

ATTACHMENT F



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

March 1, 2022

Mr. Matthew Senenman, PE
Bowman Consulting Group Limited
185 Admiral Cochrane Drive, Suite 215
Annapolis, MD 21401

Re: Revision to **STORMWATER MANAGEMENT CONCEPT PLAN and SITE DEVELOPMENT STORMWATER MANAGEMENT PLAN**
Strathmore Square
Address: Grosvenor – Strathmore Metro, North Bethesda, MD
PP Amendment #: 120190180B
SP#: 820220070 for Lot 3 and Parcel B
SM File #: 283907 – Revision 2
Tract Size 14.58 ac/ 635,073 sq ft
Total Concept Area: 14.58 ac/ 635,073 sq ft
Legal Description: Tax Map HP123 - #04-00055028 to be subdivided into 7 lots and one parcel (to be developed as a park)
Zoning: CR 3.0, C.5, R-2.75, H-300
Watershed: Rock Creek/I
Type of Development: Redevelopment

Dear Mr. Senenman:

Based on a review by the Department of Permitting Services Staff, the revision to the Stormwater Management Concept and the Site Development Stormwater Management Plan for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals of Environmental Site Design to the Maximum Extent Practicable with microbioretention facilities and green roof. Structural facilities (Bayfilters) are proposed for volume not able to be treated in ESD measures for Lot 3. MDE, by their letter dated January 25, 2018, has delegated stormwater management and sediment control plan approval and permitting authority to DPS for this private public partnership project.

This approval covers a revision to the Preliminary Plan that reconfigure lots lines and eliminates one parcel and supports the first Site Plan.



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www.montgomerycountymd.gov/permittingservices

The Site Plan proposes the development of Lot 3 and Parcel B. (Phase 1.) It also includes limited demolition and minor improvements necessary to connect the road system from the Site Plan into existing the existing road system. Utility upgrades in Tuckerman Lane are also proposed. Neither of these improvements require stormwater management as they are either interim, resulting in a reduction in imperviousness, or are consider utility maintenance.

All conditions of the May 2, 2019 approval remain affect in unless specifically revised by this approval. This includes:

- 1. Prior to Planning Board Approval of any Site Plans, the Stormwater Management Concept must be revised to incorporate a Site Development Stormwater Plan for approval by DPS. As the project is broken into sections, the area covered in each revision must be consistent with any Site Plan or Mandatory Referral submitted to Maryland-National-Capital Park and Planning for review.**

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

2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. Design must be in conformance with all applicable DPS guidance documents, code, and policy.
6. Cross sections will be required at final engineering. These will be required to be to scale horizontally and vertically and will be required to demonstrate compliance with WRTP-4 (Access to Underground Facilities) and WRTP-8 (Safe Placement).
7. The referenced Site Plan includes the removal of an on-site SWM facility that currently outfalls into a storm drain system in the Tuckerman Lane Right-of-Way. Private storm drain will outfall to the public system at two locations. Therefore the first sediment control permit for this project must include the removal of the existing pond and any upgrades to storm drain that may be required to for its removal.
8. Documentation of the adequacy of the downstream public storm drain system for the two proposed connections must be submitted with the initial sediment control permit submission.
9. Stormwater Management for Parcel B will not be permitted to be more than 10% greater than required for the development approved with this Site Plan.

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

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

Mr. Matthew Senenman, PE
March 1, 2022
Page 3 of 3

This letter, and the applicable prior approval letters must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to 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 Mary Fertig at 240-777-6202 or at mary.fertig@montgomerycountymd.gov.

Sincerely,



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

MCE: mmf

cc: N. Braunstein
SM File # 283907

WMATA Garage Lot (lot 7)

ESD: Required/Provided: 22,012 cf* / 9,132 cf

PE: Target/Achieved: 2.0"/0.44"

STRUCTURAL Required/Provided: 12,888cf*/12,971 cf, *Includes 7,483 cf of existing garage's replacement volume for future pond removal

WAIVED: n/a

Lots 1, 2, 4, 5 and 6

ESD: Required/Provided: varies per lot

PE: Target/Achieved: 2.1"/varies per lot

STRUCTURAL Required/Provided: varies per lot

WAIVED: n/a

Tuckerman Lane

ESD: Required/Provided: 12,018 cf/4,563 cf.

PE: Target/Achieved: 2.0"/0.8"

STRUCTURAL Required/Provided: varies per

WAIVED: n/a

Lot 3

ESD: Required/Provided: 14,601 cf/ 7068cf.

PE: Target/Achieved: 2.1"/1.02

STRUCTURAL Required/Provided: 6644 cf/ 7361 cf

WAIVED: n/a

Parcel B

ESD: Required/Provided: 1028 cf/ 2671 cf.

PE: Target/Achieved: 2.1"/2.1"

STRUCTURAL Required/Provided: n/a

WAIVED: n/a

820220070 Strathmore Square

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-SITE-820220070-012.pdf V3” uploaded on/ dated “12/22/2021” and

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

1. The ultimate condition plan public improvements need to conform with the approved certified preliminary plan.
2. Proposed access points:
 - a. Provide truck turning movement for all (especially right turn) movements and access points.
 - b. Provide sight distance analysis for the proposed driveway location.
3. Provide public sidewalk:
 - a. to ADA standards (minimum five feet wide) and label it accordingly.
 - b. Clarify the squares shown within the proposed frontage sidewalk.

And the followings need to be conditions of the certified site plan to be addressed when the ultimate improvements are implemented:

1. Please address the following MCDOT preliminary plan 120190180 approval letter dated May 17, 2019 comments:
 - a. 3b: Pedestrian adequacy items.
 - b. 3c: Bicycle Adequacy improvements.
 - c. 5: MD355 sidepath.
 - d. 6: Left turns from Cloister Drive onto Tuckerman Lane.
 - e. 8b: Truck access.
 - f. 12: TDM comments.
 - g. 20: sidewalk at grade crossing.
 - h. 21, 22, 23 and 24: MCDOT coordination.
2. Private streets to be built to the corresponding public road classification standards per County Code 50.4.3.E.4.c.



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

Aseem K. Nigam
Director

February 4, 2022

Emily Tettelbaum, Planner Coordinator
Mid-County Planning Division
Montgomery County Planning Department
2425 Reedie Drive
Wheaton, Maryland 20902

Re: Strathmore Square
Site Plan No. 820220070

Dear Ms. Tettelbaum:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plans and recommends Approval. The plans are consistent with the MPDU Law and Executive Regulations.

The certified site plan should reference that 15% MPDUs will be provided.

Final unit locations will be determined, and unit layouts reviewed, at Agreement to Build stage.

Sincerely,

Somer Cross, Manager
Affordable Housing Programs Section

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
Fire Department Access and Water Supply Comments**

DATE: 01-Feb-22
TO: Scott Delgado - sdelgado@bowman.com
Bowman Consulting
FROM: Marie LaBaw
RE: Strathmore Square 3A/3B
820220070

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **31-Jan-22** .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.

***** 3/3/2022 Amendment: Building 3A FDC addition and revised radius at NW corner of Private Road A & Private Road B *****

Bowman

March 3, 2022

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

RE: Strathmore Square Phase 1 Site Plan #820220070, North Bethesda, Maryland original 2/1/2022

Dear Dr. LaBaw:

***** Building 3A FDC addition and revised radius at NW corner of Private Road A & Private Road B *****

This letter is written to request the following: 1) a performance-based design for select elements of the fire access for the Strathmore Square Phase 1 Site Plan that do not meet the requirements of MCER 8-16 Section 18.2.3.4.3.1.1 as outlined below; 2) to document the addition of an FDC to Building 3A to previously approved plan.

The project proposes a new north-south private road 'A' connecting the existing WMATA bus and Park and Ride exit drive at the south end of the site to the existing WMATA parking garage driveway to the north. As part of this new Road A connection, WMATA Park and Ride vehicles, as well as emergency vehicles, will be provided the opportunity to turn left at this new intersection with Road A and travel north bound. Given that the existing WMATA bus and Park and Ride exit drive is two lanes wide and with only eastbound, we propose to reduce the northwestern curb return radius to 10' in order to minimize pedestrian crossing distances and maintain a more compact intersection design. We have ensured to maintain all required fire truck turning movements, namely the eastbound to northbound movement. The attached plan uses Auto-Turn to illustrate that a fire truck can make this left turn maneuver with the northwest curb return reduced to a 10' radius.

Please contact us with any questions regarding this submission at 703-464-1000.

Thank you,
Bowman Consulting Group, LLC



Scott Delgado, PE
Executive Vice President
License No: 31542



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.

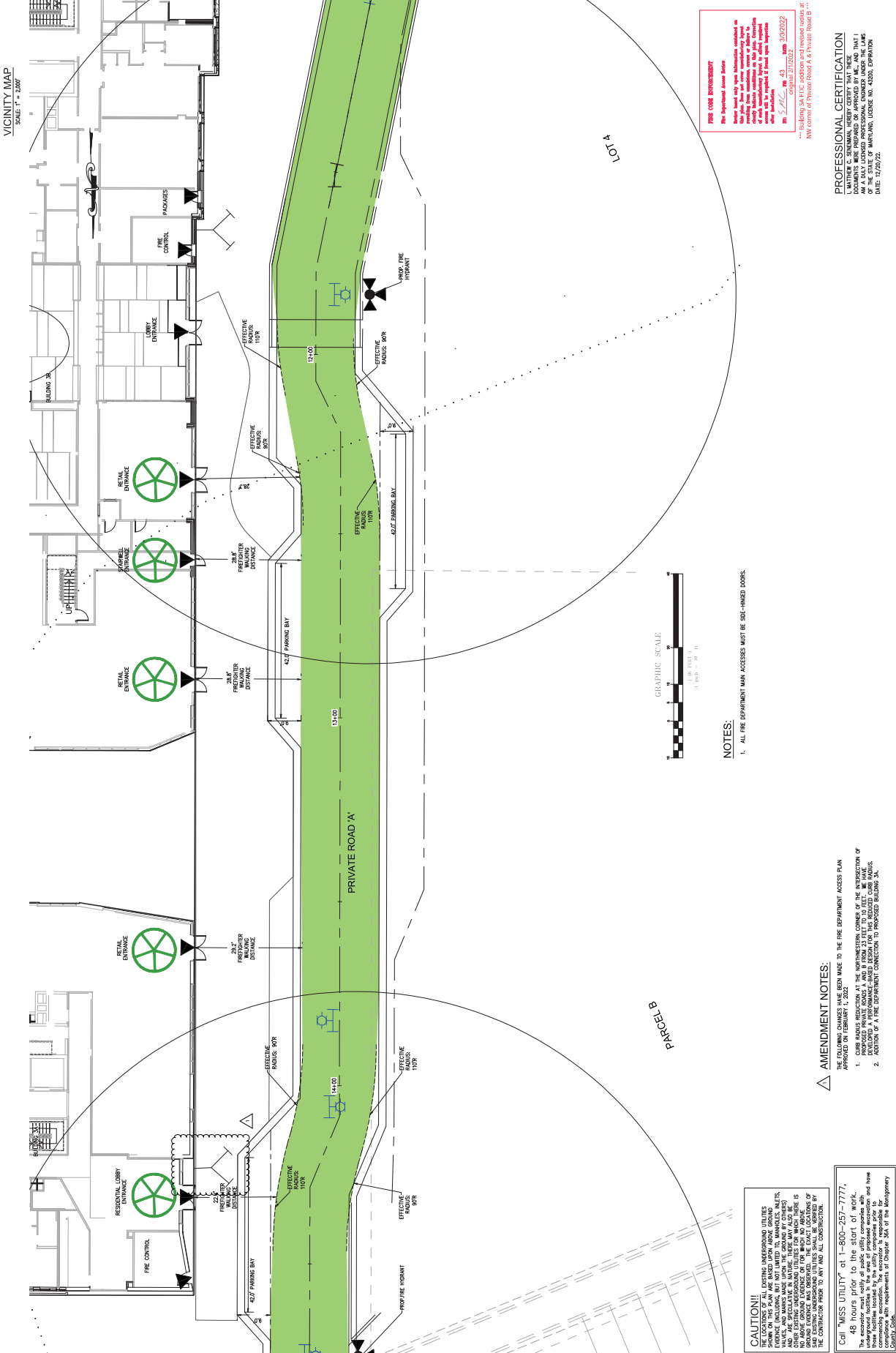
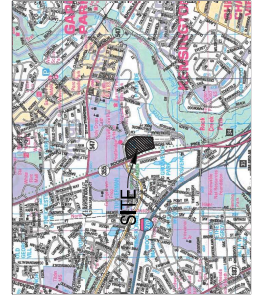
FIRE CODE ENFORCEMENT

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

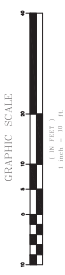
BY: SAC FM: 43 DATE: 3/3/2022

original 2/1/2022



FIRE CODE ENFORCEMENT
 Per Department Access Plan
 Higher level fire code enforcement included on this plan. The fire code enforcement is the responsibility of the fire department. The fire code enforcement is the responsibility of the fire department. The fire code enforcement is the responsibility of the fire department.

PROFESSIONAL CERTIFICATION
 I, MATTHEW C. SHERMAN, hereby certify that these drawings were prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 4300, Expiration Date: 12/31/2022.



- NOTES:**
- ALL FIRE DEPARTMENT MAIN ACCESSES MUST BE SIG-MANAGED DOORS.

- AMENDMENT NOTES:**
- THE FOLLOWING CHANGES HAVE BEEN MADE TO THE FIRE DEPARTMENT ACCESS PLAN APPROVED ON FEBRUARY 7, 2022. THE AMENDMENT CHANGES OF THE AMENDMENT OF PROPOSED PRIVATE ROADS A AND B FROM 21 FEET TO 15 FEET. WE HAVE
- AMENDMENT OF THE DEPARTMENT CONNECTION TO PROPOSED BUILDING 3A.
 - AMENDMENT OF THE DEPARTMENT CONNECTION TO PROPOSED BUILDING 3B.

CAUTION!
 EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND RECORD DRAWINGS, FIELD SURVEY DATA, AND PUBLIC RECORDS. THE EXISTENCE AND DEPTHS OF UTILITIES ARE NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTHS OF ALL UTILITIES PRIOR TO ANY AND ALL CONSTRUCTION.

Call "MISS UTILITY" at 1-800-257-7777, 48 hours prior to the start of work. The contractor must notify all public utility companies with whom they have an account of the location and depth of these facilities located by the utility companies prior to commencement of construction. Compliance with requirements of Chapter 28A of the Montgomery County Code.

