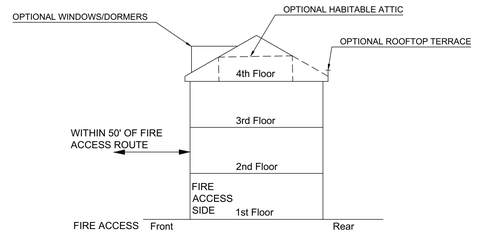
GRAPHIC SCALE

80' 0 40' 80' 160' 320'

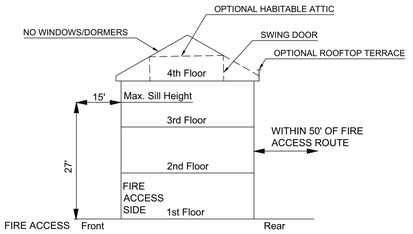
1 INCH = 80 FT



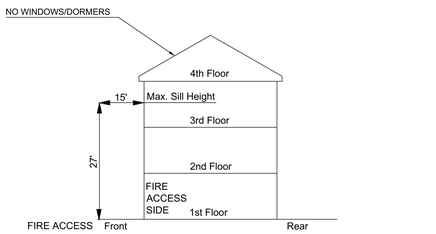
- ALL ENTRANCES INDICATED AS FIRE ACCESS ROUTE, UNLESS OTHERWISE SHOWN.



Detached & Townhouse Unit Building Height Detail - UNIT WITH **NO** FIRE HEIGHT RESTRICTION



Townhouse Unit Building Height Detail - **FRONT ONLY** FIRE HEIGHT RESTRICTED UNIT



Detached Unit Building Height Detail - **FULLY** FIRE HEIGHT RESTRICTED UNIT

NOTE: HEIGHT RESTRICTION DETAILS PROVIDE ILLUSTRATIONS FOR MCFRS PRESCRIPTIVE CODE, NOT SPECIFIC UNIT TYPES.

FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from ommissions, 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

BY: SMC FM: 43 DATE: 6/8/2021

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 32599, Expiration Date: 1/22/22."

STATE OF MARYLAND — SCOTT MICHAEL CROWELL — 32599 — PROFESSIONAL ENGINEER

REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT:
THE ELMS AT PSTA, LLC

ATTN: KATHRYN KUBIT
1355 BEVERLY ROAD, SUITE 240
MCLEAN, VA 22101
PHONE: (703) 734-9730
EMAIL: kkubit@elmstreetdev.com

OWNER:
MONTGOMERY COUNTY

EOB 101 MONROE STREET
ROCKVILLE, MD 20850

PSTA SITE

PARCEL 850, L.4047 F.003, PARCEL 925, L.3862 F. 772 AND PART A, L.16172 F.223
ELECTION DISTRICT No. 9
MONTGOMERY COUNTY, MARYLAND

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONSULTANT:

RELEASE FOR

BY:_____ DATE _____

FIRE ACCESS PLAN

SCALE: 1" = 80'
JOB No. 0643T
DATE: JUN. 2021
SHEET No. 1 OF 1

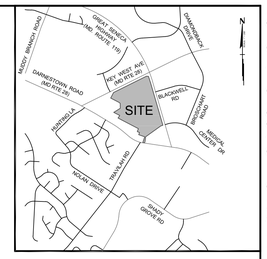
N:\MD Montgomery\PS1\Autocad\Pre Plan\Exhibit\Fire Access\Fire Access Plan.dwg Fire Access Exhibit Jun 04, 2021, 1:17pm

APPROVED
Department of Permitting Services
Permit # STORMWATER-285681
Date 06/24/21

PSTA SITE

SWM CONCEPT PLAN #285681

3 PARCELS TO BE SUBDIVIDED INTO 30 PARCELS, 281 LOTS,
25' R.O.W. DEDICATION TO KEY WEST AVE. (40,773 S.F.)

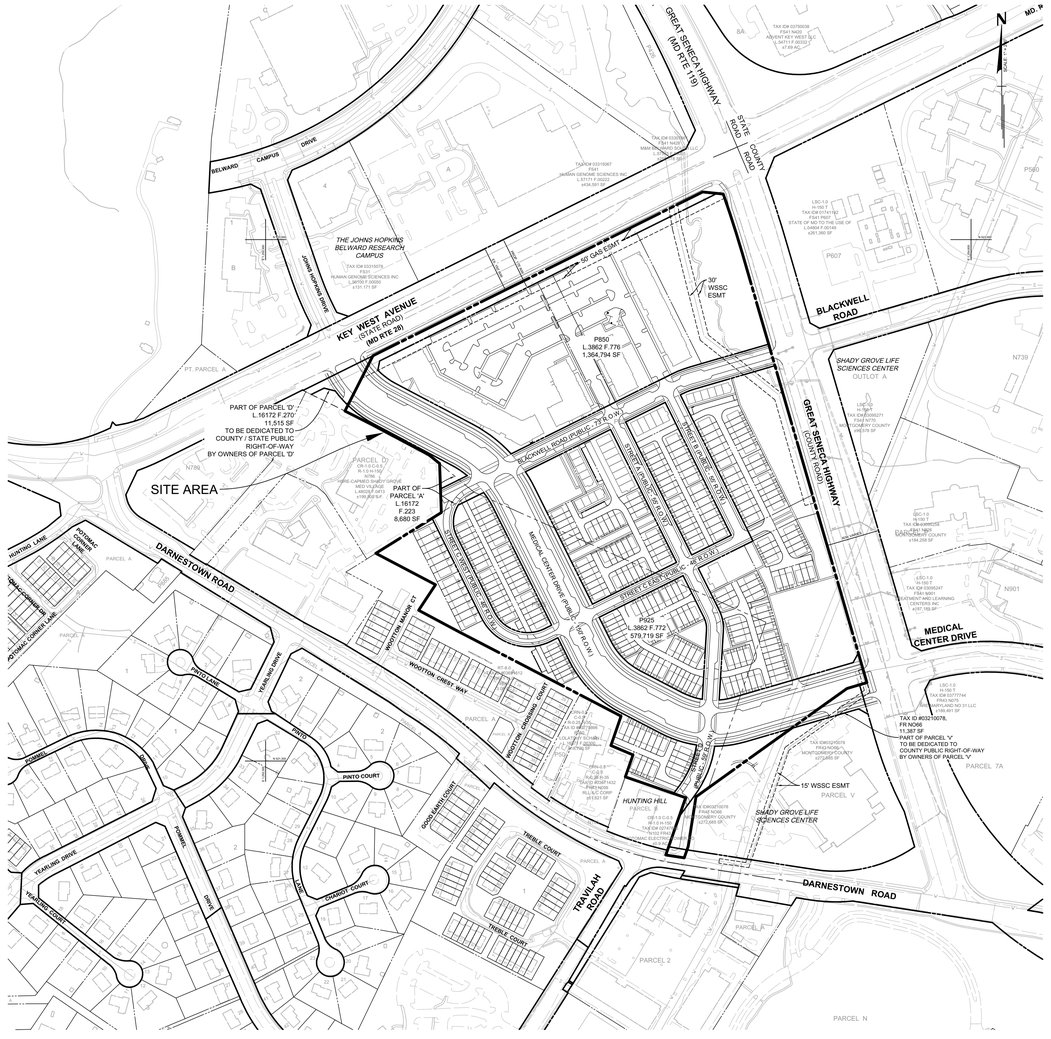


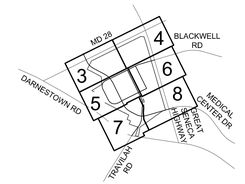
VICINITY MAP
1" = 2,000'

PRELIMINARY NOT FOR CONSTRUCTION

SWM Concept Summary Table
Contact Information for Design Engineer (for technical issues): *Neil Blanc <NBlanc@rodgers.com>*
General Property Information:
SM# *285681*
Type of Concept: *SWM Concept*
MNCP&PC Process/No: *Preliminary Plan #120200100*
Property Address: *9710 Great Seneca Highway, Rockville, MD 20850*
Property Legal Description: *P.S.T.A. Site*
Property Site (ac./sq.ft.): *44.63 ac. / 1,944,513 sq.ft.*
Total Concept Area (ac./sq.ft.): *46.38 ac. / 2,020,513 sq.ft.*
Zoning: *CR-1.0*
Watershed and Stream Class: Lower Potomac Direct (Upper Muddy Branch subwatershed) Class I-P
Special Protection Area: *n/a*
100 YR Floodplain: *Floodplain Study #286994*
Ex. % impervious/Redevelopment or New Development: *Redevelopment (41.86%)*
SWM Summary (the Site):
Target P_E/Proposed P_E: *1.80 / 0.434*
Target ESDv/Provided ESDv: *156,670 cf / 38,542 f*
ESD Measures: *5 Bio-Swales, 11 bioboxes, and 21 Microbioretention*
Structural Storage Required/Provided: *118,128 cf / 121,876 cf*
Structural Measures: *26 Flow Splitter-Contech CMP Vault-Jellyfish systems*
Waiver Request/QL/QN/Both: *None*
Provided ESDv_+_Structural_Storage_Provided = *160,418 cf*
Other Information: 8 existing SWFAC assets identified. All to be removed. 5 existing SWFAC assets identified on adjacent parcel. All to remain.
SWM Summary (Offsite County Right-of-way Improvements):
Target P_E/Proposed P_E: *1.80 / 0.00*
Target ESDv/Provided ESDv: *3,078 cf / 0 cf*
ESD Measures: *(Treatment provided on the Site)*
Structural Storage Required/Provided: *3,078 cf / 0 cf*
Structural Measures: *None*
Waiver Request/QL/QN/Both: *None*
Provided ESDv_+_Structural_Storage_Provided= *0 cf*
Other Information:

STORMWATER MANAGEMENT SUMMARY					
FACILITY #	DRAINAGE AREA [SF]	IMPERV. AREA [SF]	% IMPERVIOUS	ESD_V @ 2.6" [cf]	Credited Volume [cf]
BS-3	9301	6653	72%	1,390	1,078
BS-4	8985	5829	65%	1,226	1,120
BS-5	9047	6237	69%	1,313	1,120
BS-6	9087	6289	69%	1,319	1,120
BS-7	7867	4721	60%	1,006	895
MBR 8	17437	13169	76%	2,758	2,758
MBR 9	7356	4867	66%	1,036	1,036
MBR 10	19759	16062	81%	3,339	3,339
MBR 11	12759	7236	57%	1,548	1,548
MBR 12	8290	4326	52%	934	934
MBR 13	17426	10785	62%	2,303	2,303
MBR 14	16679	9089	54%	1,951	1,951
MBR 15	19220	10291	54%	2,207	2,207
MBR 16	17568	4125	23%	990	990
MBR 17	12862	3426	27%	808	808
MBR 18	13306	5171	39%	1,153	1,153
MBR 19	19857	8431	42%	1,850	1,850
MBR 20	6765	4795	71%	1,011	490
MBR 21	7871	6050	77%	1,262	490
MBR 22	6765	5323	79%	1,114	490
MBR 23	6765	5056	75%	1,055	490
MBR 24	7427	5416	73%	1,143	490
MBR 25	16708	4639	28%	1,086	491
MBR 26	4432	2212	50%	480	492
MBR 27	5211	2966	57%	632	493
MBR 28	11170	6848	61%	1,452	494
BB 30	2299	2031	88%	423	495
BB 31	2274	2007	88%	414	496
BB 32	1886	1618	86%	335	497
BB 33	2001	1734	87%	360	498
BB 34	2526	2258	89%	465	499
BB 35	3196	2927	92%	602	500
BB 36	1994	1726	87%	359	501
BB 37	1922	1654	86%	341	502
BB 38	1859	1591	86%	330	503
BB 39	2022	1752	87%	364	504
BB 40	3306	2848	86%	595	505
BB 41	5357	4872	91%	1,010	506
Sheetflow to	13765	13765	100%	2,833	508
			ESD Total	**44,800**	**38,542**
CMP-1	27601	23422	85%		4888.32
CMP-2	24998	16376	66%		3477.74
CMP-3	38157	26686	70%		5651.33
CMP-4	41525	31606	76%		6622.48
CMP-5	31565	24955	79%		5227.61
CMP-7	32947	13278	40%		6371.15
CMP-6	43531	30186	69%		2950.25
CMP-8	30789	26130	85%		5500.05
CMP-9	38982	29440	76%		5523.80
CMP-10	22722	10082	44%		2218.65
CMP-11	26747	14488	54%		3121.96
CMP-12	43360	19317	45%		4247.43
CMP-13	42495	22416	53%		4849.83
CMP-15	28735	20588	72%		4339.32
CMP-16	22824	18129	79%		3793.18
CMP-17	24294	15530	64%		3326.16
CMP-18	37504	11719	31%		2701.77
CMP-19	29425	24190	82%		5046.18
CMP-20	35506	30176	85%		6283.19
CMP-21	30853	20068	65%		4252.54
CMP-22	21044	16091	76%		3387.62
CMP-23	43309	35933	83%		7500.55
CMP-24	43360	23423	54%		5057.57
CMP-25	43480	26315	61%		5645.05
CMP-26	36629	29075	79%		6083.40
CMP-27	35656	17528	49%		3809.08
			Structural Total		**121,876**
				ESD_V Required for the Site	**156,670**
				ESD_V Required for the Offsite County Right-of-Way Improvements	**3,078**
				Combined ESD_V (If Required)	**159,748**
				ESDv through ESD Provided	**38,542**
				Structural Treatment Required	**118,128**
				Structural Treatment Provided	**121,876**
				Surplus Treatment Volume	**670**
				Total ESD_V Provided	**160,418**





SHEET KEY
1" = 2,000'

GRAPHIC SCALE
200' 0 100' 200' 400' 800'
1 INCH = 200 FT

Sheet List Table		
ePlans File Name	Sheet Number	Sheet Title
SMSC0001	1	Cover Sheet
SMSC0002A	2A	Existing Conditions Base Map
SMSC0002	2	Overall SWM Concept Plan and Drainage Area Map
SMSC0003	3	Stormwater Management Concept Plan
SMSC0004	4	Stormwater Management Concept Plan
SMSC0005	5	Stormwater Management Concept Plan
SMSC0006	6	Stormwater Management Concept Plan
SMSC0007	7	Stormwater Management Concept Plan
SMSC0008	8	Stormwater Management Concept Plan
SMSC0009	9	Stormwater Management Concept Details

SWM Concept Accepted for DPS
Mary M. Fertig, PE June 23, 2021

NOTE: FINAL LOT SIZES AND DIMENSIONS TO BE DETERMINED AT SITE PLAN.

NOTE: ARCHITECTURAL FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ARCHITECTURES AND BUILDING HEIGHT SHALL BE DETERMINED AT BUILDING PERMIT.

PRELIMINARY PLAN #120200100
WSSC MAP 220NW10
TAX MAP FS341, GRID FS41

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 50010, Expiration Date: 7/09/22."

REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT:
THE ELMS AT PSTA, LLC

ATTN: KATHRYN KUBIT
1355 BEVERLY ROAD, SUITE 240
McLEAN, VA 22101
PHONE: (703) 734-9730
EMAIL: KKUBIT@ELMSTREETDEV.COM

OWNER:
MONTGOMERY COUNTY

EOB 101 MONROE STREET
ROCKVILLE, MD 20850
ATTN: RONNIE WARNER
PHONE: (240) 777-2550
EMAIL: RONNIE.WARNER@MONTGOMERYCOUNTYMD.GOV

PSTA SITE

9710 GREAT SENECA HWY, ROCKVILLE, MD 20850
PARCEL 850 L.3862 F.776; PARCEL 925 L. 3862 F. 772; PART OF PARCEL 'A' L.3862 F. 772;
PART OF PARCEL 'D' L.16172 F.223; PART OF PARCEL 'V' L.16172 F.270 TAX ID #03210078
ELECTION DISTRICT No. 9
MONTGOMERY COUNTY, MARYLAND

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:
RELEASE FOR
BY_____ DATE____

COVER SHEET

SCALE: 1" = 200'
JOB No. 0643T
DATE: JUNE, 2021
SHEET No. 1 of 9

N:\MD-Montgomery\PST Hub\Icad\Plot Plans\SWM Concept (#285681)\SWM Concept - Cover.dwg Layout1 Jun 23, 2021, 6:18pm

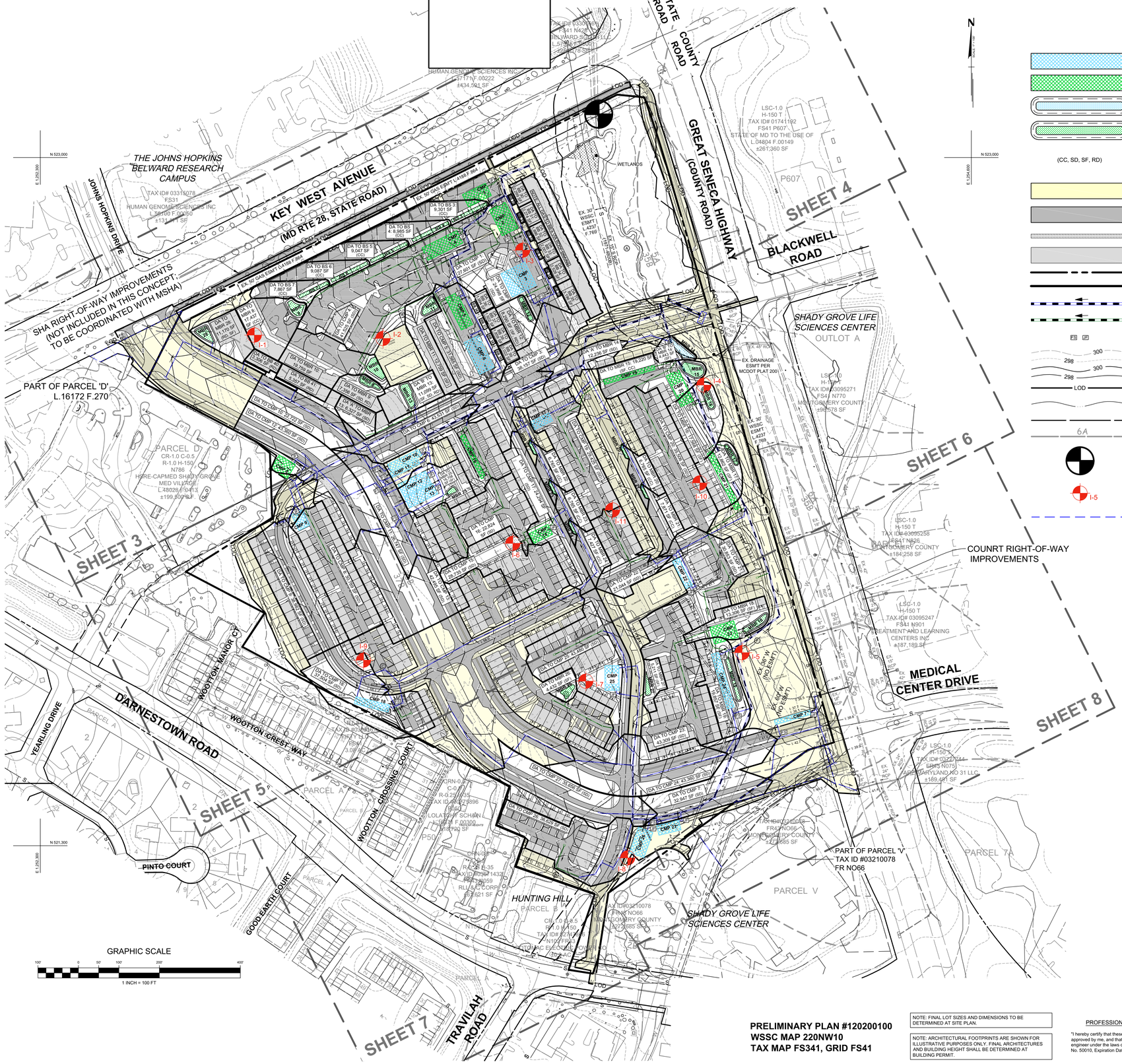
APPROVED
Department of Permitting Services
Permit # STORMWATER-285681
Date 06/24/21

PRELIMINARY NOT FOR CONSTRUCTION

IMPERVIOUS AREA SUMMARY			
FACILITY #	DRAINAGE AREA [SF]	IMPERV. AREA [SF]	% IMPERVIOUS
BS-3	9,301	6,653	72%
BS-4	8,985	5,829	65%
BS-5	9,047	6,237	69%
BS-6	9,087	6,289	69%
BS-7	7,867	4,721	60%
MBR 8	17,437	13,169	76%
MBR 9	7,356	4,867	66%
MBR 10	19,759	16,062	81%
MBR 11	12,759	7,236	57%
MBR 12	8,290	4,326	52%
MBR 13	17,426	10,785	62%
MBR 14	16,679	9,089	54%
MBR 15	19,220	10,291	54%
MBR 16	17,568	4,125	23%
MBR 17	12,862	3,426	27%
MBR 18	13,306	5,171	39%
MBR 19	19,857	8,431	42%
MBR 20	6,765	4,795	71%
MBR 21	7,871	6,050	77%
MBR 22	6,765	5,323	79%
MBR 23	6,765	5,056	75%
MBR 24	7,427	5,416	73%
MBR 25	16,708	4,639	28%
MBR 26	4,432	2,212	50%
MBR 27	5,211	2,966	57%
MBR 28	11,170	6,848	61%
BB 30	2,299	2,031	88%
BB 31	2,274	2,007	88%
BB 32	1,886	1,618	86%
BB 33	2,001	1,734	87%
BB 34	2,526	2,258	89%
BB 35	3,196	2,927	92%
BB 36	1,994	1,726	87%
BB 37	1,922	1,654	86%
BB 38	1,859	1,591	86%
BB 39	2,022	1,752	87%
BB 40	3,306	2,848	86%
BB 41	5,357	4,872	91%
Sheetflow to Conservation	13,765	13,765	100%
CMP-1	27,601	23,422	85%
CMP-2	24,998	16,376	66%
CMP-3	38,157	26,686	70%
CMP-4	41,525	31,606	76%
CMP-5	31,565	24,955	79%
CMP-6	43,531	30,186	69%
CMP-7	32,947	13,278	40%
CMP-8	30,789	26,130	85%
CMP-9	38,982	29,440	76%
CMP-10	22,722	10,082	44%
CMP-11	26,747	14,488	54%
CMP-12	43,360	19,317	45%
CMP-13	42,495	22,416	53%
CMP-15	28,735	20,588	72%
CMP-16	22,824	18,129	79%
CMP-17	24,294	15,530	64%
CMP-18	37,504	11,719	31%
CMP-19	29,425	24,190	82%
CMP-20	35,506	30,176	85%
CMP-21	30,853	20,068	65%
CMP-22	21,044	16,091	76%
CMP-23	43,309	35,933	83%
CMP-24	43,360	23,423	54%
CMP-25	43,480	26,315	61%
CMP-26	36,629	29,075	79%
CMP-27	35,656	17,528	49%
Total	1,222,365	787,942	

Infiltration Test Point	Calculated Infiltration Rate (in./hr.)	Boring Depth (ft.)	Approximate Bedrock Elevation (ft.)
I-1	5.0	3.4	461
I-2	*	4.6	445
I-3	> 24	6	425
I-4	*	20	415
I-5	4.0	15	429
I-6	0.3	5	448
I-7	0.4	5.8	451
I-8	0.1	15	437
I-9	*	7.1	474
I-10	< 0.1	11.5	420
I-11	< 0.1	15	435

* The infiltration test at the location of Boring GTA-2 was not performed due to shallow water encountered in the boring after approximately 24 hours. The infiltration test at the location of Boring GTA-4 was not performed due to existing fills encountered below the planned infiltration test elevation. The infiltration test at the location of Boring GTA-9 was not performed due to auger refusal encountered above the infiltration test elevation.



LEGEND

- SWM STRUCTURE (PUBLIC TREATMENT)
- SWM STRUCTURE (PRIVATE TREATMENT)
- ESD FACILITY (PUBLIC TREATMENT)
- ESD FACILITY (PRIVATE TREATMENT)
- METHOD WATER ENTERS ESD FACILITY: CURB CUTS, STORM DRAIN PIPES, SHEET FLOW, ROOF DRAIN (CC, SD, SF, RD)
- UNTREATED DRAINAGE AREAS
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED BUILDINGS
- SITE LIMITS
- DRAINAGE AREA
- PROPOSED PUBLIC STORM DRAIN
- PROPOSED PRIVATE STORM DRAIN
- FLOW SPLITTER STRUCTURE, JELLYFISH (OR EQUIVALENT) TREATMENT STRUCTURE
- EXISTING CONTOURS (298, 300)
- PROPOSED CONTOURS (298, 300)
- LIMIT OF DISTURBANCE (LOD)
- STREAMS, PONDS
- STREAM VALLEY BUFFER (SVB)
- HYDROLOGIC SOIL GROUP (6A)
- STUDY POINT
- INFILTRATION TEST POINT (I-5)
- ADJACENT PROPERTY AREAS TO BE DEDICATED TO MEDICAL CENTER DRIVE'S PUBLIC RIGHT-OF-WAY

PRELIMINARY PLAN #120200100
WSSC MAP 220NW10
TAX MAP FS341, GRID FS41

NOTE: FINAL LOT SIZES AND DIMENSIONS TO BE DETERMINED AT SITE PLAN.

NOTE: ARCHITECTURAL FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ARCHITECTURES AND BUILDING HEIGHT SHALL BE DETERMINED AT BUILDING PERMIT.

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 50010, Expiration Date: 7/09/22."

STEVEN O'NEAL WILLIAMS
50010
PROFESSIONAL ENGINEER

REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT:
THE ELMS AT PSTA, LLC
ATTN: KATHRYN KUBIT
1355 BEVERLY ROAD, SUITE 240
McLEAN, VA 22101
PHONE: (703) 734-9730
EMAIL: KKUBIT@ELMSTREETDEV.COM

OWNER:
MONTGOMERY COUNTY
EOB 101 MONROE STREET
ROCKVILLE, MD 20850
ATTN: RONNIE WARNER
PHONE: (240) 777-2550
EMAIL: RONNIE.WARNER@MONTGOMERYCOUNTYMD.GOV

PSTA SITE

9710 GREAT SENECA HWY, ROCKVILLE, MD 20850
PARCEL 850 L.3862 F.776; PARCEL 925 L. 3862 F. 772; PART OF PARCEL 'A' L.3862 F. 772;
PART OF PARCEL 'D' L.16172 F.223; PART OF PARCEL 'V' L.16172 F.270 TAX ID #03210078
ELECTION DISTRICT No. 9
MONTGOMERY COUNTY, MARYLAND

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:
RELEASE FOR
BY _____ DATE _____

OVERALL SWM CONCEPT PLAN AND DRAINAGE AREA MAP

SCALE: 1" = 100'
JOB No. 0643T
DATE: JUNE, 2021
SHEET No. 2 OF 9

N:\MD\Montgomery\PST\Autocad\Plot Plans\SWM Concept (#286811)\SWM Concept - Composite.dwg Layout1 Jun 22, 2021, 6:16pm