Montgomery Planning

MHP NEBEL STREET PRELIMINARY PLAN NO. 120220090 SITE PLAN NO. 820220150



Description

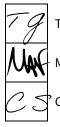
Residential project with up to 172,720 square feet of residential density for a maximum of 163 multifamily dwelling units, including a minimum of 25% Moderately Priced Dwelling Units; associated public benefits to support incentive density, open spaces, stream restoration, and enhancements to existing pedestrian and bicycle infrastructure.

Preliminary Plan No. 120220090 Site Plan No. 820220150 Completed: 7-11-2022

MCPB Item No. 9 7-21-2022 Montgomery County Planning Board 2425 Reedie Drive, Floor 14 Wheaton, MD 20902

Montgomeryplanning.org

Planning Staff



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LOCATION/ADDRESS

Nebel Street at the intersection of Old Georgetown Road

MASTER PLAN

2010 White Flint Sector Plan

ZONING DISTRICT

CR-3.0 C-1.5 R-2.5 H-200

CR-4.0 C-2.0 R-3.5 H-250

PROPERTY SIZE

2.66 acres

APPLICANT

Montgomery Housing Partnership

ACCEPTANCE DATE

March 10, 2022

REVIEW BASIS

Subdivision – Chapter 50 Zoning – Chapter 59 Forest Conservation – Chapter 22A

Summary:

- Staff recommends **approval** of the Preliminary Plan and Site Plan with conditions.
- The Planning Board approved Sketch Plan No. 320210110 for this Site through MCPB Resolution No. 21-070 dated August 11, 2021.
- The Project proposes to transform a vacant and environmentally constrained parcel of land into a 163dwelling unit affordable housing project with enhancements to pedestrian and vehicular circulation, public open space, and significant stream restoration.
- The Proposal includes up to 114,800 square feet of optional method incentive density, to achieve a total of up to 172,720 square feet of development and proposes public benefit points in four (4) categories.
- The Project proposes to provide a minimum of 25% Moderately Priced Dwelling Units (MPDUs) and will provide 80% of the units to residents earning 30% to 80% of the Area Median Income.
- The Property has 2.38 acres of forest, of which 1.52 acres will be cleared, 0.86 acres will be retained, and 0.02 acres planted. The Applicant will fulfill the remaining 0.07 acres of conservation requirements through off-site forest banking.
- Per Section 59.7.3.4.C of the Zoning Ordinance, the Planning Director extended the 120-day review period by 30-days, from June 28, 2022, through July 28, 2022.
- No correspondence has been received as of the date of this Staff Report.

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SECTION 1: RECOMMENDATIONS AND CONDITIONS

PRELIMINARY PLAN 120220090

Staff recommends approval with conditions of the Preliminary Plan to create one (1) buildable lot and one (1) open space parcel for the future construction of a multi-family residential building. All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the following conditions:

GENERAL APPROVAL

 This Preliminary Plan is limited to one (1) open space parcel on the South Parcel zoned CR-4.0, C-2.0, R-3.5, H-250' and one (1) buildable lot for up to 172,720 square feet of development for residential uses or up to 163 multi-family dwelling units on the North Parcel zoned CR-3.0, C-1.5, R-2.5, H-200'.

ADEQUATE PUBLIC FACILITIES AND OUTSIDE AGENCIES

 The Adequate Public Facility ("APF") review for the Preliminary Plan will remain valid for five (5) years from the initiation date (as defined in Montgomery County Code Section 50.4.3.J.5).

PLAN VALIDITY PERIOD

3. The Preliminary Plan will remain valid for three (3) years from its initiation date (as defined in Montgomery County Code Section 50.4.2.G), and prior to the expiration date of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded in the Montgomery County Land Records or a request for an extension filed.

OUTSIDE AGENCIES

- 4. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation ("MCDOT") in its letter dated June 14, 2022, and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT if the amendment does not conflict with any other conditions of the Preliminary Plan approval.
- 5. Before recording a plat for the Subject Property, the Applicant must satisfy MCDOT's requirements for access and improvements.
- 6. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services ("MCDPS") – Water Resources Section in its stormwater management concept letter dated June 29, 2022, and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section if the amendment does not conflict with any other conditions of the Preliminary Plan approval.

- 7. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services ("MCDPS"), Fire Department Access and Water Supply Section in its letter dated June 17, 2022, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendment does not conflict with other conditions of Preliminary Plan approval.
- 8. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Housing and Community Affairs ("DHCA"), in its letter dated June 1, 2022 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which DHCA may amend if the amendment does not conflict with other conditions of Preliminary Plan approval.

OTHER APPROVALS

9. Clearing and Grading

Before approval of a record plat or any demolition, clearing or grading for the Subject Property, the Applicant must receive Staff certification of any subsequent Site Plan(s) associated with this Preliminary Plan. The number and location of site elements including but not limited to buildings, dwelling units, on-site parking, site circulation, sidewalks and bike paths is determined through site plan review and approval.

10. If an approved site plan amendment for the Subject Property substantially modifies the lot or right-of-way configuration or quantities shown on this Preliminary Plan, the Applicant must obtain approval of a Preliminary Plan amendment before certification of the Site Plan amendment.

TRANSPORTATION

Existing Frontage Improvements

- 11. The Applicant must provide the following dedications and show them on the record plat(s) for the following existing roads:
 - a) All land necessary to accommodate ninety (90) feet from the opposite right-of-way line along the Subject Property frontage for Old Georgetown Road.
- 12. Prior to the recordation of plat(s), the Applicant must satisfy all necessary requirements of MCDPS to ensure construction of streetscape improvements along the property frontage on Old Georgetown Road and Nebel Street.

RECORD PLATS

13. There shall be no clearing or grading of the site prior to recordation of plat(s).

Easements

14. The record plat must show necessary easements.

- 15. The record plat must reflect common ingress/egress and utility easements over all shared driveways.
- 16. Prior to issuance of any right of way permit, a drainage covenant is required for the maintenance of the storm drain system within the southern driveway. The covenant must be in a form approved MCDPS ROW Section and the office of the County Attorney and recorded among the Montgomery County Land Records.

Notes and Labels

- 17. The record plat must reflect all areas under common ownership.
- 18. The record plat must reference the Common Open Space Covenant recorded among the Montgomery County Land Records at Book 28045 Page 578 ("Covenant").

MPDUS

19. The final number of required MPDUs will be determined at the time of site plan approval.

CERTIFIED PRELIMINARY PLAN

- 20. The Applicant must include the stormwater management concept approval letter and Preliminary Plan Resolution on the approval or cover sheet(s).
- 21. The certified Preliminary Plan must contain the following notes:
 - a. Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of Site Plan approval. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot.
- 22. Prior to submittal of the Certified Preliminary Plan, the Applicant must make the following changes:
 - a) Show Resolutions and approval letters on the certified set.
 - b) Include the approved Fire and Rescue Access plan in the certified set. Revise the label for the public storm drain that overlaps the southern driveway to correspond with the private maintenance covenant.

SITE PLAN 820220150

Staff recommends <u>approval</u> of Site Plan No. 820220150. The development must comply with the binding elements and conditions of approval for the Sketch Plan No. 320210110 as listed in the MCPB Resolution No. 21-070 dated August 11, 2021 and Preliminary Plan No. 120220090.

All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the following conditions.¹

Density, Height & Housing

1. <u>Density</u>

The Site Plan is limited to a maximum of 172,720 square feet of total development for residential uses or up to 163 multi-family dwelling units on the North Parcel of the Subject Property zoned CR-3.0, C-1.5, R-2.5, H-200'.

2. <u>Height</u>

The development is limited to a maximum height of 80 feet on the North Parcel, as measured from the building height measuring point, as illustrated on the Certified Site Plan.

Open Space, Facilities and Amenities

- 3. <u>Public Open Space, Facilities, and Amenities</u>
 - a) The Applicant must provide a minimum of 13,474 square feet of public open space (12% of net lot area) on-site, disbursed across four areas:
 - a) a 6,762-square foot urban pocket park located on the South Parcel,
 - b) a 1,934-square foot nature overlook,
 - c) a 528-square foot main building entrance plaza, and
 - d) 4,250 square feet of enhanced streetscape along the Nebel Street and Old Georgetown frontages.
 - b) Prior to issuance of the use and occupancy certificate, the Applicant must construct the streetscape improvements, including the undergrounding of utilities, along the Property's frontage on Nebel Street and Old Georgetown Road, consistent with the Advancing the Pike District Streetscape Guidelines.
 - i. Within the first growing season after the issuance of the Use and Occupancy Certificate, all plant materials associated with the streetscape improvements along all frontages, as shown on the Certified Site Plan, must be provided.
 - c) Before the issuance of the use and occupancy certificate for the residential development, all public open space areas on the Subject Property must be completed.

¹ For the purposes of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor (s) in interest to the terms of this approval.

4. Public Benefits

The Applicant must provide the following public benefits and meet the applicable criteria and requirements of the Zoning Ordinance and the CR Zone Incentive Density Implementation Guidelines for each one.

- a) Transit Proximity —The Applicant's requested points are achieved through the Property's location within 1/4 and 1/2 mile of the WMATA White Flint Metrorail Station on Rockville Pike (Level 1).
- b) Diversity of Uses and Activities
 - i. Affordable Housing/MPDUs
 - a) The development must provide 25.1 percent MPDUs (41 units), or MCDHCA-approved equivalent, consistent with the requirements of Chapter 25A and the applicable Master Plan.
 - b) Before issuance of any building permit for any residential unit, the MPDU agreement to build between the Applicant and the DHCA must be executed.
 - c) The Planning Board has reviewed and accepts the recommendations of DHCA in its letter dated June 1, 2022 and incorporates them as conditions of the Site Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by DHCA provided that the amendments do not conflict with other conditions of the Site Plan approval.
- c) Quality Building and Site Design
 - i. Exceptional Design The Applicant must implement the architectural elevations provided that satisfies the minimum requirement of four design criteria.
 - ii. Structured Parking The Applicant must provide a minimum of 143 parking spaces within an above-grade and below-grade structure or as required for the total dwelling unit count per Section 59.6.2.4 of the County Code.
- d) Protection and Enhancement of the Natural Environment
 - i. The Applicant must provide a minimum solar reflectance index (SRI) of 75 for roofs with a slope at or below a ratio of 2:12, and a minimum SRI of 25 for slopes above 2:12.

<u>Common Open Space Covenant</u> The record plat must reference the Common Open Space Covenant recorded at Book 28045 Page 578 (Covenant).

6. <u>Recreation Facilities</u>

Prior to the issuance of the use and occupancy certificate, the Applicant must provide the minimum required recreation facilities as shown on the Certified Site Plan.

7. <u>Maintenance of Public Amenities</u>

The Applicant is responsible for maintaining all publicly accessible amenities including, but not limited to benches, trash receptables, interpretive signage, bicycle racks and repair stations.

Environment & Noise

Forest Conservation

- 8. Prior to recordation of the plat and the start of any demolition, clearing, grading, or construction, whichever comes first, for this development Application, the Applicant must record a Category I Conservation Easement over all areas of forest retention, forest planting and environmental buffers as specified on the approved Final Forest Conservation Plan. The Category I Conservation Easement must be in a form approved by the M-NCPPC Office of the General Counsel and must be recorded in the Montgomery County Land Records by deed. The Book/Page for the easement must be referenced on the record plat.
- 9. The Applicant must schedule the required site inspections by M-NCPPC Forest Conservation Inspection Staff per Section 22A.00.01.10 of the Forest Conservation Regulations.
- 10. The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC Forest Conservation Inspection Staff.
- 11. Prior to the start of any demolition, clearing, grading or construction for this development Application, whichever comes first, the Applicant must record an M-NCPPC approved Certificate of Compliance in an M-NCPPC approved off-site forest bank within the Rock Creek watershed to satisfy the reforestation requirement for a total of 0.07 acres of mitigation credit. The off-site requirement may be met by purchasing credits from a mitigation bank elsewhere in the County, subject to Staff approval, if forest mitigation bank credits are not available for purchase within the Rock Creek watershed or by making a fee-in-lieu payment if mitigation credits are not available at any bank.
- 12. Prior to the start of any demolition, clearing, grading or construction for this development Application, whichever comes first, the Applicant must submit financial surety, in a form approved by the M-NCPPC Office of the General Counsel, to the M-NCPPC Planning Department for the .01 acres of new forest planting, wetland plantings, and maintenance, including invasive species management controls, credited toward meeting the requirements of the FCP.
- 13. Prior to the initial planting acceptance inspection by the M-NCPPC Forest Conservation Inspection Staff, the Applicant must install permanent conservation easement signage along the perimeter of the conservation easements as shown on the FCP, or as directed by the M-NCPPC Forest Conservation Inspection Staff.
- 14. The Limits of Disturbance ("LOD") shown on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved Final Forest Conservation Plan.

<u>Noise</u>

- 15. Prior to Certification of the [Site or Preliminary] Plan, the location and details for noise mitigation techniques must be approved by Staff. Current noise levels must be attenuated to no more than 65 dBA Ldn for ground level areas of common and individual outdoor activity.
- 16. Prior to the issuance of the first building permit, the Applicant must provide certification to M-NCPPC Staff from an engineer who specializes in acoustical treatments that:
 - a) The installation of the noise mitigation techniques to attenuate the current noise levels to no more than 65 dBA Ldn for the exterior ground level recreation spaces on are adequate.
 - b) The building shell for residential dwelling units affected by exterior noise levels projected at or above 65 dBA Ldn will attenuate the projected exterior noise levels to an interior level not to exceed 45 dBA Ldn.
 - c) Before issuance of any Use and Occupancy Certificate or Final Inspection, whichever is relevant, for any of the noise impacted units, a Professional Engineer must certify to the Planning Department and Department of Permitting Services that the noise impacted units have been constructed in accordance with the certification of an engineer that specializes in acoustical treatments.

Transportation & Circulation/Adequate Public Facilities (APF)

- 17. Transportation
 - a) The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services Right-of-Way Section (DPS-ROW) in its memo dated May 18, 2022 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in their memo, which DPS-ROW may amend if the amendments do not conflict with other conditions of Site Plan approval.
 - b) Prior to the issuance of any above grade building permit, the Applicant must obtain approval of a Project-based Transportation Demand Management Plan (TDM) from the Montgomery County Department of Transportation (MCDOT).

18. Pedestrian & Bicycle Circulation

- a) The Applicant must provide 78 long-term and 4 short-term bicycle parking spaces, or as required for the total dwelling unit count per Section 59.6.2.4.C of the County Code.
- b) The long-term spaces must be in a secured, well-lit bicycle room on the second level of the parking garage, and the short-term spaces must be inverted-U racks (or approved equal) installed at the front exterior of the main building entrance (weather protected preferred). The specific location(s) of the short-term bicycle rack(s) must be identified on the Certified Site Plan.
- c) The Applicant must provide one (1) bicycle repair station within the bicycle room and one (1) within the pocket park on the South Parcel.
- d) Prior to the issuance of the final Use and Occupancy Certificate, the Applicant must provide a fee-in-lieu to the Montgomery County Department of Transportation (MCDOT),

based on a cost estimate to be provided to MCDOT and subject to MCDOT review and approval, for the future construction of two-way separated bike lane along the Property's Old Georgetown Road frontage.

- e) The Applicant must provide the following master planned pedestrian and bicycle facilities, the exact location, design and construction of which must comply with requirements set forth by the Montgomery County Department of Transportation, Division of Traffic Engineering and Operations, before right-of-way permit:
 - i. Nebel Street: eight-foot-wide (8 ft.) sidewalk with six-foot-wide (6 ft.) green buffer from traffic, and a two-foot (2 ft.) minimum maintenance buffer.
 - ii. Old Georgetown Road: one-foot-wide (1 ft.) maintenance buffer, a five-foot-wide (5 ft.) sidewalk, and a five-foot-wide (5 ft.) tree panel buffer.

19. Fire and Rescue

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Fire Department Access and Water Supply Section in its letter dated June 17, 2022, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Preliminary Plan approval.

Site Plan

20. <u>Site Design</u>

The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on Sheet A1.0 through Sheet A5.0 of the submitted architectural drawings, as determined by M-NCPPC Staff.

21. Lighting

- a) Prior to certified Site Plan, the Applicant must provide certification to Staff from a qualified professional that the exterior lighting in this Site Plan conforms to the latest Illuminating Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded) for a development of this type. All onsite exterior area lighting must be in accordance with the latest IESNA outdoor lighting recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded).
- b) All onsite down-lights must have full cut-off or BUG-equivalent fixtures.
- c) Deflectors will be installed on all proposed fixtures to prevent excess illumination and glare.
- d) Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at the lot line, excluding areas impacted by street lights within the right-of-way.
- e) Streetlights and other pole-mounted lights must not exceed the height illustrated on the Certified Site Plan.
- f) On the rooftop of the building, the light pole height must not exceed the height illustrated on the Certified Site Plan.

22. Site Plan Surety and Maintenance Agreement

Prior to issuance of any building permit, sediment control permit, or Use and Occupancy Certificate, whichever comes first, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59.7.3.4.K.4 of the Montgomery County Zoning Ordinance, with the following provisions:

- a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b) The cost estimate must include applicable Site Plan elements, including, but not limited to plant material, on-site lighting, indoor and outdoor recreational facilities, site furniture, trash enclosures, retaining walls, fences, railings, private utilities, paths and associated improvements of development, including sidewalks, bikeways, storm drainage facilities, street trees and street lights. The surety must be posted before issuance of any building permit of development and will be tied to the development program.
- c) The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.

23. <u>Development Program</u>

The Applicant must construct the development in accordance with a development program table that will be reviewed and approved prior to the approval of the Certified Site Plan.

24. Certified Site Plan

Before approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a) Include the stormwater management concept approval letter, development program, and Site Plan resolution (and other applicable resolutions) on the approval or cover sheet(s).
- b) Add the following notes:
 - i. "M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading."
 - ii. "Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services."
 - iii. "The Applicant must schedule a "preconstruction meeting" ("precon"), preferably on-site, with staff from the Department of Permitting Services (DPS) responsible for Certified Site Plan (CSP) conformance and compliance, upon approval of the Certified Site Plan. The precon must occur prior to any site work commencement and prior to any work that is covered by the site plan surety and maintenance agreement. The Applicant along with their representatives must attend the precon with DPS CSP Staff. A copy of the approved Certified Site Plan along with any subsequent amendments is required to be on-site at all times.
- c) Fire and Rescue Access plan should be included in the Certified Site Plan.

- d) Modify data table to:
 - i. Reflect development standards approved by the Planning Board.
 - ii. Clarify dedications as previous or proposed.
- e) Ensure consistency of all details and layout between Site and Landscape plans.
- f) Revise public benefit point table including maximum points permitted for each requested category.
- g) Add the required bicycle repair station within the building's bicycle room.
- h) Update the Nebel Street cross-section to include dimensions.
- i) Revise architectural sheets (151) to match the vehicular parking counts provided in the data table (143).
- j) Add note for advance bicycle warning signage for driveways which will be finalized by DPS and in accordance with Section 59.6.1.3.A.2 to limit vehicle access across a primary pedestrian, bicycle, or transit route wherever feasible.
- k) Ensure the square foot details shown on the recreation Plan labeled as Sheet L600 on are consistent on all other sheets in the plan set.
- l) Revise the location of the required car-share designated parking spaces from the public right-of-way to be within the parking structure.
- m) Revise the label for the public storm drain that overlaps the southern driveway to correspond with the private maintenance.
- n) All stream restoration plantings and details must be shown on the FFCP.
- o) The FFCP worksheet must be revised to reflect areas of forest planting and areas of forest clearing in the stream restoration area.
- p) Revise the data table to remove credit for 0.02 acres of landscaping credited towards the reforestation requirements.
- q) All areas cleared for the stream restoration must be replanted.
- r) Detailed and specific tree protection measures must be shown on the FFCP for all trees located within the stream restoration area.

SECTION 2: SITE DESCRIPTION

VICINITY

The 2.66-acre Subject Property ("Subject Property" or "Property"), outlined in red in Figure 1, is located at the intersection of Old Georgetown Road and Nebel Street. The Property is located 0.3 miles east from Rockville Pike in an area that is transitioning from industrial uses to commercial and residential uses. Abutting the Site to the north and south on Nebel Street are industrial uses. To the east are the CSX railroad tracks. To the west are a mix of low- and high-rise multi-family residential structures and commercial developments.



Figure 1: Vicinity Map (Property outlined in red)

PROPERTY DESCRIPTION

The Property is located within the 2010 *White Flint Sector Plan* and within the Nebel Street District which is a 23-acre sub-area that lies along the CSX tracks and includes the Washington Gas Facility and the County's Pre-Release Center. Implementing the Plan's recommendations, the Property was rezoned in 2010 (Sectional Map Amendment No. G-889) from I-4 to Commercial Residential (CR) to encourage as much residential development as possible.

The Property (also known as the Montouri Property) is comprised of approximately 2.66 acres of tract area and is made up of two parcels – P362 (North Parcel) and P394 (South Parcel). The South Parcel is a 0.17-acre parcel at the southeastern corner of the intersection of Old Georgetown Road and Nebel Street, zoned CR-4.0, C-2.0, R-3.5, H-250'. The South Parcel is directly adjacent to a surface parking lot associated with a Harris Teeter Grocery Store and has numerous mature trees.

The North Parcel is a 2.49-acre parcel on the north side of Nebel Street, zoned CR-3.0, C-1.5, R-2.5, H-200'. It is a forested parcel with a stream running east-west across the Property, with an associated stream valley buffer, floodplain, and wetland. Along with the existing forest, there are steep (>25%) grades on-site which fall from west to east approximately 25 feet from Nebel Street to the rear of the Property.-The development area is limited due to the environmental features. The Subject Property is subject to the White Flint Special Taxing District.

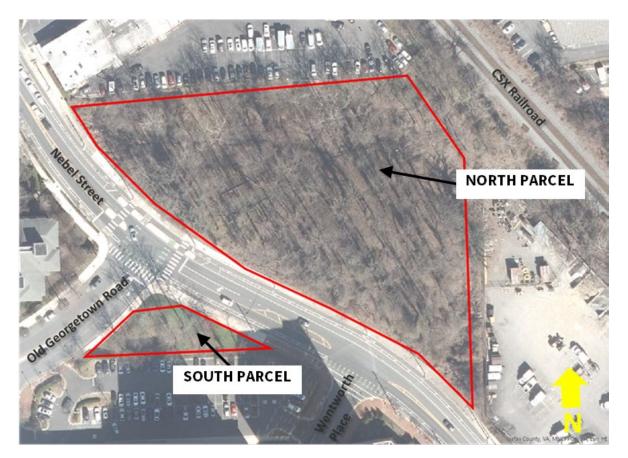


Figure 2: Subject Property (outlined in red)



Figure 3: South Parcel at the southwest corner of Nebel Street and Old Georgetown Road



Figure 5: Existing stream conditions on the North Parcel



Figure 4: Existing conditions on the North Parcel



Figure 6: Existing road conditions along Nebel Street

SECTION 3: PROJECT DESCRIPTION

PREVIOUS APPROVALS

NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION NO. 420201430

Staff approved the Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) No. 420201430 on August 11, 2020. The 2.66-acre Site contains 2.38 acres of forest and 1.898 acres of stream valley buffer, which includes 1.06 acres of floodplains and 0.004 acres of wetlands.

SKETCH PLAN NO. 320210110

Sketch Plan No. 320210110 proposed a multi-family building of up to 188,500 square feet (including 25% MPDUs), an internal structured parking garage, new open spaces, and associated public benefit categories. The Planning Board held a public hearing on July 29, 2021, for Sketch Plan No. 320210110 and granted approval to that application through MCPB Resolution No. 21-070 dated August 11, 2021.



Figure 7: Approved Sketch Plan No. 320210110

PROPOSAL

The Subject Preliminary Plan and Site Plan Applications seek to implement the Sketch Plan approval by constructing a six-story multi-family building, measuring up to 80 feet in height, with up to 172,720 square feet of residential density (up to 163 units) and a minimum of 25% MPDUs. In response to the Site's environmental constraints, including a 100-year floodplain to the rear of the North Parcel, the proposed building footprint is compact and includes a below-grade parking structure (Figure 8).

The new multi-family building will be accompanied by a series of public open spaces and streetscape enhancements along the Nebel Street frontage. Stream and wetland enhancements are also proposed. Additional details of each element are expounded upon in the subsections below.



Figure 8: Proposed Rendered Site Plan with Annotations

SUBDIVISION

The Preliminary Plan proposes one buildable lot, described as the North Parcel (P362) within this Staff Report, that will allow for a maximum residential density of 172,720 square feet (up to 163 multifamily dwelling units). The South Parcel (P394) will be improved as privately owned public open space that will be available to both residents and the general public.

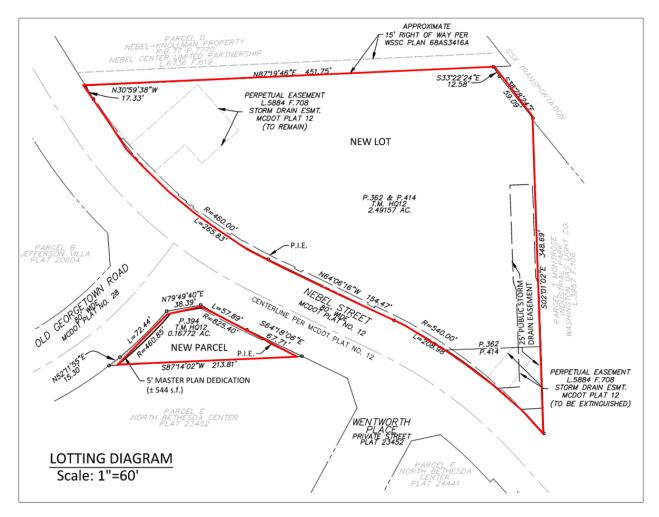


Figure 9: Proposed Subdivision Plan

ARCHITECTURE

Shown in Figure 10, the building architecture reflects a high-quality design that enhances the visual and functional character of the Site's setting through building placement, height, massing, facade treatments, and ornamentation. The proposed maximum building height of 80 feet, or six (6) stories, is in keeping with the existing surrounding context. The proposed building's massing is also tempered by both material changes and vertical and horizontal breaks to reduce the perceived building scale.

As prescribed by the *White Flint Sector Plan* and conditioned by Sketch Plan No. 320210110, the proposed residential building provides a focal point at the terminus of Old Georgetown Road at Nebel Street. The placement of the proposed multi-family building at the Property's front and side lot line creates a strong urban edge along Nebel Street to define the space and support pedestrian activity. The Project proposes front stoops along the northernmost ground level for three (3) units along Nebel Street, providing direct unit access to and from the street. The stoops add visual interest to help break-down the building's elongated front façade and activate the adjacent street frontage.

The building is designed to create an inviting gateway between the interior and exterior through the creation of a main entrance plaza, proposed at the south end of the building, and through the provision of both a common terrace and individual unit balconies on the rear façade. Together, these elements present a welcoming front door along Nebel Street and overlook the forested area, stream, and 100-year floodplain, respectively (Figures 10-12).



Figure 10: Proposed Perspective View of the Building Entrance from Nebel Street



Figure 11: Proposed Perspective View from Old Georgetown Road looking onto Nebel Street

The proposed architecture also purposefully addresses the structured parking garage. The portion of the parking that will not be concealed below grade (as shown in Figure 12 below), will have metal mesh screening to obscure views of the garage from the street. This treatment further supports pedestrian activity as a priority while minimizing the presence of motor vehicles. The building will have a limited amount of green roof on the courtyard above the garage.

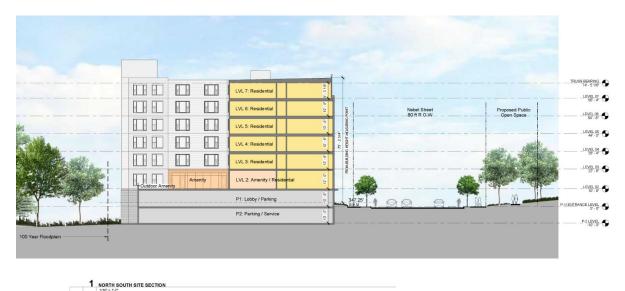


Figure 12: Proposed North South Site Section

AFFORDABLE HOUSING

The Project will provide a minimum of 25.1% MPDUs (41 units) in accordance with the MCDHCA letter dated June 1, 2022. Additionally, the Project will provide 80% of the available units to residents earning 30% to 80% of the Area Median Income, with a significant majority of those units for rent to those earning less than 60% of the Area Median Income.

STREETSCAPE

The new streetscape will elevate the existing streetscape conditions and the overall pedestrian experience via the installation of benches, decorative pavers, decorative screening panels for transformers, pedestrian-scale lighting, infill street trees, and a green buffer. The proposed streetscape improvements implement a small segment of the White Flint master-planned Recreation Loop, which is designated and to be signed as a continuous recreational pathway that connects the public use spaces to the civic green envisioned for the Metro West District and Wall Local Park located west of the intersection of Marinelli Road and Executive Boulevard. This Loop is intended to link new and existing neighborhoods within the plan area (Figure 13).

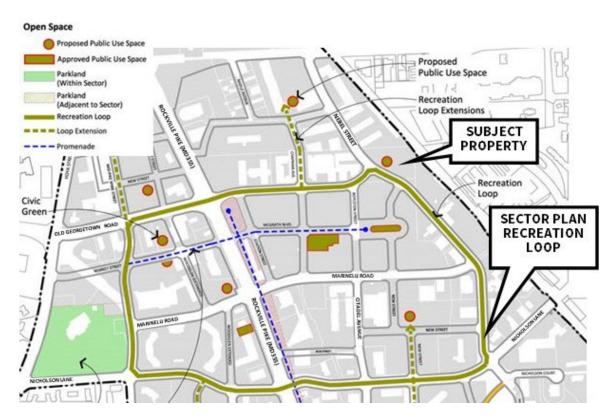


Figure 13: White Flint Sector Plan Recreation Loop

The streetscape implemented through the Subject Applications will include an enhanced, tree-lined streetscape with an eight-foot-wide-brick sidewalk separated from the street by a green buffer will be provided along the Property's frontage that connects the nature overlook and the main building

entrance plaza on the opposite end of the Site. The streetscape enhancements will complete the missing portion of the streetscape and will promote pedestrian connectivity, as envisioned by the Sector Plan. The Applicant's street tree plan consists of a large deciduous tree species - the American Hornbeam - with cobblestones in tree pits.

The Applicant anticipates relocating one existing utility pole to accommodate access for the northern driveway and keep a total of six (6) existing utility poles and associated overhead wires along the Site's Nebel Street frontage to remain. The Applicant is conditioned to accommodate a 2-foot minimum maintenance buffer, an 8-foot-wide sidewalk, and a 6-foot-tree panel buffer; however, undergrounding of the existing utilities along Nebel Street is not included in the streetscape's upgrades. Despite conformance with the national building code for fire safety, the Applicant's submittal only allows two stories of the six-story building to be reached from the ground and prohibits aerial access to several floors due to the location of the utility poles and wires. The Applicant's statement of justification primarily cites financial costs and proportionality as the prohibitable factors to underground the existing overhead utilities. Maintaining the status quo with the utilities in their current state does not achieve substantial conformance with the 2010 *White Flint Sector Plan*, the 2019 *Fire Department Access Performance Based Design Guide*, and the 2021 *Advancing the Pike District Streetscape Guidelines*, which collectively recommend that utility lines should be undergrounded in new developments where aerial operations are anticipated. Additional details are expounded upon in the Site Plan Findings and Analysis section of the Report.

OPEN SPACE

The Preliminary and Site Plan Applications exceed the 10% open space requirement set forth in the Zoning Ordinance by providing 12% (13,474 square feet) of the Site Area as public open space. As shown in Figure 14 below, the public open space will be disbursed across four areas: 1) an urban pocket park (6,762 square feet), 2) a nature overlook (1,934 square feet), 3) a main building entrance plaza (528 square feet), and 4) an enhanced streetscape (4,250-square feet) along all frontages. These spaces have high-visibility, direct access from Nebel Street, and are aimed to provide passive recreation and opportunities for social gatherings and connections with nature within an urban setting.

The urban pocket park is located on the west side of Nebel Street, at the intersection with Old Georgetown Road (Southern Parcel). This space will have a low deck nestled within a small grove of trees with seating and a bike repair station.

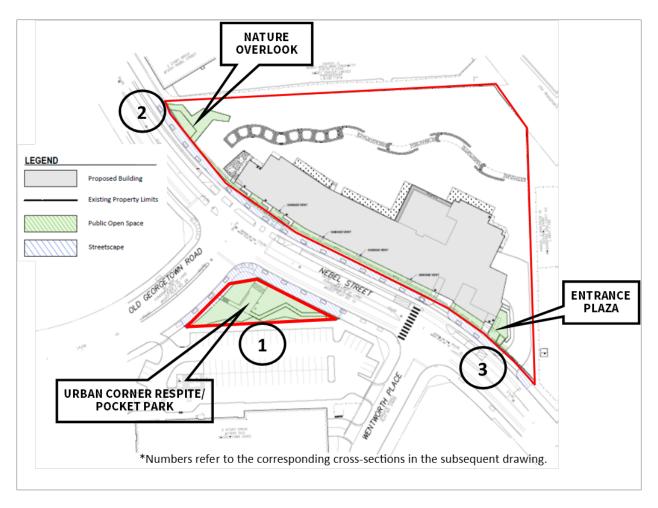


Figure 14: Proposed Open Space

The proposed nature overlook (Figures 14 & 15), designed for sitting and contemplation, is proposed along Nebel Street, in the western portion of the Northern Parcel. The deck will cantilever over the hillside and into the retained tree canopy of the rear of the building and will include interpretive signage. The Applicant will install similar materials to the decking applied for both the nature overlook and the urban pocket park in order to provide a unified design.

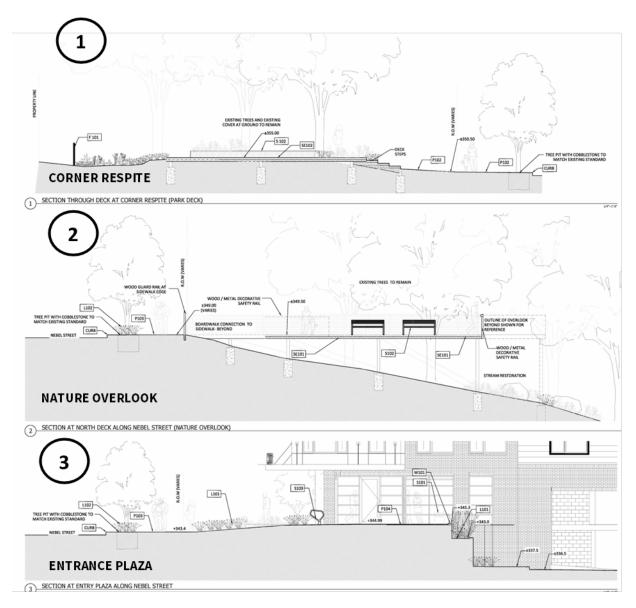


Figure 15: Section Details for the Proposed Open Spaces

Adjacent to the southernmost garage access driveway, the entrance plaza is the primary point of access to the building and will provide exterior seating opportunities and a more urban feel compared to the nature overlook. The plaza will have concrete pavers, wood benches, a bicycle rack, and plantings.

TRANSPORTATION

Vehicular Access and Circulation

Vehicular access onto the Subject Property is proposed directly from Nebel Street via two (2) new driveways that will meet the minimum length required for frontage and design standards. Loading and service needs will be accommodated via the southern driveway and associated loading dock. The loading area is internal to the building and will be concealed by a door when not in use.

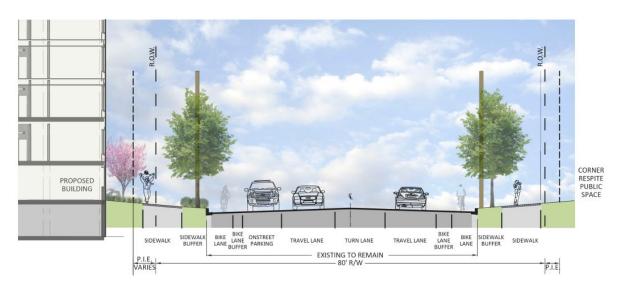


Figure 16: Proposed Nebel Street Cross Section Rendering

The Applicant is proposing a public storm drain easement within the southernmost driveway; however, permanent private occupation of County right-of-way or easements is prohibited. The accommodation of the storm drain is being proposed within the driveway based on Site constraints. In coordination with DPS and as conditioned by the MCDOT approval letter dated June 14, 2022, the Applicant is required to execute a drainage covenant to be approved by the County, to include the private maintenance of the storm drain system. The details of that covenant would include maintenance requirements and responsibilities. At the time of certification, the revised plan must reflect the anticipated private maintenance of the storm drain system.

Vehicle and Bicycle Parking

The Project proposes 143 vehicle parking spaces within the Site's two-level structured parking garage. The combined total of vehicle spaces does not include existing on-street parking spaces along Nebel Street. Two on-street spaces along Nebel Street are proposed to be dedicated towards the Applicant's carshare designation requirement. As conditioned, the Applicant must revise the location of the required car-share designated parking spaces from the public right-of-way to be within the parking garage. The Project will provide 83 bicycle parking spaces, of which 79 spaces will be located in a secure longterm bicycle parking area on the second floor of the garage and four (4) spaces will be provided as short-term spaces along the building's Nebel Street facade.

Non-Motorized Facilities

The Project will enhance the Property's frontage by dedicating an additional five-feet of right-of-way and by making a fee in-lieu contribution for the future two-way separated bike lane along the Property's Old Georgetown Road frontage. The Project will provide an 8-foot-wide sidewalk and a 2foot minimum maintenance buffer that will be separated from vehicular traffic by a 6-foot tree panel. The sidewalk proposed for reconstruction along Nebel Street will provide activation and access to the public open spaces and other community amenities beyond the boundaries of the Subject Property.

In order to improve safety and reduce conflicts between multimodal travel, the Applicant proposes to improve the delineation of the existing buffered bicycle lanes with new permanent precast concrete raised barriers, which will replace plastic bollards that are currently missing or have been vandalized. In addition, if determined necessary during the signing and marking stage, the Project will include additional signage and pavement markings to alert bicyclists of the upcoming driveways. All pedestrian and bicycle facilities will be designed in accordance with MCDOT standards and the *2021 Advancing the Pike District Streetscape Guidelines* and the *2018 Bicycle Master Plan*, as applicable.

Transit Service

The Site is within 1/3 mile of the White Flint Metro Station and is served by Metrorail's Red Line. Ride On Routes 5, 26, 38, 42, 46, and 81 as well as Metrobus Route C8 service the Property from the White Flint Metro Station bus loop:

- Ride On route 5 provides service between the Silver Spring Central Business District, Rockville, the Pike District, Wheaton, Potomac, and the Twinbrook, White Flint, Grosvenor-Strathmore, and Silver Spring Metrorail stations.
- Ride On route 26 provides service between the Montgomery Mall Transit Center, Rockville, the Pike District, Aspen Hill, Glenmont, and the Twinbrook, White Flint, and Glenmont Metrorail stations.
- Ride On route 38 provides service to the Pike District, Wheaton, Connecticut Estates, and the White Flint and Wheaton Metrorail stations.
- Ride On route 42 provides service between the Westfield Montgomery Mall Transit Center, the Pike District, the Washington Science Center and the White Flint Metrorail Station.
- Ride On route 46 provides service from Montgomery College to Medical Center, with a stop at Grosvenor-Strathmore. On weekdays, route 46 operates service from 4:59 a.m. to 1:41 a.m. On Saturday, route 46 operates service from 5:15 a.m. to 1:08 a.m. On Sunday, Route 46 operates services from 5:11 a.m. to 12:42 a.m.
- Ride On route 81 provides service between Rockville, the Pike District, Tower Oaks Boulevard, and the Rockville and White Flint Metrorail stations.
- Metrobus route C8 provides service to Aspen Hill, Veirs Mill Road, Colesville, White Oak, and the Glenmont and White Flint Metrorail stations.

The 2013 *Countywide Transit Corridors Functional Master Plan* identifies the White Flint Metrorail Station, located within 1/3 of a mile from the Subject Property, as a future station location for the MD 355 South Corridor Bus Rapid Transit line.

Transportation Demand Management

As a project within the North Bethesda Transportation Management District (TMD) that is greater than 40,000 square feet of gross floor area, the Applicant is required to develop a Level 3 Results Transportation Demand Management (TDM) Plan with the Planning Board and MCDOT to participate in the North Bethesda TMD. The Level 3 TDM Results Plan will be submitted and approved by MCDOT prior to issuance of any building permit by DPS.

ENVIRONMENT

The Subject Property is an extremely challenging infill site and is one of the last undeveloped parcels in the 2010 *White Flint Sector Plan* area. The North Parcel has 2.38 acres of forest on it and two stormdrain outfalls. The West Stormdrain outfall includes a stream, with a constant flow and defined channel, and associated wetlands. The East Stormdrain outfall has flowing water into an existing channel, creating a six-foot-deep head cut in the channel. It is not clear what the source of this water is, as the channel had been documented as dry for more than seven years, therefore the channel does not have a stream valley buffer. The stream and East Stormdrain channel intersect at the northeast corner of the Property and enter a stormdrain pipe that continues under the CSX tracks and eventually outfalls into a tributary of Rock Creek. The North Parcel also has an extensive engineered floodplain, caused by issues with the downstream stormdrain pipe maintenance issues. A stream valley buffer covers 1.89 acres of the site, due to the stream and floodplain.



Figure 17: Existing Environmental Features

Environmental Guidelines

Staff approved Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) No. 420214300 on August 11, 2020. The 2.66-acre site contains 2.38 acres of forest and 1.898 acres of stream valley buffer, which includes 1.06 acres of floodplains and 0.004 acres of wetlands. The proposed development includes significant encroachments into the stream valley buffer. The Applicant has submitted an environmental enhancement plan (Figure 18) that includes the removal of existing refuse and management of non-native invasive plants to improve the health and function of the forest and restoration of the stream and adjacent wetlands to mitigate for the buffer encroachment.



Figure 18: Environmental Enhancement Plan

As previously noted, the stream that bisects the Site is unstable and exhibits active streambank erosion, head cuts, undercut and fallen trees, and is contributing significant sediment and nutrient pollution downstream and into the Rock Creek watershed. Without swift intervention, the existing erosion will cause the loss of streambank trees. Along the steeper areas, the restoration will involve grading of flood-prone benches and installation of timber and boulder step-pools that will dissipate energy and stabilize the streambed during larger storm events. The slopes and riparian buffer will be stabilized with large boulder outcrops and native trees, shrubs, and groundcover. Along the lower gradient, the restoration will involve grading of a floodplain and installation of constructed riffles, boulder runs and pools. The streambanks will be stabilized with large boulders along the outside of meander bends and riparian buffer will be planted with native trees, shrubs, and groundcover throughout. These improvements are expected to eliminate what is recognized as an imminent public safety hazard.

Final Forest Conservation Plan

A Final Forest Conservation Plan (FFCP) was submitted with the Preliminary and Site Plans. The FFCP shows 1.52 acres of forest clearing to construct the proposed development. While there is disturbance shown in the forest for the stream restoration, it will be minimized and replanted. The Applicant is retaining 0.86 acres of forest and planting 0.02 acres of forest. A Category I Conservation Easement will be recorded over 0.89 acres of forest and stream valley buffer. The remaining 0.07 acres of forest conservation requirements will be met through off-site forest banking or payment of fee-in-lieu if banks are not available.

Noise Guidelines

The Applicant submitted a Noise Analysis with the Site Plan submission, as required by the Sketch Plan approval. The Project proposes residential units to be built adjacent to the CSX railroad tracks. A noise analysis was submitted in conjunction with the Preliminary and Site Plans, showing noise levels of approximately 73 dB at the rear courtyard of the proposed development. This is the only exterior public space impacted by noise. The noise analysis looked at noise mitigation measures to reduce the exterior noise levels to 65 dB. A noise wall is not practical because the courtyard is elevated, and the wall would have to be built in the floodplain to accomplish this. However, there are a number of noise barriers that can be integrated into the courtyard design including a seven-foot tall barrier. All noise mitigation methods must be shown on the Certified Site Plan. Indoor spaces must be reduced to 45 dBA but architectural materials will be used to achieve this requirement. Certification of design and construction is required during the permitting process.

Stormwater Management

The Subject Property must comply with Chapter 19 of the Montgomery County Code for Erosion, Sediment Control, and Stormwater Management. The Preliminary and Site Plan Applications include environmental site design ("ESD") techniques that will filter and retain stormwater on-site primarily through several micro-bioretention areas, a limited green roof on the courtyard above the garage, and extensive stream restoration. Plantings approved by DPS will also be used in ESD's to the greatest extent practicable. The Stormwater Management Concept Plan No. 287914 has been reviewed and approved with conditions on June 29, 2022, by the Montgomery County Department of Permitting Services (MCDPS).

SECTION 4: PRELIMINARY PLAN 120220090 FINDINGS AND ANALYSIS

- 1. The layout of the subdivision, including size, width, shape, orientation and density of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59.
 - a) The Lot(s) and Use comply with the basic requirements of Chapter 59

The Preliminary Plan would create one (1) buildable lot for residential uses and one (1) open space parcel. The Preliminary Plan meets the dimensional requirements for the CR zone as specified in the Zoning Ordinance and as shown in Table 1 below, in relation to maximum density, height, and minimum open space. Additionally, the Application must provide the minimum required amount of parking spaces for residents and visitors. The final number, configuration, and location of parking spaces will be approved with the concurrent Site Plan based on the number of multi-family residential dwelling units.

Development Standard	Permitted/ Required	Approved by Sketch Plan	Proposed
Tract Area			115,839 sf.
			(2.659 ac.)
North Parcel	n/a		108,533 sf.
Dedications			0 sf.
South Parcel			7,306 sf.
Dedications			544 sf.
Site Area			115,295 sf.
Total Maximum Density	up to 354,823 sf.		(2.647 ac.) 172,720 sf.
North Parcel (building)			
Commercial Density	up to 162,799 sf.		0 sf.
Residential Density	up to 271,332 sf.	188,500 sq. ft.	172,720 sf.² (153 units)
Total Density	up to 325,599 sf. (3.0 FAR)		172,720 sf. (1.49 FAR)
South Parcel (open space)			
Commercial Density	up to 14,612 sf.		0 sf.
Residential Density	up to 25,571 sf.		0 sf.
Total Density	up to 29,224 sf. (4.0 FAR)		0 sf.
Moderately Priced Dwelling Units	15%		25.1% (41 units)
Principal Building Height (max.)	200 ft. (North Parcel) 250 ft. (South Parcel)	80 ft. (North Parcel) n/a (South Parcel)	80 ft. (North Parcel) n/a (South Parcel)
Public Open Space (min) ³ (Net Site Area)	10% (11,584 sf.)	10% (11,584 sf.)	12% (13,474 sf.)

Table 1: Development Standards in the CR Zone, Optional Method

2. The Preliminary Plan substantially conforms to the Master Plan.

The Preliminary Plan substantially conforms to the recommendations within the 2010 *White Flint Sector Plan* ("Sector Plan"), as outlined below for various areas of emphasis.

a) <u>Land Use</u>

The *White Flint Plan Sector Plan* ("Sector Plan") lays out recommendations that are both general for the plan area and specific for the Subject Property. Generally, the Sector Plan provides a blueprint for the future that will transform the White Flint area into a vibrant place served by transit and enhanced by activating uses, open spaces, and amenities. The

² Up to 0.5 FAR is permitted under the standard method or a total of 57,920 square feet for the Property. Therefore, the Proposal includes 114,800 square feet of optional method incentive density, to achieve a total of up to 172,720 square feet of development.

³ Final approved by Site Plan.

Subject Property is within the Nebel Street District. Specifically, the land use recommendations of the Sector Plan states that the I-4 zoned Montouri property [Subject Property] north of the Washington Gas Company should be rezoned CR 3: C 1.5, R 2.5, and H 200 to encourage as much residential development as possible (page 41). The Property was rezoned in 2010 (Sectional Map Amendment No. G-889) from I-4 to Commercial Residential (CR) to permit residential FAR.

The Sector Plan recommends adding more residential capacity near existing transit facilities to balance land uses in the MD 355/I-270 Corridor (page 6). By utilizing the optional method for incentive density, the Proposal can deliver additional residential density to support a thriving community with a mix of uses along the Nebel Street corridor.

Further, the Subject Property is located within the CR Zoning District which allows for a variety of densities and heights, encourages different housing types, transportation infrastructure, and major public amenities, all of which the Project provides. Aiming towards the intent of the Sector Plan, the Project demonstrates high-density housing and a moderate building height to facilitate compatibility with surrounding uses.

Therefore, the Preliminary Plan substantially conforms to the vision of the 2010 Sector Plan and contemplates major elements of the plan vision, while also complying with the requirements of the zoning district.

Density & Height

As previously noted, the Sector Plan recommended a re-zoning of the Subject Property from the I-4 zone to the CR zone to effectuate the vision of additional residential uses within the Nebel Street District. The Project satisfies the increased density via the optional method with 1.49 FAR.

Additionally, the Plan calls for the highest density and tallest buildings at the Metro station. Therefore, based on its location, the Subject Property does not need to achieve the maximum permitted height.

The Sector Plan also addresses building height by stating that within each district, signature buildings near the maximum height are allowed and desirable to create gateways or focal points (pg. 19). The Plan also address the building height specifically for the Subject Properties, as noted: "Signature buildings, between 150 and 200 feet tall, may be located at the terminus of Old Georgetown Road and Nebel Street or at the intersection of Randolph Road and Nebel Street, in conjunction with development in the Maple Avenue District" (page 40). The maximum building height proposed is 80 feet, which adheres to

the height limit of 200 feet per the mapped zone. While the Proposal will not achieve the upper limits of building height permitted, the proposed height is adequate to support the recommended signature gateway and is compatible with existing multi-family mid-rise and high-rise residential developments at the northwest intersection of Old Georgetown Road and Nebel Street and on the west side of Nebel Street, including the White Flint Station Condominium, Wentworth House Apartments, and Aurora at North Bethesda Center.

Affordable Housing

White Flint was envisioned as the place to accommodate a substantial portion of the region's projected growth, especially housing (page 6). Under the staging plan, the Sector Plan recommends that the Planning Board should assess whether the build out of the Sector Plan is achieving the Plan's housing goals (page 69). The Plan places emphasis on residential development to provide more affordable housing and expand opportunities for economic diversity located near transit and services. To accommodate a variety of households, all new residential development should include different unit types and sizes, including options for the number of bedrooms per unit, and provide choices for all budgets. More specifically, the Plan recommends more than 9,000 new dwelling units to be delivered throughout the 30-year planning horizon to improve and stabilize the housing-to-jobs ratio in the area (page 7).

The Project proposes new affordable housing within walking distance of the White Flint Metrorail Station. The Proposal includes a mix of bedrooms that can accommodate various household needs within the market, including efficiencies and two- and threebedroom units. Furthermore, the Project proposes to provide 80% of the units to residents earning 30% to 80% of the Area Median Income, plus a majority of the units will be for rent to those earning less than 60% of the Area Median Income. A minimum of 25.1% of the units will be designated as MPDUs. The accommodation of affordable units that far exceeds the minimum code requirements within a transit-centered urban center supports economic diversity and addresses the Sector Plan's goal of promoting social equity (page 23).

<u>Urban Form</u>

With the extension of Metrorail service, White Flint was envisioned as an urban, mixed-use community located at the center of North Bethesda. At the time when the Sector Plan was developed, the evaluation of existing conditions and intentional efforts to transform a suburban, car-oriented series of strip shopping centers into an urban, transit-oriented, mixed-use area was noted as occurring slowly and in scattered pockets (page 6).

Development projects occurring around 2010 were starting to create urban block patterns with buildings oriented toward the streets, but more change was recommended.

The Proposal focuses on a strong urban form by pulling the building up to the lot line, orienting the various entrances towards the street, improving the pedestrian experience by a continuity streetscape, and creating viable connections to open spaces on the Subject Property and to other nearby destinations and community amenities. The proposed concealed structured parking makes automobile traffic subordinate to the pedestrian and bicyclist experience along Nebel Street. Also, the proposed respite urban park creates a new pocket of civic space.

Considering the Site's surrounding area, the Proposal contributes to a mix of building types that combine to form a single cohesive urban environment. While heights vary between confronting residential and mixed-used buildings, there is height compatibility between the existing and proposed buildings as each is within the maximum height limit for the zoning district and establishes continuity in the urban realm.

The core of White Flint is located between Marinelli Road and Old Georgetown Road and within a ¼-mile of the Metro station, whereas the Subject Property lies outside of the core. To support the urban form, the White Flint Design Guidelines dictates that new development will decline in height and density from the core and Rockville Pike, providing compatible transitions as it approaches the surrounding neighborhoods (page 15).

Community Facilities & Open Space

The *White Flint Sector Plan* did not recognize the Subject Property as a location for a master-planned community facility or cultural resource such as a library or recreation center. However, the Subject Property is in close proximity to proposed community resources and cultural resources identified in the Sector Plan. A prominent recommendation in the Sector Plan is a new Civic Green that is located outside of the Nebel Street District and to the west of Rockville Pike (Figure 19 below). The proposed streetscape improvements will deliver safe and adequate infrastructure for pedestrians and bicyclists as they travel west towards the Civic Green. The proposed streetscape improvements would also support convenient access to the Sector Plan's Promenade that is envisioned to traverse Marinelli Road as a connector to unify the western and eastern halves of the plan area.

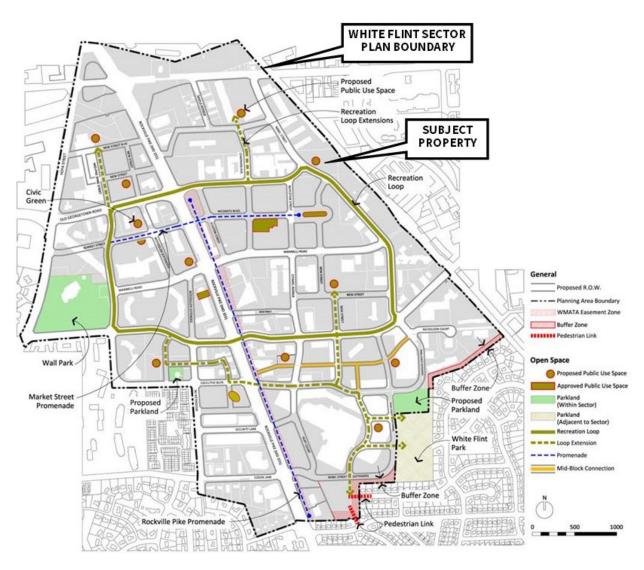


Figure 19: White Flint Sector Plan Area Public Use Space

Also shown in Figure 19, the Sector Plan proposes a recreation loop that connects all the public use spaces within the plan area and is envisioned as "a continuous signed recreational pathway" that "is intended to link new and existing neighborhoods" (page 18). The Subject Property directly fronts on the recreational loop and the Project will enhance and activate this recreational loop through the proposed public open spaces along Nebel Street and through the building's architecture and design.

The Sector Plan identifies a hierarchy of public use spaces, which on one end of the spectrum includes parks with a regional draw and on the opposite end of the spectrum includes private recreation space. Regarding the latter, the Plan directs residential developments to include common indoor spaces as well as common outdoor recreational facilities. These private spaces can be decks, balconies, rooftops, terraces, or other

facilities. The Proposal complies with the Sector Plan by proposing two different types of decks that function as private amenities. For individual private use, the proposed façade incorporates balconies primarily on the rear or forested side of the building. For collective private use, the new building will have a raised outdoor deck overlooking the natural features at the rear of the Property, which serves as an outdoor amenity for all the residents and is envisioned to be "built-into the trees".

Further, as shown on Figure 19, the Sector Plan identified the Subject Property as a location for public use space. The urban corner respite proposed on the South Parcel at the intersection of Nebel Street and Old Georgetown Road satisfies this recommendation and contributes to a network of existing pockets of urban green space that exist in the area.

Overall, the Project's open space elements contribute to the vibrancy of the area and could possibly serve as a catalyst for additional development in the area, which is consistent with the Plan's vision to transform the existing industrial character of this sub-area of the plan.

b) Environment

The 2010 Sector Plan and the accompanying 2010 Design Guidelines affirms that new development must incorporate environmentally sensitive design to conserve and generate energy and make maximum use of resources and minimize disruption of the natural environment.

The Sector Plan area spans a cluster of five headwater subwatersheds in the Lower Rock Creek basin and the Cabin John watershed. The Sector Plan documents that most of the development in the Plan area occurred at a time before stormwater management regulations were in place, so all streams in the subwatersheds are degraded. Most of the subwatersheds are in fair condition and a portion of the southern Sector Plan area is in poor condition. As development occurred, the smaller headwater streams were placed in pipes underground and covered. Very little of the current development is served by stormwater management. The Plan's recommendations are aimed at maintaining the same amount of pervious land cover, increasing tree canopy, and incorporating stormwater management into all new and redeveloped properties.

One of the benefits of transforming the White Flint area from a suburban setting into a compact urban form is the opportunity to incorporate environmental improvements that support broad sustainability goals. Currently, the Site is constrained by its size and environmental conditions. There are significant grades on-site, an existing stream and associated stream valley buffer, 100-year floodplain, wetlands, and existing forest that

significantly constrain the developable area of the Property. There is also a collapsed storm drain which has led to an increased floodplain boundary. However, there are no public capital projects slated to improve the storm drain on this Site. Further, the proposed development includes significant encroachments into the stream valley buffer.

Over the past two decades, this Site has had various development interests, but none have proceeded successfully due to the many development constraints. Therefore, private investment through a development project is the only viable, near-term option to improve the Site's environmental conditions. This Project is seeking to meet a market-demand for affordable housing while also meeting the intent of the Sector Plan by improving the environmental conditions.

c) Transportation

<u>Roads</u>

The segment of Nebel Street along the Property frontage is classified as B-5, a Business District Street with a minimum right-of-way width of 80' (40' from center line), within the *Master Plan of Highways and Transitways*. The existing right-of-way on Nebel Street is 80feet. Thus, additional dedication is not required. As illustrated in the proposed road crosssection, the Applicant intends to maintain the existing curb to curb street zone as it presently stands, in anticipation of MCDOT's reconstruction of Nebel Street for the separated bicycle lanes. The capital project will construct the planned configuration identified in the *Master Plan of Highways and Transitways*. While only a portion of the sidewalk will be within the public right-of-way, additional space for an eight-foot-wide clear pedestrian zone will be built consistently along the entire Nebel Street frontage.

Likewise, the associated Sector Plan and Master Plans also designate Old Georgetown Road, along the Property's frontage, a Business District Street (B-2) with a minimum rightof-way width of 90' (45' from center line). As aforementioned, the Applicant will dedicate five feet along the Property frontage to conform to the *Master Plan of Highways and Transitways*.

Lastly, the *White Flint Sector Plan* recommends "a transit-focused, multi-modal mobility system that supports the proposed urban center and local neighborhoods" (page 50). The Proposal provides infrastructure that facilities safe and adequate access to existing bus and rail services.

<u>Transit</u>

The immediate area is well served by transit that includes the Red Line White Flint Metrorail Station (located within walking distance of the Site), Metrobus, Ride On, and future MD 355 Bus Rapid Transit (BRT) station. The 2013 *Countywide Transit Corridors Functional Master Plan* identifies the White Flint Metrorail Station as a future station location for the MD 355 South Corridor. As noted in the report section above, the Site Plan proposes enhancements to existing sidewalks, bicycle facilities, and pedestrian lighting along both Old Georgetown Road and Nebel Street that will support increased access to nearby existing and future transit service.

Non-motorized

Per the Sector Plan vision, the Plan Area should 1) provide links to existing and proposed public transit facilities as well as to the outlying bicycle and trails network and 2) should be identified as a Bicycle/Pedestrian Priority Area to support funding allocations on state roads (Page 56). The Applications conform to this vision.

People riding bicycles will access the Property via separated bicycle lanes that are in design along Nebel Street, identified within the 2018 *Bicycle Master Plan*. Bicycle access and safety will be further enhanced with the implementation of the master-planned separated bicycle lanes by MCDOT along both sides of the Applicant's frontage with Nebel Street. As part of a recent restriping of Nebel Street, the width of travel lanes was reduced as a means to accommodate separated bicycle lanes featuring flexible delineators and on-street parking as interim facilities between the bicycle lanes and travel lanes. However, reconstruction of the roadway as part of a recent utility project necessitated in the removal of the temporary bikeway infrastructure. Reinstallation of the separated bicycle lanes, travel lanes, and on-street parking is forthcoming as part of an MCDOT capital project following completion of the neighboring Marinelli Road bikeway capital project (P507596).

Furthermore, per the *Bicycle Master Plan*, two-way separated bicycle lanes are planned along the south side of Old Georgetown Road. As such, the Applicant will provide a fivefoot right-of-way dedication as well as an in-lieu contribution for the future two-way separated bike lane along the Property's frontage with Old Georgetown Road.

3. Public facilities will be adequate to support and service the area of the subdivision.

a) Roads and other Transportation Facilities

i. Master-Planned Roadways

As summarized in the preceding section, the Applications will adequately address master-planned improvements for Nebel Street and Old Georgetown Road.

ii. Pedestrian and Bicycle Facilities

As summarized in the preceding section, the Applications will safety and adequately accommodate pedestrian and bicycle facilities.

b) Local Area Transportation Review (LATR)

Pursuant to County Council Resolution No. 16-1324 adopted on April 27, 2010, the Site is exempt from Local Area Transportation Review (LATR) analysis. As a result of the Applicant opting to agree to participate in the White Flint Special Taxing District by reducing its trip generation and financially contributing for transportation infrastructure improvements, the Project will not be required to submit a Transportation Impact Study with the Site Plan to satisfy the LATR. Therefore, under the 2020-2024 Growth and Infrastructure Policy, a traffic study is not required.

c) Other Public Facilities and Services

The Subject Property is located within the W-1 and S-1 water and sewer categories. Therefore, there are adequate water and sewerage facilities to serve the Project. Additionally, the Project will be serviced by adequate police, fire, and health services.

i. Schools

The proposed Preliminary Plan is subject to the FY2023 Annual School Test that is effective July 1, 2022. The Project is served by Luxmanor Elementary, Tilden Middle School and Walter Johnson High School. Based on the FY23 Annual School Test results, the student enrollment and capacity projections for these schools are noted in the following table:

	Р	rojected Sch	Adequacy Ce			eilings		
School	Program Capacity	Enrollment	% Utilization	Surplus/ Deficit	Adequacy Status	Tior 1	Tier 2	Tier 3
Luxmanor ES	764	695	91.0%	+69	No UPP	154	222	337
Tilden MS	1,216	973	80.0%	+243	No UPP	369	487	669
Walter Johnson HS⁴	2,321	2,121	91.4%	+200	No UPP	380	665	1,013

⁴ Projected enrollment reflects the estimated impact of CIP P651908, which will reassign students between the Downcounty Consortium, Walter Johnson High School and Woodward High School in 2026.

The school adequacy test determines the extent to which an Applicant is required to make a Utilization Premium Payment (UPP) based on each school's adequacy status and ceilings, as determined in the Annual School Test. Under the FY23 Annual School Test, Luxmanor Elementary School, Tilden Middle School and Walter Johnson High School do not require any UPP as identified in Table 2. If the project is estimated to generate more students than the identified ceilings, then additional UPPs or partial payments at multiple tiers may still be required.

Calculation of Student Enrollment Impacts

To calculate the number of students generated by the proposed plan, the number of dwelling units is multiplied by the applicable School Impact Area student generation rate for each school level. With a net of 163 multi-family high-rise units that are not age-restricted, the proposed Project is estimated to generate the following number of students based on the Subject Property's location within an Infill Impact Area:

Type of Unit	Net Number of Units	ES Generation Rates	ES Students Generated	MS Generation Rates	MS Students Generated	HS Generation Rates	HS Students Generated
SF Detached	0	0.195	0.000	0.096	0.000	0.139	0.000
SF Attached	0	0.166	0.000	0.091	0.000	0.116	0.000
MF Low-rise	0	0.059	0.000	0.023	0.000	0.032	0.000
MF High-rise	163	0.034	5.542	0.015	2.445	0.016	2.608
TOTALS	163		5		2		2

Table 3: Estimated Student Enrollment Impacts

As shown in Table 3, on average, this Project is estimated to generate 5 elementary school students, 2 middle school students and 2 high school students. The estimated number of students generated do not exceed the adequacy ceilings identified for each school. Therefore, no additional UPPs are required, and neither are partial payments across multiple UPP tiers.

ii. Utilities

Under the Proposal, there are a total of six (6) existing utility poles and associated overhead wires along the Site's Nebel Street frontage that will remain. During the time of Sketch Plan, Staff recommended that the Applicant include the undergrounding of existing utilities adjacent to the building to the Project, due to specific recommendations of the 2010 White Flint Sector Plan, the 2019 Fire Department Access Performance Based Design Guide, and the 2021 Advancing the Pike District Streetscape Guidelines. Together, these documents supplement the high-level, broad-brush national fire code requirements to respond more effectively and efficiently to local conditions and densifying urban environments.

The 2010 White Flint Sector Plan recommends the undergrounding of utilities and providing streetscape on all existing public streets, including, but not limited to Old Georgetown Road and Nebel Street.

The 2019 Fire Department Access Performance Based Design Guide acknowledges that "in urban areas overhead utility lines can limit and obstruct fire department access, especially to multi-family residential and commercial buildings with windowsills greater than 27 feet from grade. Overhead utility lines are especially vulnerable during high wind events such as severe thunderstorms, resulting in disrupted service and potentially hazardous situations for residents and emergency responders. For new development, utility lines should be undergrounded where aerial operations are anticipated, namely buildings with any windowsill greater than 27 feet from grade" (page 37).

Additionally, the 2021 Advancing the Pike District Streetscape Guidelines states that all new optional method development projects are generally expected to relocate underground all existing utilities within and along their property frontages. It further states that the feasibility of undergrounding existing above-ground utilities should be evaluated in coordination with the utility provider and on a case-by-case basis.

Nebel Street is not included in the list of approved projects to be completed from the White Flint Special Taxing District funds, of which a portion of the Project would apply. Additionally, there is no Capital Improvements Program (CIP) project planned to address these utilities. In response, the Applicant has cited financial costs and proportionality as the prohibitable factors. More importantly, the Pike District Streetscape Guidelines underscore that the final decision should not be limited to proportionality, cost, and the extent of the improvements funded by the White Flint Special Taxing District or through a Capital Improvements Program (CIP) project. The Guidelines highlight the exploration of context-specific factors. As previously noted, the Applicant proposes to accommodate a 2-foot minimum maintenance buffer, an 8-foot-wide sidewalk, and a 6-foot-tree panel buffer without having to underground the existing utilities along Nebel Street. However, this requested major public improvement extends far beyond the accommodation of the streetscape and aesthetics of the public realm. The Applicant's submittal only allows two stories of the sixstory building to be reached from the ground and prohibits aerial access to several floors. This forces emergency responders to reach the impacted units by traveling indirectly using alternative building entry points or via the roof in order to descend several floors. Because the rear of the building is environmentally constrained and used for stormwater management areas, points of access for rescue are further reduced.

Undergrounding the existing utility poles and associated overhead wires along the Subject Property's frontage on Nebel Street will substantially improve the efficiency of emergency operations for the affordable, multi-family building Project5. With the improvements, the Property will have an enhanced designated area on the ground for operational access, while also allowing aerial access to upper stories, and will substantially increase emergency response time.

The undergrounding of utilities in this major residential project is supported by Montgomery County's Fire and Rescue Service. Furthermore, this improvement will address compliance with the Fire Department Access Performance-Based Design Guide. These improvements are expected to eliminate what is recognized as a potentially imminent public safety hazard.

Maintaining the status quo with the utilities in their current state does not achieve substantial conformance with the Sector Plan, Fire Access Guide, or the Pike District Streetscape Guide.

4. All Forest Conservation Law, Chapter 22A requirements are satisfied.

Final Forest Conservation Plan

A Final Forest Conservation Plan (FFCP) was submitted with the Preliminary and Site Plans. The FFCP shows 1.52 acres of forest clearing to construct the proposed development. While there is disturbance shown in the forest for the stream restoration, it will be minimized and replanted. The Applicant is retaining 0.86 acres of forest and planting 0.02 acres of forest. A Category I Conservation Easement will be recorded over 0.89 acres of forest and stream valley buffer. The remaining 0.07 acres of forest conservation requirements will be met through offsite forest banking or payment of fee-in-lieu if banks are not available.

⁵ The Building Code does not require the undergrounding of overhead utilities for fire access; however, the undergrounding of utilities at this Site will make fire rescue less complicated and more efficient.

Forest Conservation Variance

Section 22A-12(b)(3) of Forest Conservation Law provides criteria that identify certain individual trees as high priority for retention and protection. The law requires a variance to impact trees that: measure 30 inches or greater diameter at breast height (DBH); are part of a historic site or designated with a historic structure; are designated as national, State, or County champion trees; are at least 75 percent of the diameter of the current State champion tree of that species; or trees, shrubs, or plants that are designated as Federal or State rare, threatened, or endangered species. Any impact to these trees, including removal or disturbance within the tree's critical root zone (CRZ), requires a variance. An application for a variance must provide certain written information in support of the required findings in accordance with Section 22A-21 of the County Forest Conservation Law.

The Applicant submitted a variance request to remove 14 trees and impact but not remove four (4) trees that are considered high priority for retention under Section 22A-12 (b)(3) of the County Forest Conservation Law (Attachment C). All trees proposed for impact or removal are located within the existing forest and will be compensated through the forest conservation worksheet.

Unwarranted Hardship for Variance Tree Impacts

Removals

Per Section 22A-21, a variance may only be granted if the Planning Board finds that leaving the requested trees in an undisturbed state will result in unwarranted hardship. The requested variance is necessary due to the construction of the proposed development and required stream restoration.

Leaving the requested trees in an undisturbed state would result in an unwarranted hardship because the Applicant would not be able to construct any type of development consistent with the 2010 White Flint Sector Plan, which encompasses the Subject Property.

ID	Species	Size	Condition	Notes
101	Tulip Poplar	30"	Fair	Within the building footprint.
103	Tulip Poplar	34"	Fair	Within the building footprint.
104	Red Maple	30.5"	Fair	Within the building footprint.
105	Tulip Poplar	31"	Good	Impacts due to construction.
				Impacts due to construction and
106	Tulip Poplar	32"	Good	stormwater management outfalls.

Table 4: Variance Tree Tables for Proposed Removals and Impacts

ID	Species	Size	Condition	Notes
	•			
107	Tulip Poplar	40"	Fair	Impacts due to construction and stormwater management outfalls.
		20"	_ ·	
117	Tulip Poplar	30"	Fair	Within the building footprint.
119	Tulip Poplar	33"	Fair	Within the building footprint.
121	Tulip Poplar	33"	Good	Within the building footprint.
123	Tulip Poplar	34"	Fair	Within the building footprint.
128	Tulip Poplar	37"	Fair	Within the building footprint.
134	Tulip Poplar	34"	Good	Within the building footprint.
136	Tulip Poplar	41"	Fair	Within the building footprint.
139	Tulip Poplar	37"	Fair	Within the building footprint.

Impacts

ID	Species	Size	Condition	Notes
109	Tulip Poplar	30"	Good	Impacts due to stream restoration.
113	Tulip Poplar	36.5"	Poor	Impacts due to stream restoration.
114	Tulip Poplar	33"	Fair	Impacts due to stream restoration.
141	Sycamore	34"	Poor	Impacts due to stream restoration.

Variance Findings - Based on the review of the variance request and the proposed Preliminary/Final Forest Conservation Plan, Staff makes the following findings:

1. Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.

Granting this variance will not confer a special privilege on the Applicant as disturbance of the specified trees is a result of the development envelope. The site is highly constrained by environmental features. The Property is almost completely forested and covered by stream valley buffer and floodplain. It is not possible to develop the Property without impacting variance trees, therefore, this is not a special privilege. 2. The need for the variance is not based on conditions or circumstances which are the result of the actions by the applicant.

The requested variance is not based on conditions or circumstances that are the result of actions by the Applicant. The Applicant has located the proposed development and designed the footprint to minimize impacts on the forest and stream valley buffer.

3. The need for the variance is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property.

The requested variance is a result of the location of trees located adjacent to the existing development, not a condition related to either a land or building use on a neighboring property.

4. Granting the variance will not violate State water quality standards or cause measurable degradation in water quality.

The Applicant is restoring the deeply compromised stream on the Property, which will improve water quality and is protecting natural resources to the maximum extent practicable. The proposed development is also providing stormwater management for the proposed development, using Environmental Site Design to the maximum extent practicable.

Mitigation for Trees Subject to the Variance Provisions

All of the variance trees proposed for impact and removal are located within forest on the property therefore mitigation is not required beyond the planting requirements determined through the forest conservation worksheet.

Variance Recommendation - Staff recommends that the variance be granted.

5. All stormwater management, water quality plan, and floodplain requirements of Chapter 19 are satisfied.

The Preliminary Plan Application meets the stormwater management requirements of Chapter 19 of the County Code. The Applicant received a stormwater concept approval from MCDPS Water Resources Section on June 29, 2022. The Application will meet stormwater management goals through a variety of techniques including micro-bioretention areas, planter boxes, and a green roof.

6. Any burial site of which the applicant has actual notice or constructive notice or that is included in the Montgomery County Cemetery Inventory and located within the subdivision boundary is approved under Subsection 50-4.3.M.

Not applicable to this Property.

7. Any other applicable provisions specific to the property and necessary for approval of the subdivision is satisfied.

No other provisions apply to the Subdivision.

SECTION 5: SITE PLAN 820220150 FINDINGS AND ANALYSIS

Section 59.4.5.4.A.1 requires that Optional Method projects in the CR zone receive an approved Site Plan under Section 59.7.3.4 for any development on a property with an approved Sketch Plan.

1. When reviewing an application, the approval findings apply only to the site covered by the application.

The findings herein apply only to the Subject Property.

2. To approve a Site Plan, the Planning Board must find that the proposed development:

a) satisfies any previous approval that applies to the site;

The Site Plan demonstrates compliance with the approved Sketch Plan No. 320210110.

b) satisfies under Section 7.7.1.B.5 the binding elements of any development plan or schematic development plan in effect on October 29, 2014;

This section is not applicable as there are no binding elements of an associated development plan or schematic development plan in effect on October 29, 2014.

c) satisfies under Section 7.7.1.B.5 any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment;

This section is not applicable as the Subject Property's zoning classification on October 29, 2014, was not the result of a Local Map Amendment.

d) satisfies applicable use standards, development standards, and general requirements under this Chapter;

The previous Preliminary Plan section outlined use and development standards for the CR zone that are applicable to the Project. The development standards in Table 1 also address the open space requirements for Site Plan approval.

iii. Division 4.7 Optional Method Public Benefits

In accordance with the Zoning Ordinance, Section 59.4.7.1, the Site Plan must provide a minimum of 100 public benefit points across a minimum of four (4) public benefit categories. The Site Plan proposes 260.5 public benefit points in four (4) categories to satisfy the requirements: 1) Transit Proximity, 2) Affordable Housing, 3) Exceptional Design, and 4) Structured Parking. Alongside the provision of 25% MPDUs pursuant to Section 4.7.3.D.6 of the Zoning Ordinance, the Project puts forth additional public benefit points from other categories and provides more benefits than are required. Specifically, it is anticipated that the Project will provide the following public benefits listed in Table 5 per the Incentive Density Guidelines.

Public Benefits	Incentive Density			
	Мах	Requested		
	Allowed	by Applicant		
Connectivity and Mobility				
Transit Proximity	70	30		
Diversity of Uses and Activities				
Affordable Housing	No limit	188.2		
Quality of Building and Site Design				
Exceptional Design	10	10		
Structured Parking	20	15.1		
Protection and Enhancement of the Natural Environment				
Cool Roof	15	10		
TOTAL		253.3		

Table 5: Proposed Public Benefit Calculations

Transit Proximity

The Property is located within a half-mile of the White Flint Metro Station, a level 1 transit facility. Therefore, the Project is seeking 30 points for Transit Proximity. Staff concurs with the point assessment.

Moderately Priced Dwelling Units

The Project will provide a minimum of 25.1% MPDUs. Per the Zoning Ordinance, 12 public benefit points are available for every 1% of MPDUs greater than 12.5%. Also, the Zoning Ordinance provides that an additional 2 points are granted for every 1% of 2-bedroom MPDUs not otherwise required, and an additional 5 points are granted for every 1% of 3-bedroom MPDUs not otherwise required. Therefore, the Project is seeking 188.2 total points from this category, in excess of the amount required as stated in Section 4.7.3.D.6(e) of the Zoning Ordinance. Staff concurs with the point assessment and supports the exceedance of MPDUs.

- 12 points for each % provided > 12.5% = 12 points x 12.6% = 151.2
- 2 points for each 2-bedroom not required = 2 points x 11% = 22
- 5 points for each % of 3-bedroom MPDUs = 5 points x 3% = 15

= 188.2 points

Structured Parking

All of the parking provided on-site will be located in a structured parking garage. The Applicant is requesting 15.1 points from this category.

[(A/T)*10] + [(B/T)*20]	
A (above-grade spaces)	= 70
B (below-grade spaces)	= 73
T (total spaces)	= 143

[(70/143 * 10] + [(73/143) * 20] = 15.1 points

Exceptional Design

The Applicant is seeking 10 Public Benefit points for exceptional design. The Project satisfies a minimum of four (4) of the Exceptional Design criteria:

- *Providing innovative solutions in response to the immediate context;*
- Creating a sense of place, that serves as a landmark;
- Enhancing the public realm in a distinct and original manner;
- Introducing materials, forms, or building methods unique to the immediate vicinity or applied in a unique way;
- Designing compact, infill development so living, working and shopping environments are more pleasurable and desirable on a problematic site; and
- Integrating low-impact development methods into the overall design of the site and building, beyond green building or site requirements.

Staff concurs with the point assessment and supports the architectural elevations provided with the Application.

<u>Cool Roof</u>

The Applicant is seeking 10 Public Benefit points for the provision of a cool roof area that is not covered by vegetation and will meet the minimum solar reflectance index (SRI) requirements based on roof slope. Staff concurs with the point assessment.

iv. Division 6 - General Development Standards

(1) Division 6.1 Site Access

The Applicant proposes two new curb cuts along the Nebel Street frontage of the Property, each providing access to separate first and second ingress/egress points as a means of accommodating stacked floorplates for potential future conversion of parking to additional residential units. Below grade, vehicular access including loading, trash service, and access to the parking areas will be accommodated in a proposed 30-foot driveway along the eastern boundary of the Site. Meanwhile, a separate 22-foot ingress and egress access point is proposed to access the at-grade parking area. Staff supports the introduction of the two separate curb cuts given the unique constraints of the Property as existing stream buffers and stormwater infrastructure to the rear prevents the consolidation of access into the two floors of parking.

Pedestrian access to the Property is proposed directly from the existing sidewalks along Nebel Street and Old Georgetown Road, which are each proposed to be improved to meet the Complete Street Design Guide standards for Downtown Streets. Specifically, the proposed streetscape includes a five and a half-foot wide planting zone and eight-foot sidewalk, which meet the intent of the recommendations for a Downtown Street (i.e., 6- to 8-foot planting zone and 8- to 10-foot pedestrian through zone). Staff supports the narrowed street buffer given the challenges with accommodating the affordable housing development adjacent to an existing wetland and stream along the rear of the Property. Pedestrian crossings across the driveway entrances from Nebel Street will have level movement, with vehicle access points being built at-grade with sidewalks, ramping down to street level.

(2) Division 6.2 Parking, Queuing and Loading

Based on the proposed multi-family unit count, a minimum of 143 parking spaces are required pursuant to Section 6.2.4.B of the Zoning Ordinance. The Applicant proposes an at- and above-grade parking garage under the residential floor plates that includes a total of 143 parking spaces. Staff supports the limited amount of vehicular parking given the abundance of existing and planned transit as well as prevalence of bicycling infrastructure. Furthermore, the White Flint Metrorail Station and future MD 355 Bus Rapid Transit stations are located within a walkable distance from the site. Additionally, 78 long-term and 4 short-term bicycle parking spaces are required, which will be met by the Applicant's proposal to construct bicycle parking spaces within a bike room in the below-grade vehicle parking area and as bicycle racks adjacent to the entrance plaza and lobby area. The proposed loading dock meets the location and design requirements set forth in Section 59.6.2.8.B of the 2014 Zoning Ordinance.

Standard	Permitted/ Required	Proposed
Vehicular Parking ⁶		
(8) Efficiency Market – 1 space per unit	<u>Market Rate</u> 122 (min.)	
(42) 1-Bedroom Market– 1 space min./1.25 max. spaces per unit	178 (max.)	143 spaces
(54) 2-Bedroom Market– 1 space min./1.5 spaces max. per unit	<u>MPDU</u> 21 (min.) 60 (max.)	
(18) 3-Bedroom Market–1 space min./ 2 spaces max. per unit	<u>Multi-Family</u> Apartments Subtotal	
(2) Efficiency MPDU – 0.5 space min./1 space max. per unit	143 (min.) 238 (max.)	
(15) 1-Bedroom MPDU – 0.5 space min./ 1.25 spaces max. per unit		
(18) 2-Bedroom MPDU – 0.5 space min./ 1.5 spaces max. per unit		
(6) 3-Bedroom MPDU – 0.5 space min./ 2 spaces max. per unit		
Bicycle Parking 0.50 spaces per unit x 163	82 spaces	82 spaces

Table 6: Parking Requirements for Multi-Family Apartments

(3) Division 6.3 Open Space and Recreation

Per Section 59.6.3.1 of the Zoning Code, open space must provide adequate light, air, circulation, and recreation and encourages preservation and enhancement of natural resources, including improvement of water and air quality. The Applicant is providing public open space associated with the multifamily building based on requirements for building types within CR zones. The Application also satisfies the Sector Plan vision for public use space specifically located on the Site.

⁶ The baseline parking minimum in the parking table under Section 6.2.4.B may be reduced for MPDUs by multiplying the adjustment factor (0.50) times the baseline minimum.

Section 59.6.3.9 of the Zoning Ordinance requires that any building containing 20 or more dwelling units offer recreational facilities in accordance with M-NCPPC's Recreation Guidelines. The Site Plan will provide a renovated stream area, resident lounge/community room, interior courtyard, picnic/seating areas, and a bicycle support station located within the urban pocket park. The Site Plan Application proposes to provide an interior courtyard that is an outdoor room contained within the building for social engagement and group activities for residents. Via the nature overlook, the interior courtyard will provide access to natural light, views of the newly planted trees along the stream bank and buffer, and connections to the adjacent indoor community room. The Applicant will strive to include inclusionary play features to be a part of the Applicant's Community Life Program for pre-school and after care. This program is provided within the building (multi-purpose rooms) and utilizes the outdoor courtyard space for activities. The South Parcel pocket park will provide immediate benefits to the new multi-family building, patrons of the adjacent grocery store, and residents of the surrounding community.

Under optional method development, the design criteria for public open space must: a) abut a public sidewalk or other public pedestrian route; b) include space for pedestrian circulation, landscaping, seating, shade, water features, artwork, or recreation; and c) be in a contiguous space or spaces that abut other public open space or sidewalks or pedestrian routes and are not so fragmented and disconnected that they do not satisfy the intent of Division 6.3. As indicated by the analysis, the Project will satisfy the residential recreational/amenity space requirements. The Plan meets the necessary design criteria of the Recreation Facility Guidelines.

Therefore, the proposed recreation facilities meet the requirements of the Recreation Guidelines according to the Recreation Facilities Table 7.

Recreation Facility	Quantity	% Bonus Points	Tots	Children	Teens	Young Adults	Adults	Seniors
Indoor Community Space	1	0%	1.65	1.73	1.49	36.14	27.72	16.50
Renovated Stream or Naturalized Area	1	10.00%	1.82	1.27	1.09	26.50	20.33	4.54
Interior Courtyard, Garden or Lawn	1	0%	2	3	4	7	7	5
Picnic/Seating	4	0%	4	4	6	12	12	12
Bicycle Support Station	1	10.00%	0	0	3.30	3.30	3.30	3.30
Total Onsite Supply Points=			9.47	10.00	15.88	84.94	70.35	41.34

Proposed Onsite Recreation Facilities and their Supply Points

Results: Demand, Supply & Adequacy

Age Group	Total Demand Points	Offsite Supply Points	Onsite Supply Points	Total Supply Points	Adequacy
Tots	16.50	5.78	9.47	15.25	Adequate
Children	11.55	4.04	10	14.04	Adequate
Teens	4.95	1.73	15.88	17.61	Adequate
Young Adults	120.45	28.05	84.94	112.99	Adequate
Adults	92.40	27.77	70.35	98.12	Adequate
Seniors	41.25	14.44	41.34	55.78	Adequate

(4) Division 6.4 General Landscaping and Outdoor lighting

Division 6.4 of Chapter 59 of the Zoning Code provides minimum standards for quantity, size, location, and installation of general landscaping and outdoor lighting on private property. These standards intend to preserve property values, strengthen the character of communities, and improve water and air quality. The proposed landscaping and lighting satisfy all applicable elements of the White Flint Urban Design Guidelines.

All proposed trees and plant materials meet the minimum required caliper and height at the time of planting, and some of the site landscaping elements contribute to stormwater management measures (where approved by MCDPS).

The Site illumination levels, energy efficiency, and pedestrian scale lighting height meets the minimum standards to ensure visibility and public safety and enhance the building's architecture and pedestrian and bicycle usage. As previously noted, the periphery of the Site and the streetscape will utilize the existing cobra-head light poles located along Nebel Street and continue the row of pedestrian scale lighting that exists on Old Georgetown Road. The 2010 *White Flint Urban Design Guidelines* recommends site buildings to maximize natural lighting and ventilation and minimize thermal loss (page 49). The proposed nature overlook and entrance plaza are oriented within the Site to maximize natural daylight.

e) Satisfies the applicable requirements of:

i. Chapter 19, Erosion, Sediment Control, and Stormwater Management; and

The Stormwater Management Section of the Montgomery County Department of Permitting Services (MCDPS) issued a letter accepting the stormwater management concept dated June 29, 2022. The Application includes environmental site design ("ESD") techniques that will filter and retain stormwater on-site such as microbioretention areas, planters, and a green roof. Plantings approved by MCDPS will also be used in ESD's to the greatest extent practicable.

ii. Chapter 22A, Forest Conservation.

The previous Preliminary Plan section outlined the applicability of the Forest Conservation Law to the Project. The Project conforms to the Environmental Guidelines and meets all the necessary requirements for forest mitigation through various conditions of approval.

f) Provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;

Parking and Circulation

The Project will provide two levels of structured parking on the ground level and one level underground within the footprint of the building. The grade change on-site will allow the garage to be substantially buried while providing access from Nebel Street and a gradually sloped ramp on the southern end of the building. Metal mesh screens will conceal the exposed portions of the garage along Nebel Street to obscure views of the garage from the street. The loading and service areas for the Project will be accessed from the easternmost curb cutoff Nebel Street and will be primarily concealed from view from Nebel Street.

Open Spaces and Site Amenities

The development will create affordable housing opportunities in a highly amenitized area within the Sector Plan, while also contributing to additional amenities.

The Subject Property is constrained by numerous environmental features on-site, which will result in a somewhat small developable area, and a compact building footprint. Yet,

the natural features on-site will provide a unique opportunity to engage with nature. This development will provide diverse public open space offerings that provide opportunities for social gatherings and connections with nature. Open spaces such as "Urban Pocket Park" and "Nature Overlook" will be provided as part of this development for the greater community.

An urban pocket park on the west side of Nebel Street will be a restful space defined by a low deck nestled within a grove of trees. This park will have seating elements as well as a bike repair station.

In the western portion of the site along Nebel Street, a nature overlook will be an elevated boardwalk. The public open space will serve as a more contemplative space, defined by the experience of being within the mid-section of a mature stand of trees. This deck will cantilever over a hillside and into the existing tree canopy.

The building also will provide ample transparency overlooking the natural features at the rear of the residential building. The raised rear outdoor deck will serve as a private outdoor amenity for the residents and provide a uniquely calming connection to nature and a true respite for the residents.

This Project will provide various streetscape improvements along Nebel Street. A wide, tree-lined sidewalk will connect the public entrance plaza on the south side to the natural overlook on the north side of the property along Nebel Street.

The placement of the proposed building will form a strong edge along Nebel Street. This urban frame and the proposed streetscape improvements will enhance the public realm for pedestrians at the street level along Nebel Street.

Building Massing

The building height, massing, and materials will create an architectural composition that responds to the neighborhood context and activates the street. The building will have six stories, with a maximum proposed height of 80 feet along Nebel Street. The building massing will present subtle variations in the façade that break down the perceived height of the building. The west end of the building will present an opportunity to terminate the vista with a focal element along the Old Georgetown Road approach. The east end of the building will step up the massing in response to the adjacent towers, punctuate the corner, and respond to the view westbound on Nebel Street. The center portion of the building will serve as the horizontal transition between the ends and utilize vertical bays to help break up the linear nature of the building.

The façades will incorporate balconies primarily on the rear or forested side of the building. These balconies will create varying vertical planes that add visual interest and

further break down the building. Furthermore, the balconies will encourage additional connections to nature, as they overlook the environmental features at the rear of the property.

This residential building will incorporate walk-out units with front stoops along the northernmost ground level along Nebel Street with direct unit access to the sidewalk. The stoops will provide architectural variations to help break down the building's façade along Nebel Street and add visual interest. These walk-out units will help conceal the parking garage along Nebel Street.

g) Substantially conforms with the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan;

As previously outlined, both Applications conform with the major recommendations of the 2010 *White Flint Sector Plan*, the 2010 *White Flint Design Guidelines*, and the *2021 Advancing the Pike District Urban Design Guidelines*. As noted previously, the undergrounding of the existing above ground utilities remains an outstanding issue for the Planning Board to determine the final outcome.

h) will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities.

As stated in the Preliminary Plan analysis, the Project will be served by adequate public facilities (APF), including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities.

i) on a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood; and

The Subject Property is not located in a Rural Residential or Residential zone.

j) on a property in all other zones, is compatible with existing, approved or pending adjacent development.

The Project is compatible with existing, approved, and anticipated development in the vicinity. The character of the surrounding neighborhood is mixed, but largely of a non-residential character. The Subject Property is surrounded by various commercial, residential, and industrial uses that are also zoned Commercial Residential (CR) with a permitted mix of 3.0 FAR or 4.0 FAR in order to spur densification near existing transit services. Confronting the Property across Nebel Street, are several residential

condominiums, including the White Flint Station Condominium, Wentworth House Apartments, and Aurora at North Bethesda Center. The North Bethesda Center includes visible and accessible urban green spaces, and its structured parking is concealed from the public realm. These similar features deployed in the Proposal help to create continuity in the urban environment while also prioritizing mobility and human interactions that activate space and create a sense of community. The heights of these existing buildings are also compatible to the Proposal. This collection of newer buildings within the Nebel Street District reflect design fit. There is also pending development at the North Bethesda Center that would support the Sector Plan's goal for new, high-density residential units near existing bus and rail service.

West of the intersection of Nebel Street and Old Georgetown Road are two high-rise residential buildings, one of which contains the Harris Teeter Grocery Store, and associated surface parking that are also part of the North Bethesda Town Center development. Opposite of this intersection is a condominium development where the structured parking garage is lined with development to activate the ground level. Abutting the Property to the north are several single-story strip commercial buildings and associated surface parking. Located immediately south of the Subject Property is a Washington Gas facility where redevelopment in the near future is unlikely.

Compatibility with existing abutting land uses is also achieved via multi-modal connections between the two parcels the comprise the Subject Property and future infrastructure improvements defined by the Sector Plan. The Site Plan includes reconstructed sidewalks, enhancements to the existing Nebel Street bikeway, and dedication on Old Georgetown Road for public use. These improvements are connected to the Sector Plan's Recreation Loop and the Promenade that links key properties and public use spaces on the west and east sides of Rockville Pike.

SECTION 6: COMMUNITY OUTREACH

The Applicant advertised and held the required pre-submission meeting with the surrounding community on December 9, 2021. This meeting was conducted in a virtual format, as permitted by the Planning Department's COVID-19 procedures. The Applicant provided notice for the pre-submission community meeting in accordance with the requirements set forth in the Administrative Procedures for Development Review and the Zoning Ordinance. No members of the community or interested stakeholders were in attendance. Following the scheduled meeting, presentation materials were made available by email request and via the Preliminary Plan and Site Plan Applications found on the Planning Department's website.

The White Flint Advisory Committee consists of property owners, residents and interested groups that are stakeholders in the redevelopment of the Sector Plan area and the committee's responsibilities include monitoring the Plan recommendations, monitoring the CIP and Growth Policy, and recommending action by the Planning Board and County Council to address issues that may arise. A presentation was provided to the White Flint Advisory Committee on the joint Application submittal and the committee had no outstanding comments on the Proposal.

As of date of this Staff Report, no correspondence has been received.

SECTION 7: CONCLUSION

The Preliminary and Site Plan Applications meet all the applicable requirements established in the Montgomery County Code, Chapter 59, Montgomery County Zoning Ordinance in effect on October 30, 2014 applicable to the CR-Zone and Chapter 22A, Forest Conservation Law, and substantially conforms with the recommendations of the White Flint Sector Plan. These Applications have been reviewed by other applicable County agencies, all of which have recommended approval of the Applications with conditions. Staff recommends approval of the Preliminary Plan No. 120220090 and Site Plan No. 820220150 with the conditions listed at the beginning of the Staff Report.

ATTACHMENTS

Attachment A: Preliminary Plan Attachment B: Site Plan Attachment C: Preliminary/Final Forest Conservation Plan Attachment D: Prior Approval Attachment E: Agency Letters E-FILE STAMP

DEVELOPMENT TABULATIONS

Property Area Data		
Area	SF	Acres
Gross Tract	115,839	2.659
Northern Parcel	108,533	2.492
Proposed Dedications	0	0.000
Net Parcel Area	108,533	2.492
Southern Parcel	7,306	0.168
Proposed Dedications	544	0.012
Net Parcel Area	6,762	0.155
Net Tract Area	115,295	2.647

Allowed Base	Commercial Density	Residential Density	Total Density
Density Calculations (sf or FAR)	CR-3	8.0 C-1.5 R-2	.5 H-200
Gross Floor Area North Parcel	162,799	271,332	325,599
FAR	1.50	2.50	3.00
Density Calculations (sf or FAR)	CR-4	I.0 C-2.0 R-3	.5 H-250
Gross Floor Area South Parcel	14,612	25,571	29,224
FAR	2.00	3.50	4.00
Total Density	177,411	296,903	354,823
Total FAR	1.54	2.58	3.08
Proposed Total	Commercial Density	Residential Density	Total Density
Residential Floor Area (SF)	0	172,720	172,720
MPDU GFA		34,299	
Proposed Total FAR	0.00	1.49	1.49

REFERENCE NOTES

TAX MAP: TAX ACCOUNT(S): EXISTING ZONE(S): APPROVED NRI AND DATE: 420201430 8/11/2020 WATERSHED: WSSC MAP: WATER SERVICE CATEGORY: W-1 SEWER SERVICE CATEGORY: S-1 FLOODPLAIN ZONE: FLOODPLAIN SOURCE: DELINEATION; DPS FPS#285761

HQ12 04-02718751, 04-02718762, 04-01636062 C-3.0 C-1.5 R-2.5 H-200 & C-4.0 C-2.0 R-3.5 H-250 ROCK CREEK 215NW05 X

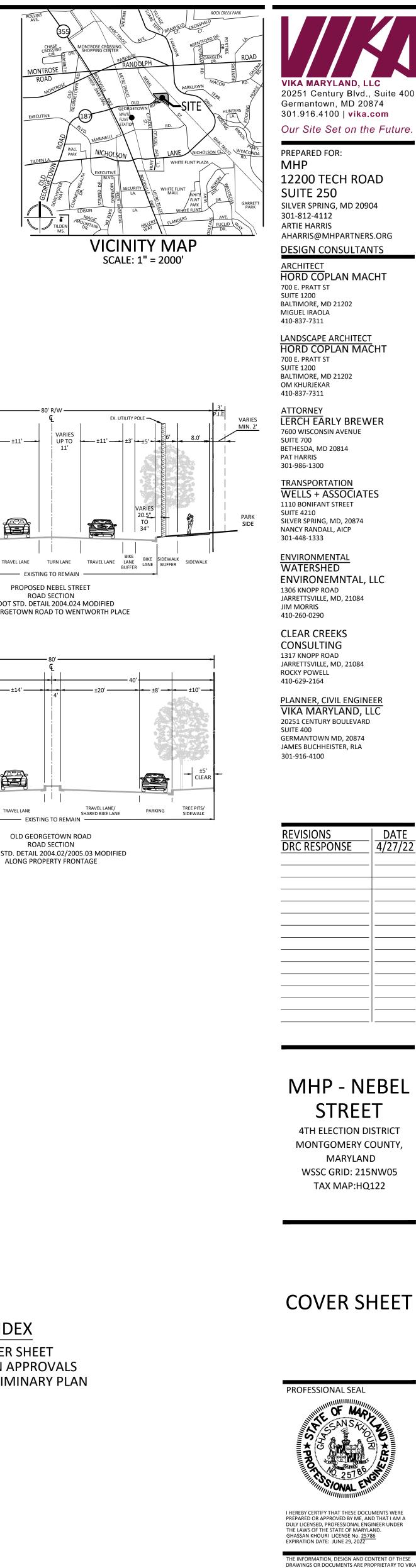
GENERAL NOTES

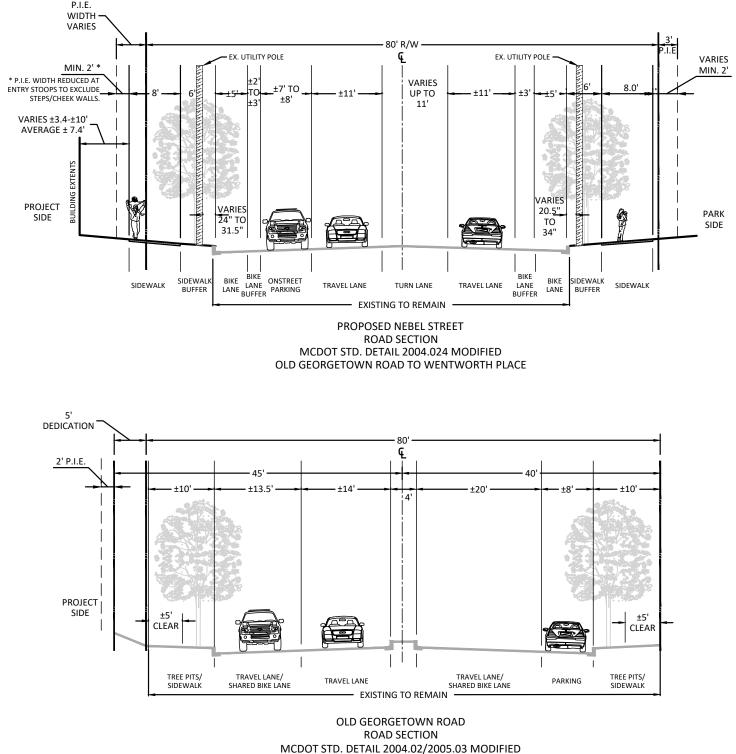
AYOUT: PP-1 COVER, Plotted By: buchheister

- 1. THE HORIZONTAL DATUM IS MARYLAND STATE GRID NORTH (NAD83) AND THE VERTICAL DATUM
- IS NVGD29. 2. THE SUBJECT PROPERTY IS COMPRISED OF THE FOLLOWING TAX ACCOUNT NUMBERS;
- 04-02718751, 04-02718762, 04-01636062. 3. THE SUBJECT PROPERTY IS CURRENTLY ZONED C-3.0 C-1.5 R-2.5 H-200 & C-4.0 C-2.0 R-3.5 H-250
- PROPOSED ZONE. THERE ARE WETLANDS, WATERS OF THE UNITED STATES, OR 100 YEAR FLOOD PLAINS
- 4. LOCATED ON THE SUBJECT PROPERTY.
- 5. THERE ARE FORESTED AREAS LOCATED ON THE SUBJECT PROPERTY AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION.
- THERE ARE NO RARE, THREATENED OR ENDANGERED PLANTS, ANIMALS, OR CRITICAL 6.
- HABITATS ON THIS PROPERTY. 7. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORICAL ATLAS AND IS NOT RECOMMENDED FOR HISTORIC PRESERVATION IN THE HISTORIC RESOURCES PLAN
- OF THE BETHESDA CBD SECTOR PLAN, JULY 1994. CHANGES TO THIS PLAN THAT DO NOT CONFLICT WITH THE CONDITIONS OF APPROVAL DUE TO 8. FINAL ENGINEERING REQUIRED AS A RESULT OF PUBLIC AGENCY REVIEW, SUBSEQUENT TO THE APPROVAL OF THE CERTIFIED SITE PLAN, ARE ALLOWED AND DO NOT REQUIRE AMENDMENTS TO
- THIS PLAN BY THE MONTGOMERY COUNTY PLANNING BOARD. 9. UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES; BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT.
- 10. THIS SITE IS SUBJECT TO APPROVED NRI # 420201430 DATED 08/11/2020. THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS 11.
- CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES W-1 & S-1 , RESPECTIVELY. 12. AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE DEPARTMENT OF PERMITTING SERVICES (DPS), ZONING & SITE PLAN ENFORCEMENT DIVISION BEFORE A BUILDING CONSTRUCTION ACTIVITY OCCURS ON-SITE. THE OWNER OR HIS DESIGNEE WHO HAS SIGNATURE AUTHORITY, AND GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE DPS SITE PLAN ENFORCEMENT INSPECTOR. A COPY OF THE CERTIFIED SITE PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE A SITE PLAN INSPECTION WITH DPS, ZONING & SITE PLAN ENFORCEMENT DIVISION, PLEASE CONTACT BRIAN KEELER, SUPERVISOR AT 240-581-4485

PRELIMINARY PLAN MARSH NEBEL STREET M-NCPPC FILE NUMBER: 120220090







SHEET INDEX

PP-1 COVER SHEET PP-2 PLAN APPROVALS PP-3 PRELIMINARY PLAN

SHEET NO.

DRAWING

NO.

MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE. IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LL VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

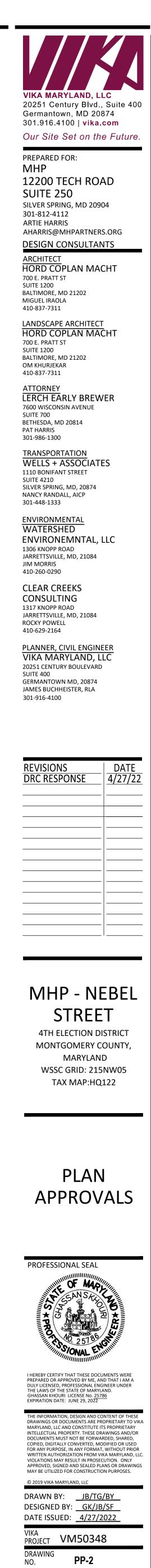
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DRAWN BY: <u>JB/TG/BY</u> DESIGNED BY: <u>GK/JB/SF</u> DATE ISSUED: <u>4/27/2022</u>

PROJECT VM50348

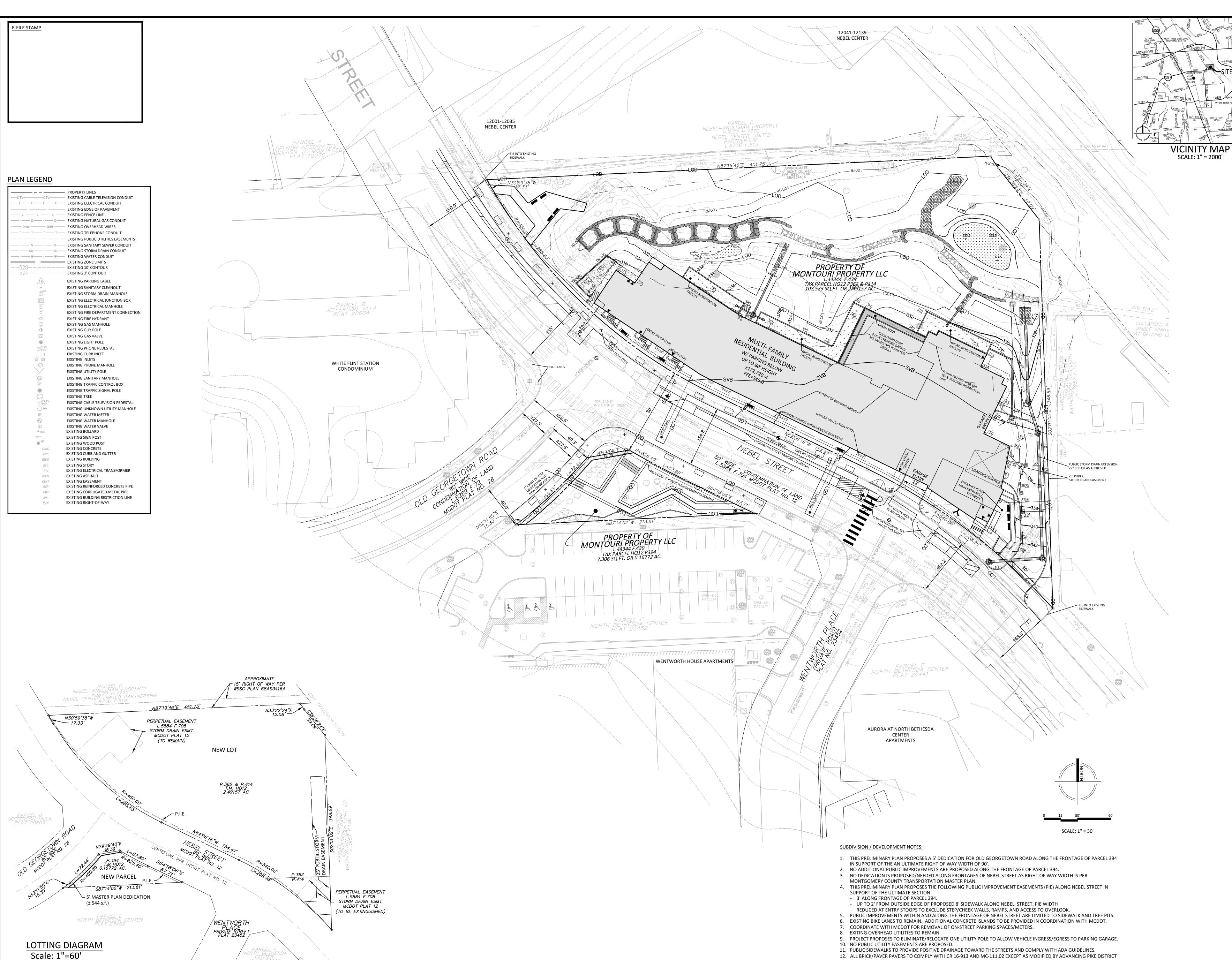
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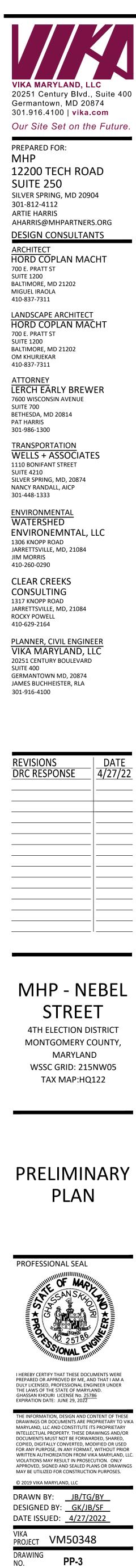
PP-2



PIAT 2444

- 12. ALL BRICK/PAVER PAVERS TO COMPLY WITH CR 16-913 AND MC-111.02 EXCEPT AS MODIFIED BY ADVANCING PIKE DISTRICT STANDARDS MATERIALS. STREETSCAPE IMPROVEMENTS INCLUDING SOIL PANELS SUBJECT TO MAINTENANCE AND LIABILITY NEEDED AND WILL INCLUDE AMENDED SOIL PANEL.





SHEET NO.

PUBLIC BENEFIT POINTS SUMMARY TABLE

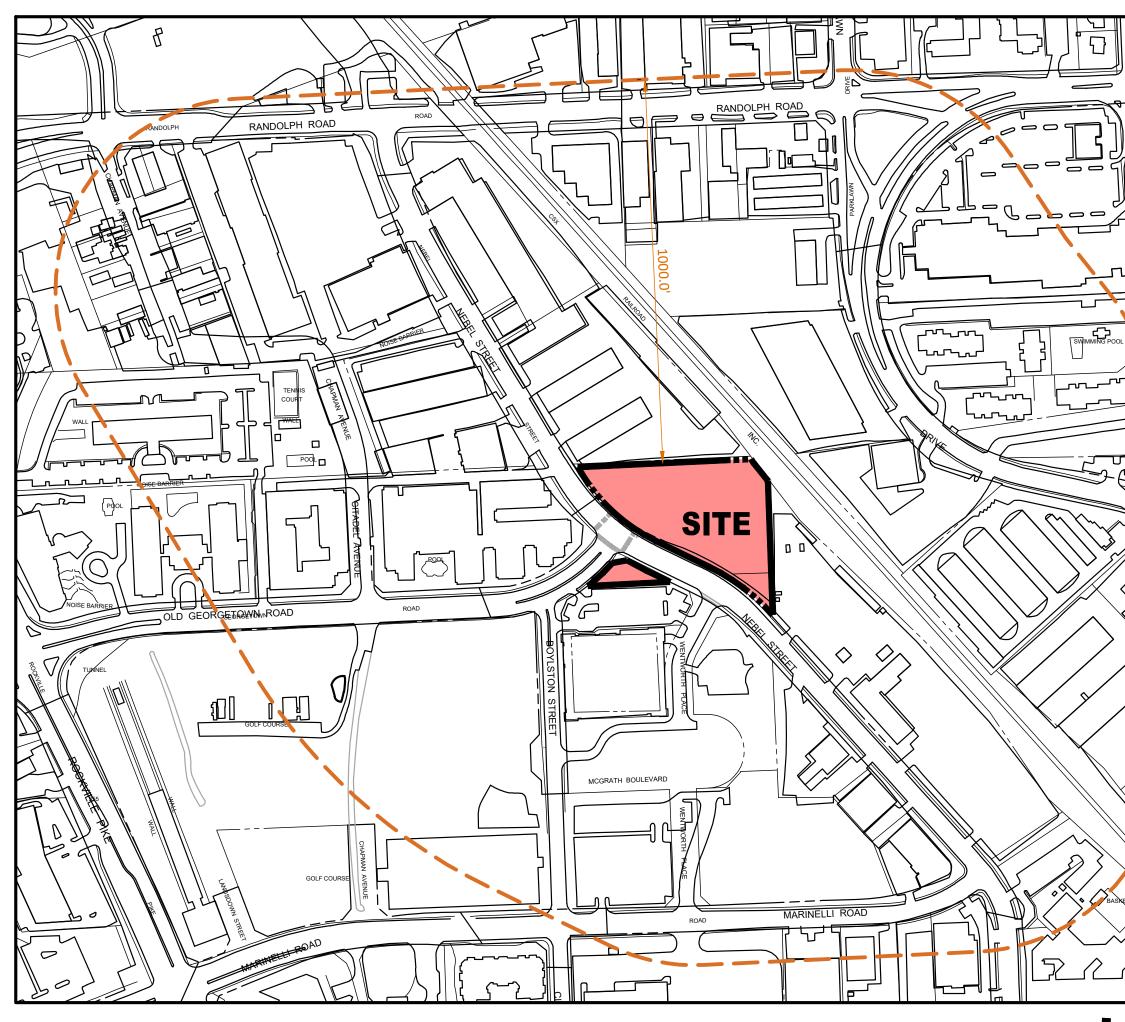
Category			
Transit Proximity		30.0	
Diversity of Uses and Activities			
Affordable Housing		195.4	
	Total	195.4	
Quality Building and Site Design			
Exceptional design		10.0	
Structured Parking		15.1	
	Total	25.1	
Protection and Enhancement of the Natural Environment			
Cool Roof		10.0	
	Total	10.00	
Point total of all categories		260.50	

PUBLIC BENEFIT POINT CALCULATIONS

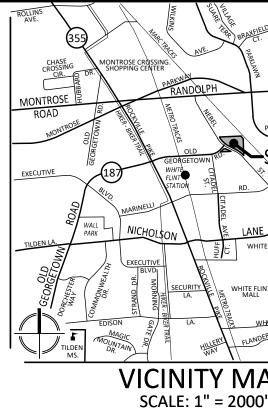
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POINTS REQUESTED: 195.40 POINTS Quality Building and Site Design Up to 30 points Required by overlay zone. Building or a site designs that exceptionally enhances the visual and functional character of a setting per the purposes listed in Section 4.7.3.E. PROPOSED: Building form & Placement: - Building uniquely aligns with the gentle curve of Nebel Street - Gestory building height is in keeping with surrounding buildings - The western end of the building with stoop entrances anchors the vista termination from Old Georgetown Road at Nebel Street - Gestory building height is in keeping with surrounding buildings - The western end of the building with stoop entrances anchors the vista termination from Old Georgetown Road at Nebel Street - Architectural Language: - Nebel Street façade has a distinctive vertical tri-partite division (base, middle and top) - Nebel Street façade is horizontally organized into three different sections with variations of bays, materials and fenestration patterns Ground Level fenestration (storefront glazing and decorative metal screens) exceeds 30% of total wall surface along the Nebel Street - Ground level fenestration pattern, reflective of façade composition above, reduces the quantity of blank walls. Nebel Street Activation - There stoop entrances and a transparent store-front lobby with front doors oriented towards Nebel provide street level activation, particularly at the building corners. DINTS REQUESTED: 10 POINTS NOTE: A minimum of 10 points are required. STRUCTURED PARKING - TOTAL PARKING - NOTE: A MADE PARKING SPACES - TOTAL PARKING - NOTE: A MADE PARKING SPACES - TOTAL PARKING - NO FABOVE GRADE - 7.7 - BELOW GRADE PARKING SPACES - 7.7 - BELOW GRADE PARKING SPACES - 7.7 - BELOW GRADE PARKING - NO FABOVE GRADE - 7.4 - 150 - TOTAL PARKING - NO FABOVE GRADE - 7.4 - 150 - TOTAL PARKING - NO FABOVE GRADE - 7.4 - 150 - TOTAL PARKING - NO FABOVE GRADE - 7.4 - 150 - TOTAL PARKING - NO FABOVE GRADE - 7.4 - 150 - TOTAL PARKING - 13.3 - 20 - 151.PIONTS - 151.PIONTS - 151.PIONTS - 151.PIO		2 POINTS FOR 9	6 OF 2-BEDF	ROOMS NO	TOTHERWWIS	E REQUIR	2 x	11.0%		=		22.0		
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POINTS REQUESTED: (48.67% X 10) + (51.33% X 20) = 15.1 POINTS	% OF ABOVE GRADE	73	/ 150	=	48.67%	ó								
	% OF BELOW GRAD	E 77	/ 150	=	51.33%	6								
Point total of all categories 260.5	POINTS REQUESTED:	(48.67%	6 X 10)	+	(51.33%		5 112)			15	.1 POINTS 260.5	

Development Program Ta	ble
Timing Mechanism	Task
Before submitting a record plat	
application or clearing or grading	The Applicant must receive Staff certification of Site Plan No. 820220150
the Subject Property	
Before recording a plat for the	The Applicant must satisfy MCDOT's requirements for access and improvements.
Subject Property	The record plat must show necessary easements.
Prior to issuance of any building permit, sediment control	The Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC C responsibilities of the Applicant.
permit, or Use and Occupancy Prior to clearing or grading of the site	Recordation of plat.
Prior to clearing, grading, or demolition within the project	The applicant must submit a certificate of compliance which satisfies the offsite x.xx-acre afforestation credit requirements (or as approved approved document must be recorded in the Land Records of Montgomery County prior to any clearing, grading, or demolition.
Before issuance of any building permit for any residential unit(s)	The MPDU agreement to build between the Applicant and the MCDHCA must be executed.
Before issuance of any building permit	The Applicant must provide certification to M-NCPPC Staff from an engineer who specializes in acoustical treatment that the building shell w levels to an interior level not to exceed 45 dBA Ldn.
Prior to first above grade building permit for the Subject	
Before issuance of any residential use-and-occupancy	The Applicant must certify that the noise impacted units have been constructed in accordance with the certification of an engineer that spec
certificate	The Applicant must provide as-built floor plans to MNCPC and a copy of the approved layout to DPS Zoning & Site Plan Enforcement.

SITE PLAN MARSH M-NCPPC FILE NUMBER: 820220150



	Dian Turce	Condition
	Plan Type	Condition
Office of General Counsel that outlines the		
in the certified FFCP). The M-NCPPC-		
will attenuate the projected exterior noise		
cializes in acoustical treatments.		





TAX MAP: TAX ACCOUNT(S): EXISTING ZONE(S): APPROVED NRI AND DATE: WATERSHED: WSSC MAP: FLOODPLAIN ZONE: FLOODPLAIN SOURCE:

HQ12 04-02718751, 04-02718762, 04-01636062 C-3.0 C-1.5 R-2.5 H-200 & C-4.0 C-2.0 R-3.5 H-250 420201430 8/11/2020 ROCK CREEK 215NW05 Х DPS FPS#285761

GENERAL NOTES

- THE HORIZONTAL DATUM IS MARYLAND STATE GRID NORTH (NAD83) AND THE VERTICAL DATUM IS NVGD29. THE SUBJECT PROPERTY IS COMPRISED OF THE FOLLOWING TAX ACCOUNT NUMBERS; 04-02718751, 04-02718762, 04-01636062.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED C-3.0 C-1.5 R-2.5 H-200 & C-4.0 C-2.0 R-3.5 H-250 PROPOSED ZONE THERE ARE WETLANDS, WATERS OF THE UNITED STATES, OR 100 YEAR FLOOD PLAINS LOCATED ON THE SUBJECT PROPERTY
- THERE ARE FORESTED AREAS LOCATED ON THE SUBJECT PROPERTY AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION.
- THERE ARE NO RARE, THREATENED OR ENDANGERED PLANTS, ANIMALS, OR CRITICAL HABITATS ON THIS PROPERTY. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORICAL ATLAS AND IS NOT RECOMMENDED FOR HISTORIC PRESERVATION IN THE HISTORIC
- RESOURCES PLAN OF THE BETHESDA CBD SECTOR PLAN, JULY 1994. CHANGES TO THIS PLAN THAT DO NOT CONFLICT WITH THE CONDITIONS OF APPROVAL DUE TO FINAL ENGINEERING REQUIRED AS A RESULT OF PUBLIC AGENCY REVIEW, SUBSEQUENT TO THE APPROVAL OF THE CERTIFIED SITE PLAN. ARE ALLOWED AND DO NOT REQUIRE AMENDMENTS TO THIS PLAN BY THE MONTGOMERY COUNTY PLANNING
- BOARD. UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS.
- BUILDING RESTRICTION LINES; BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. 10. THIS SITE IS SUBJECT TO APPROVED NRI # 420201430 DATED 08/11/2020. 11. THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES W-1 & S-1, RESPECTIVELY
- AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE DEPARTMENT OF PERMITTING SERVICES (DPS), ZONING & SITE PLAN ENFORCEMENT DIVISION BEFORE A BUILDING CONSTRUCTION ACTIVITY OCCURS ON-SITE. THE OWNER OR HIS DESIGNEE WHO HAS SIGNATURE AUTHORITY, AND GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE DPS SITE PLAN ENFORCEMENT INSPECTOR. A COPY OF THE CERTIFIED SITE PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE A SITE PLAN INSPECTION WITH DPS. ZONING & SITE PLAN ENFORCEMENT DIVISION. PLEASE CONTACT BRIAN KEELER. SUPERVISOR AT 240-581-4485

Property Area Data		
Area	SF	Acres
Gross Tract	115,839	2.659
Northern Parcel	108,533	2.492
Proposed Dedications	0	0.000
Net Parcel Area	108,533	2.492
Southern Parcel	7,306	0.168
Proposed Dedications	544	0.012
Net Parcel Area	6,762	0.155
Net Tract Area	115,295	2.647

Allowed Base	Commercial Density	Residential Density	Total Density	
Density Calculations (sf or FAR)	CR-3	.0 C-1.5 R-2.5	H-200	
Gross Floor Area North Parcel	162,799	271,332	325,599	
FAR	1.50	2.50	3.00	
Density Calculations (sf or FAR)	CR-4	.0 C-2.0 R-3.5	H-250	
Gross Floor Area South Parcel	14,612	25,571	29,224	
FAR	2.00	3.50	4.00	
Total Density	177,411	296,903	354,823	
Total FAR	1.54	2.58	3.08	
Proposed Total	Commercial Density	Residential Density	Total Density	
Residential Floor Area (SF)	0	172,720	172,720	
MPDU GFA		34,299		
Proposed Total FAR	0.00	1.49	1.49	
Residential Units	Required %	Provided Units	Provided %	
Standard Units		121	74.2%	
MPDUs	15.0%	42	25.8%	
Total Units	15%	163	100%	
		1		
Height (feet)	Maximum	4		
Mapped Zone	200'	4		
Maximum Proposed	80'	1		
Building Setbacks	From Side PL	From R.O.W.	1	
Nebel Street	0'	0'		
	0	0	1,	
Open Space	Required SF	Required %	Provided SF	Provided %
Multi-Family - Public Open Space	11,530	10%	13,474	12%
	•		•	
Parking Tabulations [1]	# of Units	Min/Max Rate	Min <mark>R</mark> eq	Max Allowe
Efficiency Residential Unit	8	1sp/1sp	8	8
Efficiency Residential Unit MPDU	2	0.5sp/1sp	1	2
1BR Residential Unit	42	1sp/1.25sp	42	53
1BR Residential Unit MPDU	15	0.5sp/1.25sp	8	19
2BR Residential Unit	54	1sp/1.5sp	54	81
2BR Residential Unit MPDU	18	0.5sp/1.5sp	9	27
3BR Residential Unit	18	1sp/2sp	18	36
3BR Residential Unit MPDU	6	0.5sp/2sp	3	12
	1	1 7	1	

SP-1 COVER SHEET SP-2 PLAN APPROVALS SP-3 SITE PLAN

SHEET INDEX

SP-4 OPEN SPACE PLAN

LOOO LANDSCAPE PLAN COVER SHEET L100 SITE KEY PLAN L200 HARDSCAPE PLAN L201 ENLARGEMENT PLANS L300 SITE SECTIONS AND DETAILS L301 SITE SECTIONS AND DETAILS L400 LANDSCAPE PLANTING PLAN L401 LANDSCAPE PLANTING DETAILS L500 SITE PHOTOMETRIC PLAN L501 SITE LIGHTING DETAILS L600 RECREATION PLAN A1.0 BUILDING LOCATION PLAN

A2.0 BUILDING PLAN- LEVEL P2 A2.1 BUILDING PLAN- LEVEL P1/ ENTRANCE LEVEL A2.2 BUILDING PLAN- LEVEL 02 A2.3 BUILDING PLAN- LEVEL 03, 04 & 05 A2.4 BUILDING PLAN- LEVEL 06 A2.5 BUILDING PLAN- LEVEL 07

- A4.0 BUILDING ELEVATIONS
- A4.1 PERSPECTIVE VIEWS
- A5.0 CONCEPT SITE SECTION

Proposed

238 150

Minimum

Long-Term

78

78

Bicycle Spaces [2]

Total Spaces

Subtotal of all Residential Units

Total

Residential

[2] Final residential bicycle parking spaces will be provided based on constructed number of units at a rate of no less than 0.5 spaces per unit.

143

82

Min. Required % Long-Term

95%

DEVELOPER'S CERTIFICATE The undersigned agrees to execute all the features of the Site Plan Approval No. <u>820220150</u>, including Approval Conditions, Development Program and Certified Site Plan. Developer's Name: Montgomery Housing Partnership Contact Person: <u>Artie Harris</u> 12200 Tech Road, Suite 250 Silver Spring, MD. 20904 Address: (301) 812-4112 Phone: Signature

Provided Provided

78

78

Long-Term Short-Term

4

4 82

N	0	t	e	S

[1] Final number of parking spaces provided to be determined at building permit.

163 n/a

Metric

163

Rate/Metric

0.50/unit



SCALE: 1" = 250'

ROCK CREEK PARK	
CROSSFIELD	
CI.	_
BRENTFORD DR. PORTREE	
OAKGLEN ROAD	•
- RD RD.	· ·
MACO: I BD.	
ARRENT	×
HUNTERS E	
	-
NICHOLSON CLOSE WYACONS	
FLINT PLAZA	
	Ì
PARK PARK	
AVE	
EUCLID 4	
DR.	
D	
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VIKA MARYLAND. LLC

20251 Century Blvd., Suite 400 Germantown, MD 20874 301.916.4100 | vika.com Our Site Set on the Future. PREPARED FOR: MHP 12200 TECH ROAD SUITE 250 SILVER SPRING, MD 20904 301-812-4112 ARTIE HARRIS AHARRIS@MHPARTNERS.ORG DESIGN CONSULTANTS ARCHITECT HORD COPLAN MACHT 700 E. PRATT ST SUITE 1200 BALTIMORE, MD 21202 MIGUEL IRAOLA 410-837-7311 LANDSCAPE ARCHITECT HORD COPLAN MACHT 700 E. PRATT ST SUITE 1200 BALTIMORE, MD 21202 OM KHURJEKAR 410-837-7311 ATTORNEY **LERCH EARLY BREWER** 7600 WISCONSIN AVENUE SUITE 700 BETHESDA, MD 20814 PAT HARRIS 301-986-1300 **FRANSPORTATION** WELLS + ASSOCIATES 1110 BONIFANT STREET SUITE 4210 SILVER SPRING, MD, 20874 NANCY RANDALL, AICP 301-448-1333 ENVIRONMENTAL WATERSHED ENVIRONEMNTAL, LLC 1306 KNOPP ROAD JARRETTSVILLE, MD, 21084 JIM MORRIS 410-260-0290 CLEAR CREEKS CONSULTING 1317 KNOPP ROAD JARRETTSVILLE, MD, 21084 ROCKY POWELL 410-629-2164 PLANNER, CIVIL ENGINEER VIKA MARYLAND, LL 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 JAMES BUCHHEISTER, RLA 301-916-4100 REVISIONSDATEDRC RESPONSE4/27/22 MHP - NEBEL STREET 820220150 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 215NW05 TAX MAP:HQ122 COVER SHEET PROFESSIONAL SEAL

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. GHASSAN KHOURI LICENSE No. 25786 EXPIRATION DATE: JUNE 29, 2022

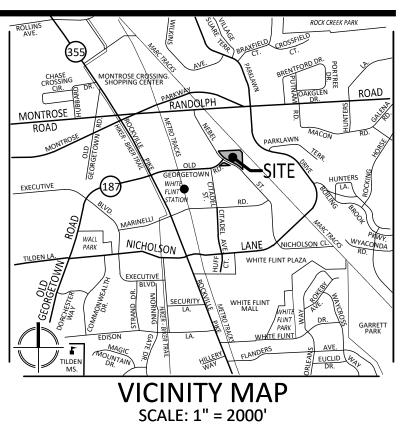
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SP-1

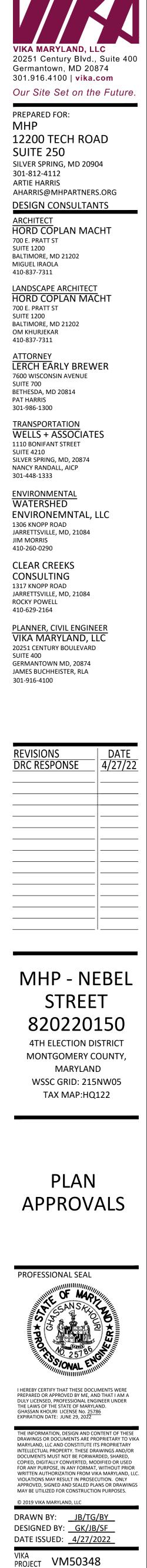
SHEET NO.

DRAWING NO.

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	DEVELOPER'S CERTIFICATE grees to execute all the features of the S luding Approval Conditions, Developme
Developer's Name:	Montgomery Housing Partnership
Contact Person:	Artie Harris
Address:	12200 Tech Road, Suite 250 Silver Spring, MD. 2
Phone:	(301) 812-4112
Signature:	Da



Site Plan Approval nent Program and	
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Date <u>:</u>	

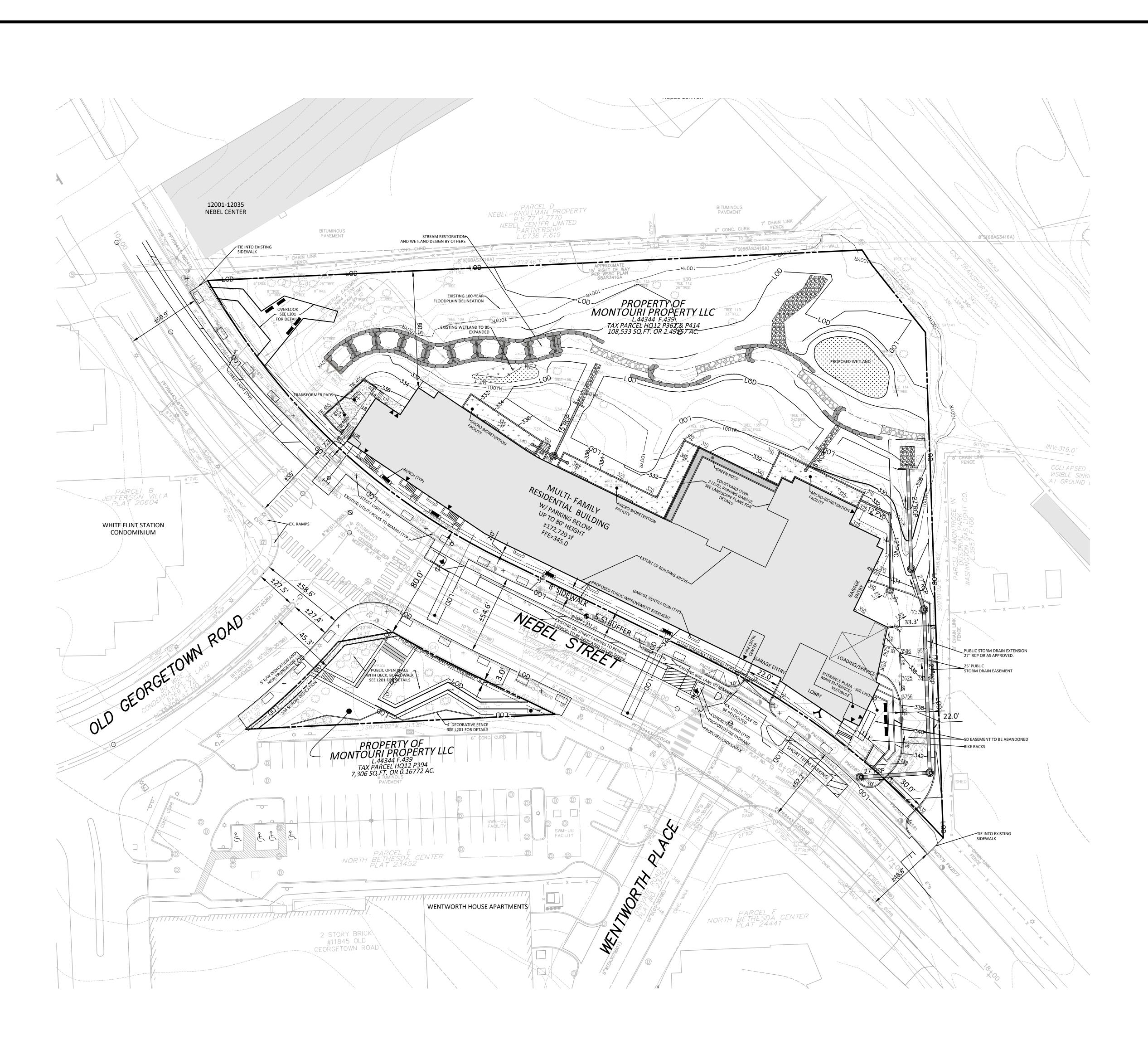
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SHEET NO.

DRAWING NO.

SP-2

E-FILE STAMP	
PLAN LEGEND	- PROPERTY LINES
	EXISTING CABLE TELEVISION CONDUIT EXISTING ELECTRICAL CONDUIT
	 EXISTING EDGE OF PAVEMENT EXISTING FENCE LINE EXISTING NATURAL GAS CONDUIT
TTTTT	 EXISTING OVERHEAD WIRES EXISTING TELEPHONE CONDUIT EXISTING PUBLIC UTILITIES EASEMENTS
S S S	 EXISTING POBLIC OTLITIES EASEMENTS EXISTING SANITARY SEWER CONDUIT EXISTING STORM DRAIN CONDUIT
	 EXISTING WATER CONDUIT EXISTING ZONE LIMITS EXISTING 10' CONTOUR
524	EXISTING 2' CONTOUR
	EXISTING SANITARY CLEANOUT EXISTING STORM DRAIN MANHOLE
EV E V	EXISTING ELECTRICAL JUNCTION BOX EXISTING ELECTRICAL MANHOLE EXISTING FIRE DEPARTMENT CONNECTION
	EXISTING FIRE HYDRANT EXISTING GAS MANHOLE EXISTING GUY POLE
⊂ G ₩	EXISTING GAS VALVE EXISTING LIGHT POLE
	EXISTING PHONE PEDESTAL EXISTING CURB INLET EXISTING INLETS
	EXISTING PHONE MANHOLE EXISTING UTILITY POLE
S E	EXISTING SANITARY MANHOLE EXISTING TRAFFIC CONTROL BOX
	EXISTING TRAFFIC SIGNAL POLE EXISTING TREE EXISTING CABLE TELEVISION PEDESTAL
⊖ MH ⊕	EXISTING UNKNOWN UTILITY MANHOLE EXISTING WATER METER
(M) (D) • BOL	EXISTING WATER MANHOLE EXISTING WATER VALVE EXISTING BOLLARD
● WP <i>CONC</i> .	EXISTING SIGN POST EXISTING WOOD POST EXISTING CONCRETE



C&G

BLDG.

ASPH.

ESMT.

BRL

R/W

EXISTING CURB AND GUTTER

EXISTING ELECTRICAL TRANSFORMER

EXISTING REINFORCED CONCRETE PIPE

EXISTING CORRUGATED METAL PIPE

EXISTING BUILDING RESTRICTION LINE

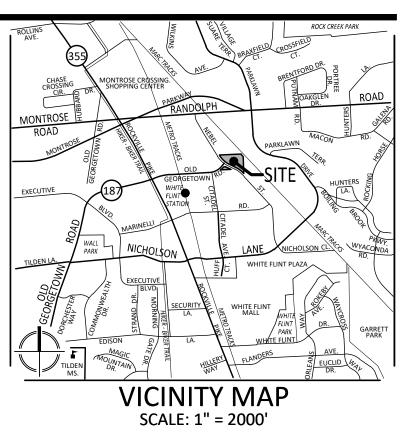
EXISTING BUILDING

EXISTING ASPHALT

EXISTING EASEMENT

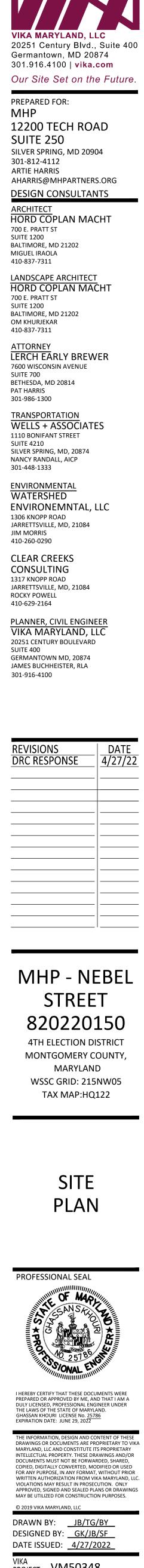
EXISTING RIGHT-OF-WAY

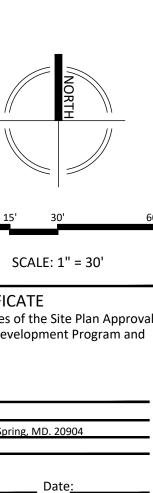
EXISTING STORY

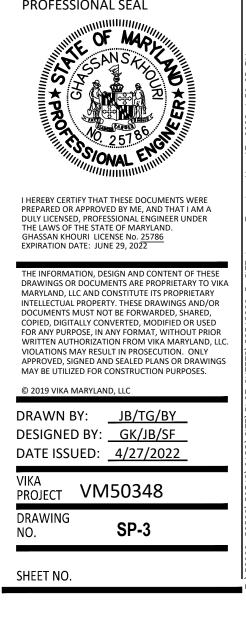


DEVELOPER'S CERTIFICATE The undersigned agrees to execute all the features of the Site Plan Approval No. 820220150, including Approval Conditions, Development Program and Certified Site Plan. Developer's Name: Montgomery Housing Partnership

Contact Person: Artie Harris Address: 12200 Tech Road, Suite 250 Silver Spring, MD. 20904 (301) 812-4112 Phone: Signature:







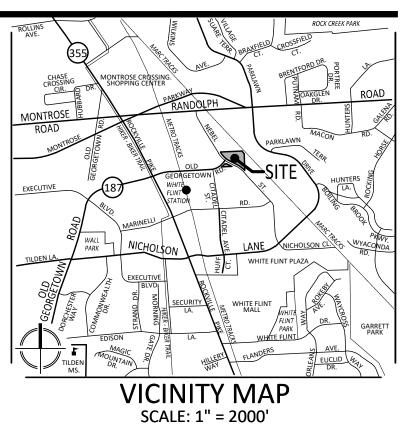
	E-FILE STAMP
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SHEET NO.

DRAWN BY: <u>JB/TG/BY</u> DESIGNED BY: <u>GK/JB/SF</u> DATE ISSUED: 4/27/2022

VIKA PROJECT VM50348 DRAWING NO. SP-4

E-FILE STAMP

GENERAL NOTES

- 1. THE GROSS TRACT AREA IS 2.66 ACRES.
- 2. THE NET FCP TRACT AREA IS 2.82 ACRES.
- 3. THE SUBJECT PROPERTY IS COMPRISED OF THE FOLLOWING TAX ACCOUNT NUMBERS; 04-02718751, 04-02718762, 04-01636062.
- 4. THE SUBJECT PROPERTY IS ZONED: CR3.0 C1.5 R2.5 H200 AND CR4.0 C1.5 R2.5 H250.
- 5. THE HORIZONTAL DATA IS BASED ON NAD 83 MARYLAND COORDINATE SYSTEM. THE VERTICAL DATUM IS BASED ON NGVD29 DATUM.
- 6. TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY VIKA
- MARYLAND, LLC, AUGUST 2019 AND DECEMBER 2021. 7. NRI 420201430 FOR THE SUBJECT PROPERTY WAS APPROVED 8/11/2020.
- 8. THE SUBJECT PROPERTY IS LOCATED IN THE ROCK CREEK WATERSHED, A USE CLASS 1 STREAM.
- 9. THIS SITE IS NOT WITHIN AN SPA OR PMA.
- 10. STREAMS ON, OR WITHIN 200' OF THE SUBJECT PROPERTY, ARE SHOWN ON THE PLAN WITH THEIR ASSOCIATED BUFFERS, AS PER NRI 420201430.
- 11. AS PER NRI 420201430, WETLANDS ARE SHOWN WITH THEIR ASSOCIATED BUFFERS ON THE PLAN.
- 12. THE FLOODPLAIN SHOWN IS FROM FLOODPLAIN STUDY 285761 APPROVED BY DPS ON JULY 16, 2020.
- 13. IN A LETTER DATED AUGUST 19. 2019. THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR STATED THAT THERE ARE NO FEDERAL OR STATE RECORDS OF RARE. THREATENED OR ENDANGERED SPECIES ON THE SUBJECT PROPERTY OR WITHIN THE NRI STUDY AREA. NO RARE. THREATENED OR ENDANGERED SPECIES WERE NOTED DURING THE FIELD WORK.
- 14. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER (http://www.montgomeryplanning.org /gis/interactive/historic.shtm).
- 15. PER NRI 420201430, THERE ARE 2.38 ACRES OF EXISTING FOREST ON THE SUBJECT PROPERTY.
- 16. SEE THE SIGNIFICANT AND SPECIMEN TREE TABLE AND PLAN FOR LOCATIONS AND INFORMATION ABOUT SIGNIFICANT AND SPECIMEN TREES ON THE SUBJECT PROPERTY AND WITHIN THE REMAINDER OF THE NRI STUDY AREA.
- 17. THERE ARE NO CHAMPION TREES OR TREES 75% OF THE STATE CHAMPION ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
- 18. ALL TREES <24" DBH WITHIN THE LOD ARE TO BE REMOVED. ALL SIGNIFICANT AND SPECIMEN TREES TO BE REMOVED ARE SHOWN WITH AN 'X' AS DETAILED IN THE LEGEND.
- 19. A VARIANCE REQUEST HAS BEEN SUBMITTED WITH THIS PLAN FOR SPECIMEN TREES TO BE IMPACTED OR REMOVED. SEE THE SIGNIFICANT & SPECIMEN TREE TABLE FOR DETAILS.

FCP WORKSHEET

FOREST CONSERVATION MHP - Nebel S NET TRACT AREA: A. Total tract area ... B. Additions to tract area (Off-Site Work, etc.; constru C. Land dedication acres (parks, county facility, etc.) D. Land dedication for roads or utilities (construction

E. Area to remain in commercial agricultural product F. Other deductions (offsite utility connections) G. Net Tract Area ..

LAND USE CATEGORY: (from Chapter 22A-3. Definitio Input the number "1" under the appropriat

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	limit to or	n <mark>ly one ent</mark>	try.	
	ARA	MDR	IDA	HDR
	0	0	0	0
Affore	station Thr	reshold		
Conse	rvation Thr	eshold		
ISTING	FOREST CO	OVER:		

I. Existing forest cover ..

J. Area of forest above afforestation threshold ... K. Area of forest above conservation threshold ...

BREAK EVEN POINT

L. Forest retention above threshold with no mitigati M. Clearing permitted without mitigation

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared .. O. Total area of forest to be retained

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation three

Q. Reforestation for clearing below conservation three R. Credit for retention above conservation threshold

- S. Total reforestation required
- T. Total afforestation required

U. Credit for landscaping (may not exceed 20% of "S") V. Total reforestation and afforestation required

MHP - NEBEL STREET PRELIMINARY/FINAL FOREST CONSERVATION PLAN 120220090/820220150

PROPOSED AFFORESTATION/ **REFORESTATION CREDIT TABLE**

AFFORESTATION/REFORESTATION REQUIRED				
PROPOSED FOREST PLANTING AREA (CATEGORY I EASEMENT)	0.02			
PROPOSED FOREST PLANTING AREA (CATEGORY II EASEMENT)				
PROPOSED TREE PLANTINGS 20 YR. CANOPY CREDIT	0.00			
SAVED EXISTING CRITICAL ROOT ZONE CREDIT				
LANDSCAPE AREAS AT FULL CREDIT	0.02			
LANDSCAPE AREAS AT 1/4 CREDIT	0.00			
TOTAL PROPOSED LANDSCAPE CREDIT	0.02			
PROPOSED FEE-IN-LIEU	0.05			
TOTAL CREDITS				

RESOURCE DATA TABLE

	t Conservation		
	Number of Acres		
Tract	2.66		
Remaining in Agricultural Use	-		
Road & Utility ROWs ¹	-		
Total Existing Forest	2.38		
Forest Retention	0.86		
Forest Cleared	1.52		
Land Use & Thresholds ²			
Land Use Category	HDR	ARA, MDR, IDA, HDR,	MDP, or CIA.
Conservation Threshold	20%	percent	
Afforestation Threshold	15%	percent	
	Total Channel	Average Buffer	
	Length (ft.)	Width (ft.) ³	
Stream(s)	448	110	
Acres of Forest in	Retained	Cleared	Planted
Wetlands	0.004	0.000	0.013
100-Year Floodplain	1.060	0.132	0.010
Stream Buffers	0.862	1.519	0.000
Priority Areas	-	-	

Only Road or Utility ROWs not to be improved as part of development application. Information from FC Land Use Categories & Thresholds document. ³ Measured from stream edge to buffer edge.

SOILS TABLE

SYMBOL	SOIL*	CHARACTERISTICS			
		PRIME	HIGHLY		
		AGRICULTURE**	ERODIBLE***	SERPENTINIC****	HYD
20	GLENELG SILT LOAM	YES**	NO	NO	
2B	3-8% SLOPES	TEST	NO	NO	
	URBAN LAND-				
C711D	WHEATON COMPLEX	NO	NO	NO	
67UB	0-8% SLOPES	NO			
400	URBAN LAND	NO		NO	

SOURCES: *USDA NRCS WEB SOIL SURVEY (http://websoilsurvey.sc.egov.usda.gov) **PAGE 140 TABLE 5 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY **URBAN OR BUILT-UP AREAS OF THE PRIME AGRICULTURAL SOILS ARE NOT CONSIDERED PRIME FA THE MONTGOMERY COUNTY, MARYLAND SOIL SURVEY PAGE 140 TABLE 5 *** PAGE 67 APPENDIX C ERODIBLE SOILS LIST M-NCPPC MONTGOMERY COUNTY ENVIRONMENTA ****PAGE 120 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY *****TABLE 16 PAGE 212 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY

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ion=		0.95
		1.43
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=		1.52
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d=		0.27
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=		0.00
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orksheet d	ate	5/13/2019

TREE NO.	BOTANICAL NAME		D.B.H. (in.)*	VARIANCE TREE	CONDITION	CRZ (SF)	CRZ IMPACT (SF)	CRZ IMPACT %
101	Liriodendron tulipifera	Tulip Poplar	30	✓	Fair	6,362	6,362	100.0
102	Liriodendron tulipifera	Tulip Poplar	27.5		Fair	5,346	5,346	100.0
103	Liriodendron tulipifera	Tulip Poplar	34	✓	Fair	8,171	8,171	100.0
104	Acer rubrum	Red maple	30.5	✓	Fair	6,576	6,576	100.0
105	Liriodendron tulipifera	Tulip Poplar	31	✓	Good	6,793	6,793	100.0
106	Liriodendron tulipifera	Tulip Poplar	32	✓	Good	7,238	7,238	100.0
107	Liriodendron tulipifera	Tulip Poplar	40	✓	Fair	11,310	11,310	100.0
108	Platanus occidentalis	American sycamore	29		Good	5,945	TBD	
109	Liriodendron tulipifera	Tulip Poplar	30	✓	Good	6,362	TBD	
110	Populus deltoides	Tulip Tree	24		Good	4,072	TBD	
111	Populus deltoides	Eastern cottonwood	24		Fair	4,072	TBD	
112	Populus deltoides	Eastern cottonwood	26		Poor	4,778	TBD	
113	Liriodendron tulipifera	Tulip Poplar	33	✓	Poor	7,698	TBD	
114	Liriodendron tulipifera	Tulip Poplar	30	✓	Fair	6,362	TBD	
115	Populus deltoides	Eastern cottonwood	25		Good	4,418	TBD	
116	Liriodendron tulipifera	Tulip Poplar	24		Good	4,072	1,300	31.9
117	Liriodendron tulipifera	Tulip Poplar	36.5	✓	Fair	9,417	9,417	100.0
118	Liriodendron tulipifera	Tulip Poplar	24		Good	4,072	4,072	100.0
119	Liriodendron tulipifera	Tulip Poplar	33	✓	Fair	7,698	7,698	100.0
120	Liriodendron tulipifera	Tulip Poplar	26		Fair	4,778	4,778	100.0
121	Liriodendron tulipifera	Tulip Poplar	33	✓	Good	7,698	7,698	100.0
122	Liriodendron tulipifera	Tulip Poplar	27.5		Good	5,346	5,346	100.0
123	Liriodendron tulipifera	Tulip Poplar	34	✓	Fair	8,171	8,171	100.0
124	Liriodendron tulipifera	Tulip Poplar	27.5		Good	5,346	5,346	100.0
125	Liriodendron tulipifera	Tulip Poplar	24		Fair	4,072	4,072	100.0
126	Liriodendron tulipifera	Tulip Poplar	26		Fair	4,778	4,778	100.0
127	Liriodendron tulipifera	Tulip Poplar	24		Good	4,072	4,072	100.0
128	Liriodendron tulipifera	Tulip Poplar	37	✓	Fair	9,677	9,677	100.0
129	Liriodendron tulipifera	Tulip Poplar	27		Fair	5,153	5,153	100.0
130	Liriodendron tulipifera	Tulip Poplar	28		Fair	5,542	5,542	100.0
131	Liriodendron tulipifera	Tulip Poplar	24		Good	4,072	4,072	100.0
132	Liriodendron tulipifera	Tulip Poplar	27.5		Good	5,346	5,346	100.0
133	Liriodendron tulipifera	Tulip Poplar	25		Good	4,418	4,418	100.0
134	Liriodendron tulipifera	Tulip Poplar	34	✓	Good	8,171	8,171	100.0
135	Liriodendron tulipifera	Tulip Poplar	26		Fair	4,778	1,550	32.4
136	Liriodendron tulipifera	Tulip Poplar	41	✓	Fair	11,882	11,882	100.0
137	Liriodendron tulipifera	Tulip Poplar	29.5		Good	6,151	6,151	100.0
138	Liriodendron tulipifera	Tulip Poplar	24.5		Good	4,243	4,243	100.0
139	Liriodendron tulipifera	Tulip Poplar	37	✓	Fair	9,677	9,677	100.0
140	Liriodendron tulipifera	Tulip Poplar	25		Good	4,418	4,418	100.0
141	Platanus occidentalis	American sycamore	34	✓	Poor	8,171	TBD	
142	Populus deltoides	Eastern cottonwood	25		Fair	4,418	TBD	
143	Liriodendron tulipifera	Tulip Poplar	28		Fair	5,542	1,640	29.6
144	Liriodendron tulipifera	Tulip Poplar	26		Good	4,778	2,520	52.7
	· · · · ·		-		·I		· · · ·	

SIGNIFICANT & SPECIMEN TREE TABLE

BOLD TEXT = SPECIMEN TREE 30" OR GREATER DBH *DIAMETER AT BREAST HEIGHT

RIC GROUP*	K FACTOR****			
В	0.32			
В	0.49			
FARMLAND PER THE				
AL GUIDELINES				

SHEET INDEX

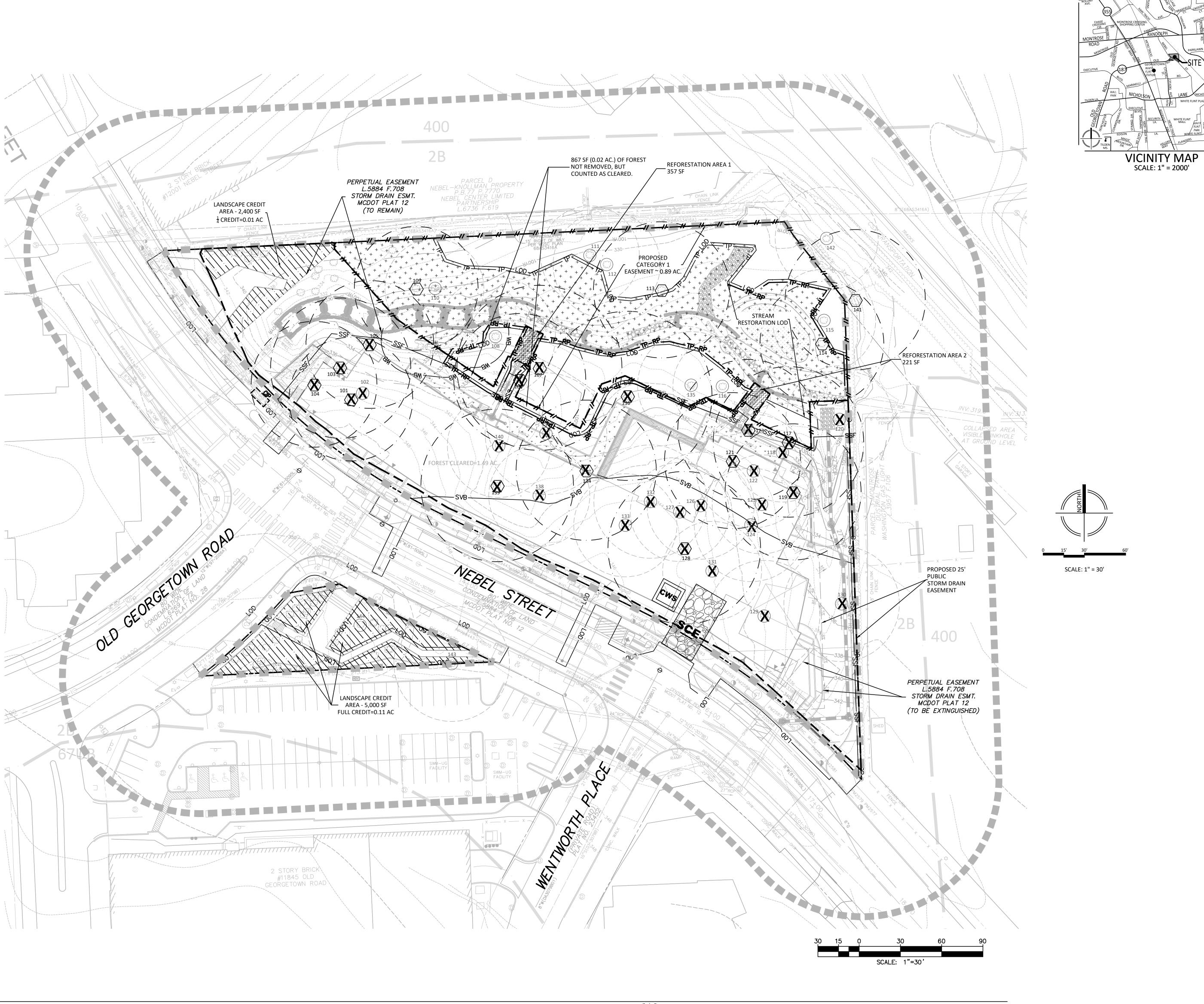
FFCP 100	FINAL FCP COVER
FFCP 200	DETAILED FINAL FCP
FFCP 300	FINAL FCP NOTES & SCHEDULES
FFCP 400	FINAL FCP DETAILS
FFCP 500	NON-NATIVE INVASIVE MANAGEMENT PLAN
FFCP 501	STREAM RESTORATION SEDIMENT CONTRO

DEVELOPER'S CERTIFICATE THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF APPROVED FOREST CONSERVATION PLAN NO. 820220150 INCLUDING FINANCIAL BONE FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEME DEVELOPER'S NAME: MONTGOMERY HOUSING PARTNERSHIP CONTACT PERSON OR OWNER: ARTIE HARRIS ADDRESS: 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904 PHONE AND EMAIL: 301.812.4112 aharris@mhpartners.org SIGNATURE:

	VIKA MARYLAND, LLC 20251 Century Blvd., Suite 400 Germantown, MD 20874 301.916.4100 vika.com
	Our Site Set on the Future. PREPARED FOR: MHP
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	301-812-4112 ARTIE HARRIS AHARRIS@MHPARTNERS.ORG DESIGN CONSULTANTS
	ATTORNEY LERCH EARLY BREWER 7600 WISCONSIN AVENUE SUITE 700 BETHESDA, MD 20814
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DISPOSITION	ENVIRONEMNTAL, LLC 1306 KNOPP ROAD JARRETTSVILLE, MD, 21084 JIM MORRIS
REMOVE REMOVE REMOVE	410-260-0290 CLEAR CREEKS CONSULTING
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ROL PLAN

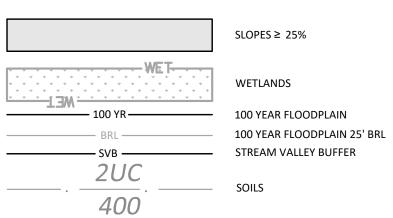
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SUBJECT PROPERTY 100' OFFSET ADJACENT PROPERTY/LOT LINES EX. 10' CONTOUR EX. 2' CONTOUR PROPOSED 10' CONTOUR PROPOSED 2' CONTOUR EXISTING CURB & GUTTER PROPOSED CURB & GUTTER LIMITS OF DISTURBANCE PROPOSED SIDEWALK PROPOSED SEWER PROPOSED WATER PROPOSED STORM DRAIN



SLOPES ≥ 25% WETLANDS

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ON-SITE FOREST REMOVED PROPOSED STREAM RESTORATION LIMIT OF

DISTURBANCE NOT SUBJECT TO FOREST CONSERVATION PER SECTION 22A-5(V) PROPOSED REFORESTATION SEE SHEET FCP 300 FOR

PLANTING SCHEDULE PROPOSED LANDSCAPE CREDIT AREA PROPOSED CATEGORY I FOREST CONSERVATION EASEMENT

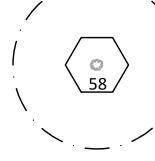
& BOUNDARY MARKER TP _____ TP _____ TP _____ CONSTRUCTION TREE PROTECTION FENCE W/SIGNS; AT LOD, SHOWN OFF-SET FOR CLARITY ROOT PRUNING TRENCH AT CONSTRUCTION TP-RP TP-RP TP-RP TREE PROTECTION FENCE W/SIGNS; AT LOD, SHOWN OFF-SET FOR CLARITY

RP RP RP RP RP ROOT PRUNING TRENCH



EXISTING TREE CANOPY (NOT FOREST) EXISTING TREE < 24"DBH EXISTING TREE TO BE REMOVED

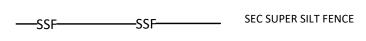
EXISTING SIGNIFICANT TREE 24-29.9" DBH W/CRZ SHOWN



EXISTING SPECIMEN TREE 30" OR GREATER

DBH W/CRZ SHOWN

cws



ENTRANCE

CONCRETE WASH STATION

SEC AT-GRADE & CURB INLET PROTECTION OVER EXISTING INLET

SEC STABILIZED CONSTRUCTION

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF APPROVED FINAL FOREST CONSERVATION PLAN NO. 820220150 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS. DEVELOPER'S NAME: MONTGOMERY HOUSING PARTNERSHIP CONTACT PERSON OR OWNER: ARTIE HARRIS ADDRESS: 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904

PHONE AND EMAIL: SIGNATURE:

301.812.4112 aharris@mhpartners.org



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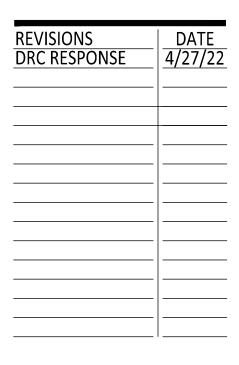
PREPARED FOR: MHP 12200 TECH ROAD SUITE 250 SILVER SPRING, MD 20904 301-812-4112 ARTIE HARRIS AHARRIS@MHPARTNERS.ORG DESIGN CONSULTANTS ATTORNEY LERCH EARLY BREWER 7600 WISCONSIN AVENUE SUITE 700 BETHESDA, MD 20814

301-986-1300 ENVIRONMENTAL WATERSHED ENVIRONEMNTAL, LLC 1306 KNOPP ROAD JARRETTSVILLE, MD, 21084 JIM MORRIS 410-260-0290

PAT HARRIS

CLEAR CREEKS CONSULTING 1317 KNOPP ROAD JARRETTSVILLE, MD, 21084 ROCKY POWELL 410-629-2164

PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 JAMES BUCHHEISTER, RLA 301-916-4100





FINAL FOREST CONSERVATION PLAN

PROFESSIONAL SEAL

| I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF MARYLAND.
JAMES BUCHHEISTER, RLA LICENSE No.: <u>3272</u>
EXPIRATION DATE: NOVEMBER 16, 2022 |
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DATE ISSUED: <u>1/27/2022</u> |
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FINAL FOREST CONSERVATION NOTES

SEQUENCE OF EVENTS FOR PROPERTIES REQUIRED TO COMPLY WITH FOREST CONSERVATION PLANS, EXEMPTIONS FROM SUBMITTING FOREST CONSERVATION PLANS, AND TREE SAVE PLANS (M-NCPPC MC PLANNING DEPARTMENT MARCH, 2017) THE PROPERTY OWNER IS RESPONSIBLE FOR ENSURING ALL TREE PROTECTION MEASURES ARE PERFORMED IN ACCORDANCE WITH THE

APPROVED FINAL FOREST CONSERVATION PLAN OR TREE SAVE PLAN, AND AS MODIFIED IN THE FIELD BY A PLANNING DEPARTMENT FOREST CONSERVATION INSPECTOR. THE MEASURES MUST MEET OR EXCEED THE MOST RECENT STANDARDS PUBLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSLA300).

PRE-CONSTRUCTION 1. AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED AFTER THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED AND BEFORE ANY LAND DISTURBANCE.

- 2. THE PROPERTY OWNER MUST ARRANGE FOR THE MEETING AND THE FOLLOWING PEOPLE MUST PARTICIPATE AT THE PRE-CONSTRUCTION MEETING: THE PROPERTY OWNER OR THEIR REPRESENTATIVE, CONSTRUCTION SUPERINTENDENT, INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST/MARYLAND LICENSED TREE EXPERT (REPRESENTING OWNER) THAT WILL
- IMPLEMENT THE TREE PROTECTION MEASURES, THE PLANNING DEPARTMENT FOREST CONSERVATION INSPECTOR, AND MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES (DPS) SEDIMENT CONTROL INSPECTOR. THE PURPOSE OF THIS MEETING IS TO VERIFY THE LIMITS OF DISTURBANCE AND DISCUSS SPECIFIC TREE PROTECTION AND TREE CARE MEASURES SHOWN ON THE APPROVED PLAN. NO LAND DISTURBANCE SHALL BEGIN BEFORE TREE PROTECTION AND STRESS-REDUCTION MEASURES HAVE BEEN IMPLEMENTED AND
- APPROVED BY THE PLANNING DEPARTMENT'S FOREST CONSERVATION INSPECTOR. a. TYPICAL TREE PROTECTION DEVICES INCLUDE:
- i. CHAIN LINK FENCE (FOUR FEET HIGH)
- ii. SUPER SILT FENCE WITH WIRE STRUNG BETWEEN THE SUPPORT POLES (MINIMUM 4 FEET HIGH) WITH HIGH VISIBILITY FLAGGING iii. 14 GAUGE, 2 INCH X 4 INCH WELDED WIRE FENCING SUPPORTED BY STEEL T-BAR POSTS (MINIMUM 4 FEET HIGH) WITH HIGH VISIBILITY FLAGGING.
- b. TYPICAL STRESS REDUCTION MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO:
- i. ROOT PRUNING WITH A ROOT CUTTER OR VIBRATORY PLOW DESIGNED FOR THAT PURPOSE. TRENCHERS ARE NOT ALLOWED, UNLESS APPROVED BY THE FOREST CONSERVATION INSPECTOR.
- ii. CROWN REDUCTION OR PRUNING
- iii. WATERING iv. FERTILIZING
- v. VERTICAL MULCHING vi. ROOT AERATION SYSTEMS
- MEASURES NOT SPECIFIED ON THE FOREST CONSERVATION PLAN MAY BE REQUIRED AS DETERMINED BY THE FOREST CONSERVATION INSPECTOR IN COORDINATION WITH THE PROPERTY OWNER'S ARBORIST.
- 3. A MARYLAND LICENSED TREE EXPERT MUST PERFORM, OR DIRECTLY SUPERVISE, THE IMPLEMENTATION OF ALL STRESS REDUCTION MEASURES. DOCUMENTATION OF THE PROCESS (INCLUDING PHOTOGRAPHS) MAY BE REQUIRED BY THE FOREST CONSERVATION INSPECTOR, AND WILL BE DETERMINED AT THE PRE-CONSTRUCTION MEETING.
- 4. TEMPORARY TREE PROTECTION DEVICES MUST BE INSTALLED PER THE APPROVED FOREST CONSERVATION PLAN, EXEMPTION PLAN, OR TREE SAVE PLAN AND PRIOR TO ANY LAND DISTURBANCE. THE FOREST CONSERVATION INSPECTOR, IN COORDINATION WITH THE DPS SEDIMENT CONTROL INSPECTOR, MAY MAKE FIELD ADJUSTMENTS TO INCREASE THE SURVIVABILITY OF TREES AND FOREST SHOWN AS SAVED ON THE APPROVED PLAN
- 5. TREE PROTECTION FENCING MUST BE INSTALLED AND MAINTAINED BY THE PROPERTY OWNER FOR THE DURATION OF CONSTRUCTION PROJECT AND MUST NOT BE ALTERED WITHOUT PRIOR APPROVAL FROM THE FOREST CONSERVATION INSPECTOR. ALL CONSTRUCTION ACTIVITY WITHIN PROTECTED TREE AND FOREST AREAS IS PROHIBITED. THIS INCLUDES THE FOLLOWING ACTIVITIES:
- a. PARKING OR DRIVING OF EQUIPMENT, MACHINERY OR VEHICLES OF ANY TYPE. b. STORAGE OF ANY CONSTRUCTION MATERIALS. EQUIPMENT, STOCKPILING, FILL, DEBRIS, ETC.
- c. DUMPING OF ANY CHEMICALS (I.E., PAINT THINNER), MORTAR OR CONCRETE REMAINDER, TRASH, GARBAGE, OR DEBRIS OF ANY KIND
- d. FELLING OF TREES INTO A PROTECTED AREA. e. TRENCHING OR GRADING FOR UTILITIES, IRRIGATION, DRAINAGE, ETC.

6. FOREST AND TREE PROTECTION SIGNS MUST BE INSTALLED AS REQUIRED BY THE FOREST CONSERVATION INSPECTOR. THE SIGNS MUST BE WATERPROOF AND WORDING PROVIDED IN BOTH ENGLISH AND SPANISH

DURING CONSTRUCTION

- 7. PERIODIC INSPECTIONS WILL BE MADE BY THE FOREST CONSERVATION INSPECTOR. CORRECTIONS AND REPAIRS TO TREE PROTECTION DEVICES MUST BE COMPLETED WITHIN THE TIMEFRAME GIVEN BY THE INSPECTOR.
- 8. THE PROPERTY OWNER MUST IMMEDIATELY NOTIFY THE FOREST CONSERVATION INSPECTOR OF ANY DAMAGE TO TREES, FORESTS, UNDERSTORY, GROUND COVER, AND ANY OTHER UNDISTURBED AREAS SHOWN ON THE APPROVED PLAN. REMEDIAL ACTIONS, AND THE RELATIVE TIMEFRAMES TO RESTORE THESE AREAS, WILL BE DETERMINED BY THE FOREST CONSERVATION INSPECTOR.

POST-CONSTRUCTION

- 9. AFTER CONSTRUCTION IS COMPLETED, BUT BEFORE TREE PROTECTION DEVICES HAVE BEEN REMOVED, THE PROPERTY OWNER MUST REQUEST A FINAL INSPECTION WITH THE FOREST CONSERVATION INSPECTOR. AT THE FINAL INSPECTION, THE FOREST CONSERVATION INSPECTOR MAY REQUIRE ADDITIONAL CORRECTIVE MEASURES, WHICH MAY INCLUDE: a. REMOVAL, AND POSSIBLE REPLACEMENT, OF DEAD, DYING, OR HAZARDOUS TREES
- b. PRUNING OF DEAD OR DECLINING LIMBS
- c. SOIL AERATION d. FERTILIZATION
- e. WATERING f. WOUND REPAIR
- g. CLEAN UP OF RETENTION AREAS, INCLUDING TRASH REMOVAL 10. AFTER THE FINAL INSPECTION AND COMPLETION OF ALL CORRECTIVE MEASURES THE FOREST CONSERVATION INSPECTOR WILL REQUEST ALL TEMPORARY TREE AND FOREST PROTECTION DEVICES BE REMOVED FROM THE SITE. REMOVAL OF TREE PROTECTION DEVICES THAT ALSO OPERATE FOR EROSION AND SEDIMENT CONTROL MUST BE COORDINATED WITH BOTH DPS AND THE FOREST CONSERVATION INSPECTOR AND CANNOT BE REMOVED WITHOUT PERMISSION OF THE FOREST CONSERVATION INSPECTOR. NO ADDITIONAL GRADING,
- SODDING, OR BURIAL MAY TAKE PLACE AFTER THE TREE PROTECTION FENCING IS REMOVED. 11. LONG-TERM PROTECTION MEASURES, INCLUDING PERMANENT SIGNAGE, MUST BE INSTALLED PER THE APPROVED PLAN. INSTALLATION WILL OCCUR AT THE APPROPRIATE TIME DURING THE CONSTRUCTION PROJECT. REFER TO THE APPROVED PLAN DRAWING FOR THE LONG-TERM PROTECTION MEASURES TO BE INSTALLED.

INSPECTIONS

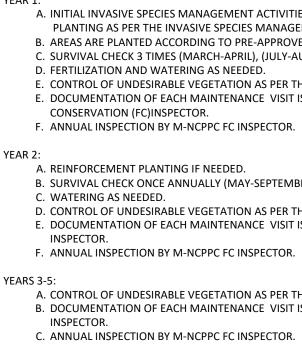
- ALL FIELD INSPECTIONS MUST BE REQUESTED BY THE APPLICANT
- FIELD INSPECTIONS MUST BE CONDUCTED AS FOLLOWS:
- TREE SAVE PLANS AND FOREST CONSERVATION PLANS WITHOUT PLANTING REQUIREMENTS
- 1. AFTER THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED, BUT BEFORE ANY CLEARING OR GRADING BEGINS. 2. AFTER NECESSARY STRESS REDUCTION MEASURES HAVE BEEN COMPLETED AND PROTECTION MEASURES HAVE BEEN INSTALLED, BUT BEFORE ANY CLEARING AND GRADING BEGIN AND BEFORE RELEASE OF THE BUILDING PERMIT. 3. AFTER COMPLETION OF ALL CONSTRUCTION ACTIVITIES, BUT BEFORE REMOVAL OF TREE PROTECTION FENCING, TO DETERMINE THE LEVEL OF COMPLIANCE WITH THE PROVISIONS OF THE FOREST CONSERVATION.
- ADDITIONAL REQUIREMENTS FOR PLANS WITH PLANTING REQUIREMENTS
- 4. BEFORE THE START OF ANY REQUIRED REFORESTATION AND AFFORESTATION PLANTING.
- 5. AFTER THE REQUIRED REFORESTATION AND AFFORESTATION PLANTING HAS BEEN COMPLETED TO VERIFY THAT THE PLANTING IS ACCEPTABLE AND PRIOR TO THE START OF THE MAINTENANCE PERIOD. 6. AT THE END OF THE MAINTENANCE PERIOD TO DETERMINE THE LEVEL OF COMPLIANCE WITH THE PROVISIONS OF THE PLANTING PLAN, AND, IF APPROPRIATE, RELEASE OF THE PERFORMANCE BOND.

PLANTING NARRATIVE FOR **AFFORESTATION/REFORESTATION AREAS**

SPECIMEN TREE MITIGATION CREDIT) SEE THE FINAL LANDSCAPE PLAN.

- 1. PRE-PLANTING CONSIDERATIONS
- PLAN THIS SHEET.
- SHOULD BE DUG TO TWICE THE NORMAL DIAMETER FOR THE MATERIAL PLANTED.
- PRFFFRRFD
- 2. PLANT AMENDMENT MATERIAL STORAGE
- **3. ON-SITE INSPECTION** 4. PLANTING SPECIFICATIONS
- WRAPPING IS ALSO NOT RECOMMENDED DUE TO THE INCREASED OPPORTUNITIES FOR INSECT INFESTATION AND DISEASE.
- 5. POST-PLANTING CONSIDERATIONS GROUND COVER OR ENGINEERING FABRIC.
- SEE FINAL FOREST CONSERVATION NOTES 6 AND 7 THIS SHEET.

MANAGEMENT PLAN YFAR 1:



FERTILIZATION OR WATERING DURING YEAR 1 WILL BE DONE ON AN AS NEEDED BASIS. DOCUMENTATION OF MAINTENANCE VISITS AND CONDITION CHECK SHEETS SHOULD BE PROVIDED TO THE CLIENT AND THE FC INSPECTOR AFTER EACH VISIT. A SURVIVAL RATE OF 75% IS REQUIRED AFTER 5 (FIVE) YEARS. IF ADEQUATE NATURAL REGENERATION HAS OCCURRED, IT MAY BE INCLUDED IN THE FINAL SURVIVAL TALLY. SPECIAL RETURN OPERATIONS OR RECOMMENDATIONS WILL BE CONDUCTED ON AN AS NEEDED BASIS. PERIMETER FENCING AND SIGNAGE MAY BE REMOVED AFTER YEAR 5 WITH FORMAL ACCEPTANCE OF THE PLANT MATERIAL BY THE FC INSPECTOR AND APPROVAL TO REMOVE THE FENCING. PERMANENT FOREST CONSERVATION EASEMENT BOUNDARY MARKERS ARE TO REMAIN.

AT THE END OF THE FIVE-YEAR MANAGEMENT PLAN, A FINAL INSPECTION MEETING WILL BE HELD TO INCLUDE THE CONTRACT ARBORIST, M-NCPPC INSPECTOR, AND OWNER'S REPRESENTATIVE AND ANY FINAL WORK REQUIRED TO COMPLETE THE PROGRAM, IF ANY, WILL BE IDENTIFIED AND MUST BE COMPLETED WITHIN THE TIMEFRAME REQUIRED BY THE FC INSPECTOR. THIS IS A FIVE YEAR AFFORESTATION/REFORESTATION MANAGEMENT PLAN WITH AN INVASIVE SPECIES MANAGEMENT PROGRAM WHICH CAN BE REVISED AS NECESSARY FOR PROJECTS WITH A FIVE YEAR REQUIREMENT

THIS PLANTING NARRATIVE IS FOR THE PLANTING OF AFFORESTATION AND/OR REFORESTATION AREAS ONLY. FOR SPECIFICATIONS AND DETAILS FOR THE PLANTING OF LANDSCAPE TREES FOR FOREST CONSERVATION CREDIT (20 YEAR CANOPY LANDSCAPE CREDIT OR

A. FOR PRE- PLANTING MEASURES TO BE TAKEN TO CONTROL INVASIVE SPECIES, SEE THE INVASIVE SPECIES MANAGEMENT B. A SOILS ANALYSIS WILL BE CONDUCTED PRIOR TO COMMENCEMENT OF REFORESTATION. ON LAND WHERE EXTENSIVE AGRICULTURAL USE HAS OCCURRED IN THE PAST, TEST PITS WILL BE DUG IN AREAS OF UNDISTURBED SOIL TO DETERMINE IF A FRAGIPAN LAYER IS PRESENT. IF FRAGIPAN IS PRESENT, IT SHOULD BE PIERCED BY AUGURING AND PLANTING HOLES

C. SOILS SHOULD BE TREATED BY INCORPORATING NATURAL MULCH WITHIN THE TOP 12 INCHES, OR AMENDMENTS AS DETERMINED BY THE SOILS ANALYSIS. NATURAL AMENDMENTS, SUCH AS ORGANIC MULCH OR LEAF MOLD COMPOST ARE

D. IF FILL MATERIAL IS USED AT THE PLANTING SITE, IT SHOULD BE CLEAN FILL WITH 12 INCHES OF NATIVE SOIL. STOCKPILING OF NATIVE TOP SOILS MUST BE DONE IN SUCH A WAY THAT THE HEIGHT OF THE PILE DOES NOT DAMAGE THE SEED BANK.

IT IS RECOMMENDED THAT PLANTING OCCUR WITHIN 24 HOURS OF DELIVERY TO THE SITE. PLANT MATERIALS WHICH ARE LEFT UNPLANTED FOR MORE THAN 24 HOURS SHOULD BE PROTECTED FROM DIRECT SUN AND WEATHER AND KEPT MOIST. NURSERY STOCK SHOULD NOT BE LEFT UNPLANTED FOR MORE THAN TWO (2) WEEKS.

PRIOR TO PLANTING, PLANTING STOCK SHOULD BE INSPECTED. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS, AND DISEASE SHOULD BE REPLACED.

A. CONTAINER GROWN STOCK: SUCCESSFUL PLANTING OF CONTAINER GROWN STOCK REQUIRES CAREFUL SITE PREPARATION AND INSPECTION OF THE PLANT MATERIAL ROOT SYSTEM. CAUTION IS RECOMMENDED WHEN SELECTING PLANTS GROWN IN A SOILS MEDIUM DIFFERING FROM THAT OF THE PLANTING SITE. THE PLANT SHOULD BE REMOVED FROM THE CONTAINER AND THE ROOTS GENTLY LOOSENED FROM THE SOILS. IF THE ROOTS ENCIRCLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. J-SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED, AND SUBSTITUTED IF NECESSARY. ROOTS MAY NOT BE TRIMMED ON-SITE, DUE TO THE INCREASED CHANCES OF SOIL BORNE DISEASES. THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED. NATIVE STOCKPILED SOILS SHOULD BE USED TO BACKFILL PLANTING FIELD. RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH 2 TO 4 INCHES OF MULCH.

B. BALLED AND BURLAPPED TREES: BALLED AND BURLAPPED TREES MUST BE HANDLED WITH CARE WHILE PLANTING. TREES SHOULD NOT BE PICKED UP BY THE TRUNK OR DROPPED. AS BOTH PRACTICES WILL TEND TO SEPARATE THE TRUNK FROM THE ROOT BALL. PRIOR TO PLANTING, ROOT BALLS SHOULD BE KEPT MOIST. C. PLANTING FIELDS SHOULD BE CREATED EQUAL TO 2.5 TIMES THE DIAMETER OF THE ROOT BALL, UNLESS WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES. SEE DETAIL FOR PLANTING IN THE CRITICAL ROOT ZONE OF EXISTING TREES ON

SHEET FFCP 500. USE WATERING TO SETTLE SOIL BACKFILLED AROUND TREES. STOCKPILED NATIVE TOP SOILS, IF AVAILABLE, SHOULD BE USED TO BACKFILL THE PLANTING FIELD. AMENDMENTS ARE NOT RECOMMENDED IN THE PLANTING FIELD AS STUDIES HAVE SHOWN THAT ROOTS WILL BE ENCOURAGED TO STAY WITHIN THE AMENDED SOILS. SOILS SHOULD BE RAKED EVENLY OVER THE PLANTING FIELD AND COVERED WITH 2 TO 4 INCHES OF MULCH. D. STAKING OF TREES IS NOT RECOMMENDED EXCEPT IN AREAS OF HIGH WINDS. MOVEMENT IS NECESSARY TO STRENGTHEN THE TRUNK OF THE PLANTED TREE. IF STAKES ARE USED, THEY SHOULD BE REMOVED AFTER THE FIRST GROWING SEASON.

A. SOIL STABILIZATION: FOR AREAS OF LARGE-SCALE DISTURBANCE, SOILS MUST BE STABILIZED USING A NON-TURF-BUILDING B. PROTECTIVE DEVICES: TO PREVENT DAMAGE OF PLANTED AREAS, ALL REFORESTATION AND AFFORESTATION SITES MUST BE POSTED WITH APPROPRIATE SIGNS AND FENCED. CONSTRUCTION EQUIPMENT SHALL BE PROHIBITED IN THESE AREAS.

FIVE YEAR AFFORESTATION/ REFORESTATION

A. INITIAL INVASIVE SPECIES MANAGEMENT ACTIVITIES SHOULD BE IMPLEMENTED PRIOR TO PREPARING AREAS FOR PLANTING AS PER THE INVASIVE SPECIES MANAGEMENT PLAN THIS SHEET. B. AREAS ARE PLANTED ACCORDING TO PRE-APPROVED PLAN. C. SURVIVAL CHECK 3 TIMES (MARCH-APRIL), (JULY-AUGUST), (OCTOBER-NOVEMBER).

E. CONTROL OF UNDESIRABLE VEGETATION AS PER THE INVASIVE SPECIES MANAGEMENT PLAN. E. DOCUMENTATION OF EACH MAINTENANCE VISIT IS TO BE PROVIDED TO THE CLIENT AND THE FOREST

B. SURVIVAL CHECK ONCE ANNUALLY (MAY-SEPTEMBER). D. CONTROL OF UNDESIRABLE VEGETATION AS PER THE INVASIVE SPECIES MANAGEMENT PLAN. E. DOCUMENTATION OF EACH MAINTENANCE VISIT IS TO BE PROVIDED TO THE CLIENT AND THE FC

A. CONTROL OF UNDESIRABLE VEGETATION AS PER THE INVASIVE SPECIES MANAGEMENT PLAN. B. DOCUMENTATION OF EACH MAINTENANCE VISIT IS TO BE PROVIDED TO THE CLIENT AND THE FC **GENERAL TREE PROTECTION NOTES:**

AT THE PRE-CONSTRUCTION MEETING, THE ARBORIST, IN COORDINATION WITH THE M-NCPPC FOREST INSPECTOR, WILL IDENTIFY SPECIFIC STRESS REDUCTION MEASURES FOR TREES WITH CRITICAL ROOT ZONE IMPACTS, WHICH MAY INCLUDE, BUT WILL NOT BE LIMITED TO, CROWN REDUCTION OR PRUNING, WATERING, FERTILIZING AND VERTICAL MULCHING. TREES WITHIN 10' OF THE LOD SHOULD BE EVALUATED FOR THE NEED TO PRUNE BRANCHES TO AVOID BREAKAGE FROM NEARBY CONSTRUCTION, AND TO DETERMINE IF TRUNK ARMORING IS WARRANTED. ALL WORK WILL BE SPECIFIED BY ANSI A-300 ARBORICULTURAL STANDARDS.

FOR TREES WITH CRITICAL ROOT ZONE IMPACT GREATER THAN 25 % THE FOLLOWING SPECIAL TREE PROTECTION MEASURES WILL BE IMPLEMENTED BY THE ARBORIST IN COORDINATION WITH THE M-NCPPC FOREST INSPECTOR:

- SOIL NUTRIENT MANAGEMENT : ADD GRANULAR AND/OR LIQUID BIO-STIMULANT AND MICROBIAL INOCULANTS/AMENDMENTS TO REBUILD AND RESTORE PROPER BALANCE AND COMPOSITION FOR HEALTHY, STRESS RESISTANT ROOT SYSTEMS TO IMPACTED TREES. APPLICATION OF THE AMENDMENTS SHALL BE IMPLEMENTED ONCE A YEAR IN THE FALL AS PART OF A THREE-YEAR MAINTENANCE PROGRAM. SOIL TESTING BEFORE TREATMENTS AND AFTER THE SECOND YEAR OF TREATMENTS DETERMINES FORMULATIONS AND THE NEED FOR FOLLOWING YEARS BASED UPON RESPONSE.
- VERTICAL MULCHING: SHALL CONSIST OF HOLES THAT ARE 2-3 INCHES WIDE AND THREE (3) FEET ON CENTER THROUGHOUT THE DISTURBED ROOT ZONE.. THE DEPTH OF THESE HOLES SHALL BE A MINIMUM OF TWELVE (12) INCHES BELOW THE ORIGINAL GRADE. HOLES SHALL BE FILLED WITH ORGANIC MATERIAL SUCH AS COMPOST OR PEAT MOSS OR ANOTHER MATERIAL THAT MAINTAINS AERATION OR SUPPORTS ROOT GROWTH.
- REDUCED LOD : REDUCTION OF THE LOD, BASED ON FIELD CONDITIONS AND FINAL GRADING DURING CONSTRUCTION, WILL BE ATTEMPTED IN COORDINATION WITH THE M-NCPPC FOREST INSPECTOR.
- ROOT PRUNING : ROOT PRUNING MAY ONLY BE CONDUCTED UNDER THE SUPERVISION OF THE ARBORIST WITH A ROOT CUTTER OR VIBRATORY PLOW DESIGNED FOR THAT PURPOSE, TRENCHERS ARE NOT ALLOWED, UNLESS APPROVED BY THE M-NCPPC FOREST CONSERVATION INSPECTOR. ROOT PRUNING AND INSTALLATION OF TREE PROTECTION FENCING WILL BE COORDINATED WITH SEC SILT FENCE INSTALLATION TO MINIMIZE UNNECESSARY ROOT PRUNING
- TREE GROWTH REGULATOR : AFTER ROOT PRUNING HAS OCCURRED, A TREE REGULATOR SUCH AS CAMBISTAT® (OR EQUIVALENT) WILL BE APPLIED TO THE IMPACTED TREES. DILUTE THE TREE REGULATOR IN WATER AND APPLY AS A SOIL DRENCH OR SOIL INJECTION USING THE APPROPRIATE APPLICATION EQUIPMENT. THIS CAN OCCUR ANYTIME DURING THE GROWING SEASON AS LONG AS THE GROUND IS NOT FROZEN OR SATURATED WITH WATER. RESEARCH SHOWS THAT CAMBISTAT® GENTLY SLOWS THE GROWTH OF TREES, ALLOWING THE TREE TO REDIRECT SOME OF ITS ENERGY FROM CANOPY GROWTH INTO DEFENSE CHEMICAL, FIBROUS ROOT PRODUCTION, AND STORED ENERGY. THIS REALLOCATION OF ENERGY WILL RESULT IN A HEALTHIER, MORE DURABLE TREE.

ISA# XXXXX MD["]Tree Expert #XXXXX

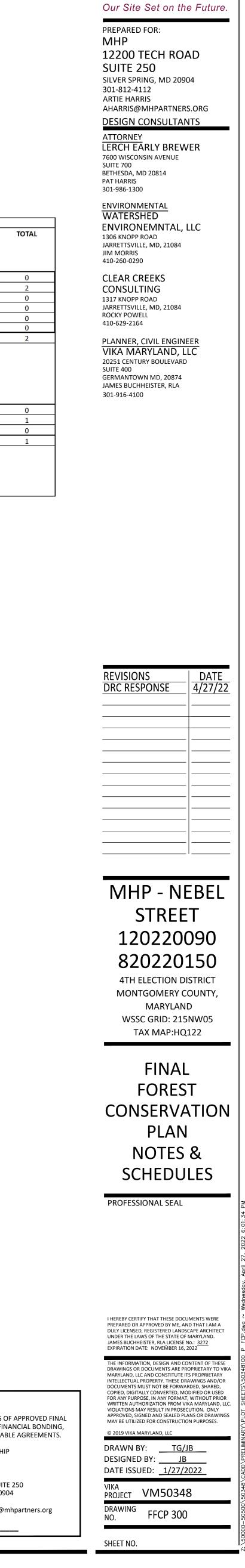
REFORESTATION PLANTING SCHEDULE

| BOTANICAL | COMMON | COMMON SUBSTITUTIONS | | APPROX. | AREAS |
|--|--|--|-------------------|----------------|---------|
| NAME | NAME | BOTANICAL NAME | COMMON NAME | % | Area #1 |
| | | | | | |
| BOTTOMLAND TREES | | | | | 0.02 |
| Quercus bicolor | Swamp White Oak | Quercus phellos | Willow Oak | 0% | 0 |
| Nyssa sylvatica | Black Gum | Liquidambar styracifula | Sweet Gum | 100% | 2 |
| Acer rubrum | Red Maple | Carpinus caroliniana | American Hornbeam | 0% | 0 |
| Platanus occidentalis | Sycamore | Liquidambar styracifula | Sweet Gum | 0% | 0 |
| Cercis canadensis | Eastern Redbud | Amelanchier canadensis | Serviceberry | 0% | 0 |
| llex opaca | American Holly | Magnolia virginiana | Sweetbay Magnolia | 0% | 0 |
| | | | | 100% | 2 |
| | | 2" CALIPER B&B MINIMUM | | | |
| TREE SIZE:
TREE PLANTING RATE:
TREE SPACING: | | 2" CALIPER B&B MINIMUM
00 TREES PER ACRE
APPROX. 15' x 15' o.c. | | | |
| TREE PLANTING RATE:
TREE SPACING:
BOTTOMLAND SHRUBS | 1 | 00 TREES PER ACRE
APPROX. 15' x 15' o.c. | Swamp Azaloa | 0.0% | 0 |
| TREE PLANTING RATE:
TREE SPACING:
BOTTOMLAND SHRUBS
Ilex verticillata | 1
Winterberry Holly | 00 TREES PER ACRE
APPROX. 15' x 15' o.c.
Rhododendron vicosum | Swamp Azalea | 0.0% | 0 |
| TREE PLANTING RATE:
TREE SPACING:
BOTTOMLAND SHRUBS
Ilex verticillata
Lindera benzoin | 1
Winterberry Holly
Spicebush | 00 TREES PER ACRE
APPROX. 15' x 15' o.c.
Rhododendron vicosum
Cornus amomum | Silky Dogwood | 100.0% | 1 |
| TREE PLANTING RATE:
TREE SPACING:
BOTTOMLAND SHRUBS
Ilex verticillata | 1
Winterberry Holly | 00 TREES PER ACRE
APPROX. 15' x 15' o.c.
Rhododendron vicosum | | 100.0%
0.0% | 1
0 |
| TREE PLANTING RATE:
TREE SPACING:
BOTTOMLAND SHRUBS
Ilex verticillata
Lindera benzoin | 1
Winterberry Holly
Spicebush | 00 TREES PER ACRE
APPROX. 15' x 15' o.c.
Rhododendron vicosum
Cornus amomum | Silky Dogwood | 100.0% | 1 |
| TREE PLANTING RATE:
TREE SPACING:
BOTTOMLAND SHRUBS
Ilex verticillata
Lindera benzoin
Clethra alnifolia | 1
Winterberry Holly
Spicebush
Summersweet | 00 TREES PER ACRE
APPROX. 15' x 15' o.c.
Rhododendron vicosum
Cornus amomum
Aronia arbutifolia | Silky Dogwood | 100.0%
0.0% | 1
0 |
| TREE PLANTING RATE:
TREE SPACING:
BOTTOMLAND SHRUBS
Ilex verticillata
Lindera benzoin | 1
Winterberry Holly
Spicebush
Summersweet
1 to | 00 TREES PER ACRE
APPROX. 15' x 15' o.c.
Rhododendron vicosum
Cornus amomum | Silky Dogwood | 100.0%
0.0% | 1
0 |

ON-SITE FOREST PLANTING IN CATEGORY I FC EASEMENT

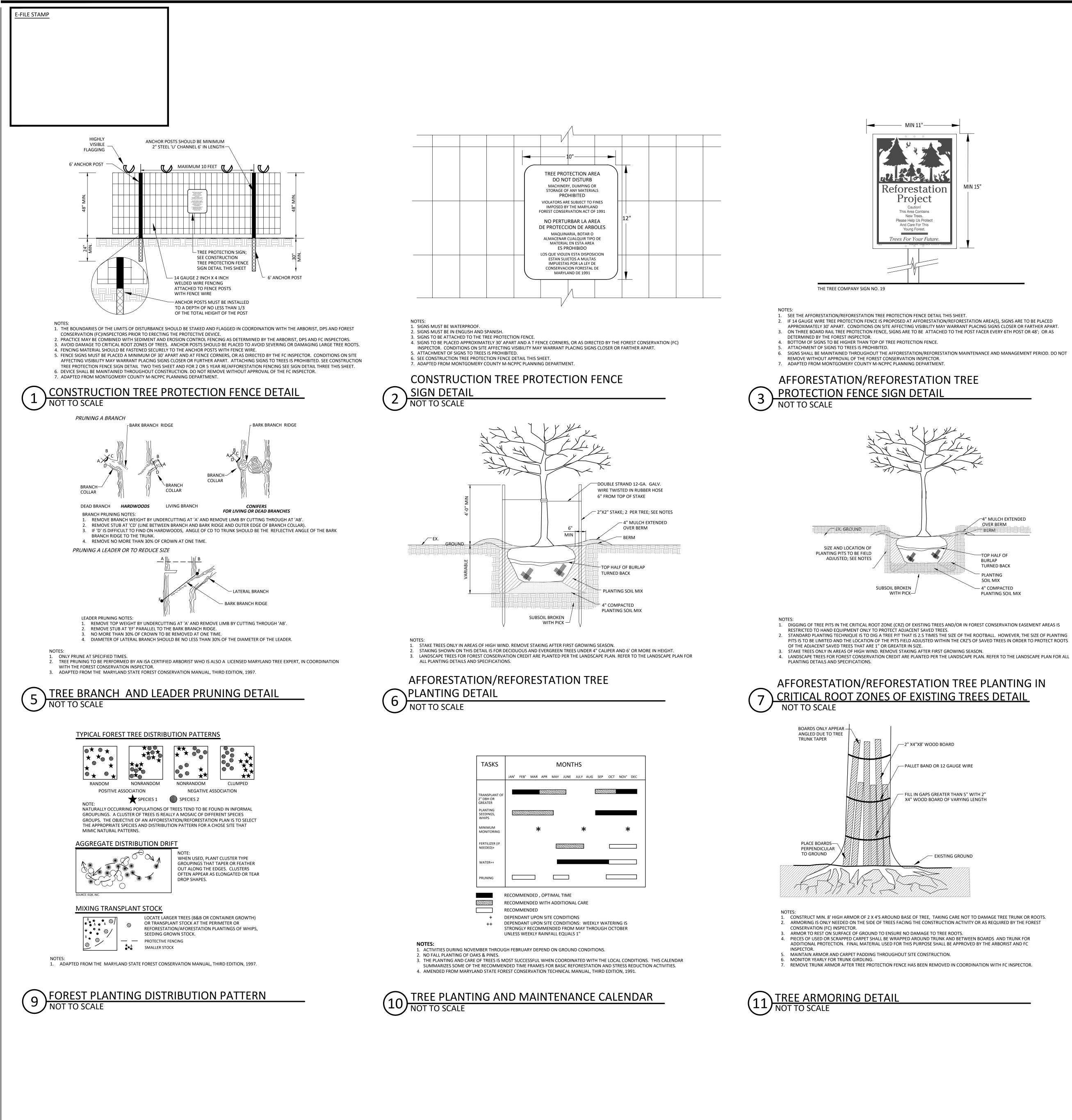
SUPPLEMENTAL NATIVE PLANTINGS TO BE PROVIDED UPON COMPLETION OF THE STREAM RESTORATION WITH ASSOCIATED PLANTINGS AND COMPLETION OF THE NON-NATIVE INVASIVE PLANT REMOVAL. FINAL QUANTITIES TO BE DETERMINED IN COORDINATION WITH THE M-NCPPC FOREST CONSERVATION INSPECTOR. BUT RATES OF ALL PLANTINGS SHALL BE CONSISTENT WITH THE FOREST CONSERVATION LAW REQUIREMENTS.

DEVELOPER'S CERTIFICATE THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF APPROVED FINAL FOREST CONSERVATION PLAN NO. 820220150 INCLUDING FINANCIAL BONDING FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS. DEVELOPER'S NAME: MONTGOMERY HOUSING PARTNERSHIP CONTACT PERSON OR OWNER: ARTIE HARRIS 12200 TECH ROAD, SUITE 250 ADDRESS: SILVER SPRING, MD 20904 301.812.4112 aharris@mhpartners.org PHONE AND EMAIL: SIGNATURE:

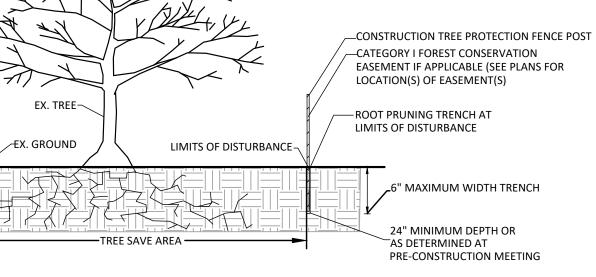


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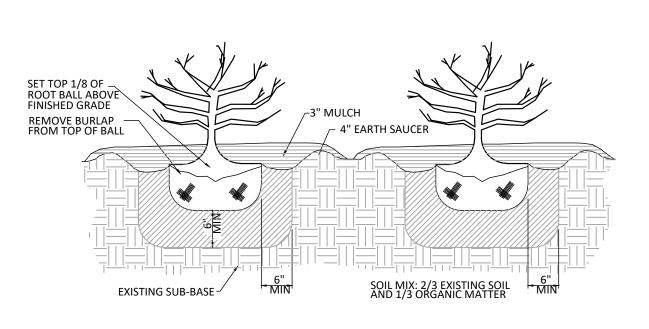


1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS AND PRE-CONSTRUCTION MEETING. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED, PRIOR TO TRENCHING. EXACT LOCATION OF TRENCH SHOULD BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FOREST CONSERVATION (FC) INSPECTOR. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR ORGANIC SOIL AS SPECIFIED PER THE PLAN OR BY THE FC INSPECTOR. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. 6. ALL ROOT PRUNING TO BE PREFORMED BY AN ISA CERTIFIED ARBORIST WHO IS ALSO A LICENSED MARYLAND TREE EXPERT IN COORDINATION WITH THE

FOREST CONSERVATION INSPECTOR. SEE THE CONSTRUCTION TREE PROTECTION FENCING DETAIL THIS SHEET. 7. ADAPTED FROM MONTGOMERY COUNTY M-NCPPC PLANNING DEPARTMENT.

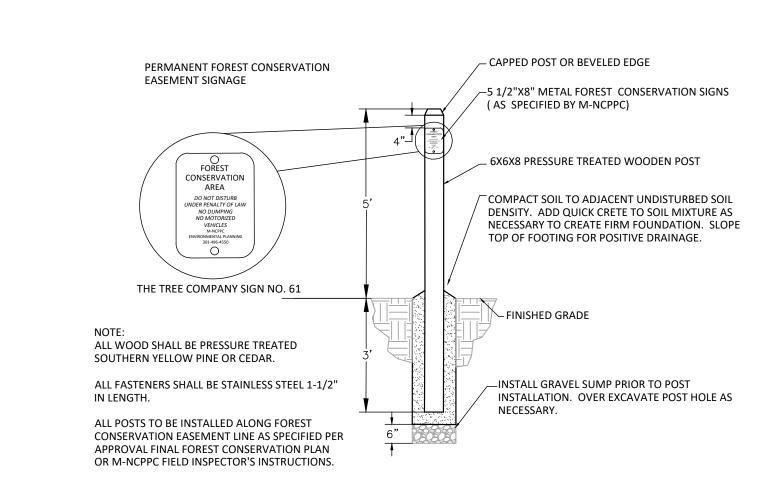
<u>∖ TREE ROOT PRUNING DETAIL</u>

NOT TO SCALE



1. DIGGING OF SHRUB PITS IN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES AND/OR IN FOREST CONSERVATION EASEMENT AREAS IS RESTRICTED TO HAND EQUIPMENT ONLY TO PROTECT ADJACENT SAVED SHRUBS AND TREES. 2. STANDARD PLANTING TECHNIQUE IS TO DIG A SHRUB PIT THAT IS 2.5 TIMES THE SIZE OF THE ROOTBALL. HOWEVER, THE SIZE OF PLANTING PITS IS TO BE LIMITED AND THE LOCATION OF THE PITS FIELD ADJUSTED WITHIN THE CRZ'S OF SAVED SHRUBS AND TREES IN ORDER TO PROTECT ROOTS OF THE ADJACENT SAVED SHRUBS AND TREES THAT ARE 1" OR GREATER IN SIZE.

AFFORESTATION/REFORESTATION SHRUB 8 PLANTING DETAIL NOT TO SCALE



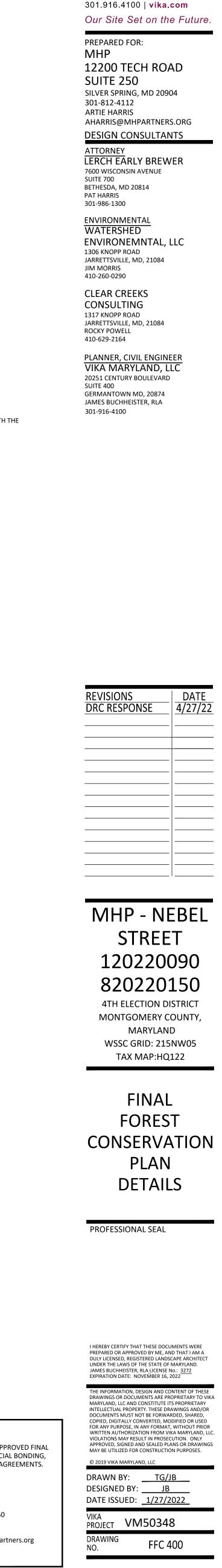
NOTES 1. ADAPTED FROM MONTGOMERY COUNTY M-NCPPC PLANNING DEPARTMENT. CATEGORY I FOREST CONSERVATION EASEMENT 12 PERMANENT BOUNDARY MARKER NOT TO SCALE

> **DEVELOPER'S CERTIFICATE** THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF APPROVED FINAL FOREST CONSERVATION PLAN NO. 820220150 INCLUDING FINANCIAL BONDING FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS. DEVELOPER'S NAME: MONTGOMERY HOUSING PARTNERSHIP CONTACT PERSON OR OWNER: ARTIE HARRIS ADDRESS: 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904 301.812.4112 aharris@mhpartners.org PHONE AND EMAIL:

SIGNATURE:

20251 Century Blvd., Suite 400

Germantown, MD 20874



SHEET NO.

MANAGEMENT OF TARGETED SPECIES:

Oriental Bittersweet (Celastrus orbiculatus)

Mechanical/Manual: Power hedge trimmers, loppers, and hand pruners can be used to remove vines from trees. Cut the vine just above ground level and again 24" above the first cut. Portions of vines that stay rooted will remain alive and must be immediately treated with herbicide (see cut stem treatment below). Chemical:

pr

INV: 341.38

102 BLDG 7 NUT GROVE

Cut stem treatment: Cut vines as close to ground as possible and treat the entire cut stump area with a broad spectrum herbicide. Use triclopyr salt @ 25% (e.g., Garlon 3A in water) OR triclopyr ester @ 20% (e.g., Garlon 4 in oil carrier such as Arborchem Basal Oil or Timberland JBL—follow label instructions). Ready-to-use triclopyr products such as Pathfinder II are also effective.

Foliar spray: May be used for the recumbent (i.e., low growing) form of this plant where present on the forest floor. Use a selevtive herbicide such as triclopyr salt (e.g., Garlon 3A) with a non-ionic surfactant. Four to six weeks after initial cutting and herbicide application, treat any regrowth, shoots, and/or remaining vines with a foliar application of Garlon 3A.

October: Treat any regrowth, shoots, and/or remaining vines with a foliar application of Garlon 3A.

English Ivy (Hedera helix)

Mechanical/Manual: Power hedge trimmers, loppers, and hand pruners can be used to remove vines from trees. Cut the vine just above ground level and again 24" above the first cut. Portions of vines that stay rooted will remain alive and must be immediately treated with herbicide (see cut stem treatment below). Chemical:

Cut stem treatment: For instances when English Ivy is climbing up trees the best method for management is to cut a section of the vine off of the tree, treat the bottom cut section of the vine tree with full-strength triclopyr salt (e.g., Garlon 3A). Immediately apply herbicide with a gooseneck plastic lab bottle or a spray bottle using a fine

Foliar Spray: Use this method when there are significant ground infestations. Use a selevtive herbicide such as triclopyr salt (e.g., Garlon 3A) with a non-ionic surfactant. Four to six weeks after initial cutting and herbicide application, treat any regrowth, shoots, and/or remaining vines with a foliar application of Garlon 3A. October: Treat any regrowth, shoots, and/or remaining vines with a foliar application of Garlon 3A.

Porcelainberry (Ampelopsis brevipedunculata)

Mechanical/Manual: Along forest edges hand pull vines and seedlings prior to seed production. Pulled vines should be hand bailed and left in piles to dry. Piles should be left on site to reduce the possibility of further seed dispersal. When climbing trees, cut the vine just above ground level and again 24" above the first cut. Portions of vines that stay rooted will remain alive and must be immediately treated with herbicide (see cut stem treatment below). Chemical:

Cut stem treatment: When Porcelainberry is climbing up trees the best method for management is to cut a section of the vine off of the tree, treat the bottom cut section of the vine tree with full-strength triclopyr salt (e.g., Garlon 3A) Immediately apply herbicide with a sprayer such as a gooseneck plastic lab bottle or a spray bottle using a fine

Foliar Spray: Use this method when there are significant ground infestations. Use a selective herbicide such as triclopyr salt (e.g., Garlon 3A) with a non-ionic surfactant. Four to six weeks after cut stem treatment, treat any regrowth, shoots, and/or remaining vines with a foliar application of Garlon 3A. October: Treat any regrowth, shoots, and/or remaining vines with a foliar application of Garlon 3A.

Japanese Honeysuckle (Lonicera japonica)

Existing Forest and Natural Areas: Due to the extensive coverage of Japanese honeysuckle troughout the region and the minimal detriment to existing forest, removal is not recommended in existing forest areas. Forest Planting Areas: Treatment should only be performed in areas where vines are observed covering planted and volunteer woody native vegetation.

Mechanical/Manual: Cut Japanese honeysuckle in accessible areas and treat re-sprouting foliage with herbicide. Mowing or cutting with power or hand tools, without follow up herbicide treatment, is effective only if repeated often.

Cut stem treatment: When climbing up trees the best method for management is to cut a section of the vine off of the tree, treat the bottom cut section of the vine tree with glyphosate @ 25% (e. g., Roundup Pro) on cut surfaces any . BLDG. time of the year. Immediately apply herbicide with a sprayer such as a gooseneck plastic lab bottle or a spray bottle using a fine stream. Foliar spray: For use when significant ground infestations are present. Use glyphosate @ 2% with a non-ionic

surfactant and apply with a backpack sprayer. Utilizing an approved tracking dye is suggested to identify area where herbicide has been applied. Always use the lowest concentration that proves effective.

Bush Honeysuckle (Lonicera tartarica, L. Mackii, L. x Bella, L. morrowii)

Mechanical/Manual: With a chainsaw, pruning saw, or loppers, cut back all stems of the shrub to within six inches of ground elevation. Portions of shrub that stay rooted will remain alive and must be immediately treated with herbicide (see cut stump treatment below). Chemical: Chemical control is most effective with glyphosate. Initiate control prior to seed dispersal (late summer to

early fall). Cut stump treatment: Cut well established stands to ground level and apply glyphosate (e.g., Roundup Original or Pro) @ 25% to all exposed stems. Immediately apply herbicide with a sprayer such as a gooseneck plastic lab bottle

or a spray bottle using a fine stream. Foliar Spray: Foliar treatments may be necessary follow up after the initial cut stump treatment. Treat any suckers, shoots, and/or regrowth with a foliar application of glysophate (Roundup) with a non-ionic surfactant.

Multiflora Rose (Rosa multiflora)

Mechanical/Manual: Control requires frequent, repeated mowing, or cutting with power tools or hand tools. Cut three times ayear over a period of two to four years. Chemical: Apply glyphosate or triclopyr to foliar re-growth or freshly cut stumps.

Cut Stump Treatment: Use glysophate (e.g., Roundup Original or Roundup Pro) @ 25 percent or triclopyr (e.g., Garlon 3A) @ 25 percent. This method is most effective if done late in the growing season or while plant is dormant. Foliar Spray: There are situations where re-growth or low-growing plants can be effectively treated with a foliar spray using glysophate or triclopyr product @ 2 percent. Treat any suckers, shoots, and/or regrowth with a foliar application of glysophate (Roundup). Care should be taken to thoroughly saturate surface area of all leaves.

Chinese Privet (Ligustrum sinense)

Mechanical/Manual: With a chainsaw, pruning saw, or loppers, cut back all stems of the shrub to within six inches of ground elevation. Portions of shrub that stay rooted will remain alive and must be immediately treated with herbicide (see cut stem treatment below). Chemical: Chemical control is most effective with glyphosate. Initiate control prior to seed dispersal (late summer to

early fall). Cut stump treatment: Cut well established stands to ground level and apply glyphosate (e.g., Roundup Original or Pro) @ 25% to all exposed stems. Immediately apply herbicide with a sprayer such as a gooseneck plastic lab bottle

or a spray bottle using a fine stream. Foliar Spray: Foliar treatments may be necessary follow up after the initial cut stump treatment. Treat any suckers, shoots, and/or regrowth with a foliar application of glysophate (Roundup) with a non-ionic surfactant.

Tree-of-Heaven (Ailanthis altissima)

Mechanical/manual: With a chainsaw, pruning saw, or loppers, cut back the tree to within six inches of ground elevation. Portions of the tree that stay rooted will remain alive and must be immediately treated with herbicide (see cut stem treatment below).

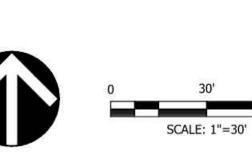
Chemical (June-early July): Herbicide treatments are the most effective approach with this invasive. Always be prepared to spray new stump sprouts or root suckers that emerge after the top of the tree is killed. Cut stump treatment: Cut well established stands to ground level and apply glyphosate (e.g., Roundup Original or

Pro) @ 25% to all exposed stems. Immediately apply herbicide with a sprayer such as a gooseneck plastic lab bottle or a spray bottle using a fine stream. Cut Surface ("Hack and Squirt"): The best method for larger trees (greater than 4 inches in diameter). Use a

full-strength triclopyr salt (e.g., Garlon 3A) mixed with blue dye. Make cuts with a sharp hatchet, spacing them 1.5 inches apart. Immediately inject herbicide with a gooseneck plastic lab bottle or a spray bottle using a fine stream. Basal Bark Treatment: Best applied to trees less than 4 inches in diameter. Use triclopyr ester (e.g., Garlon 4) @ 20%. dilute with an oil carrier such as Arborchem Basal Oil or Timberland JBL. You may also use Vine-X, a ready-to-use triclopyr product.

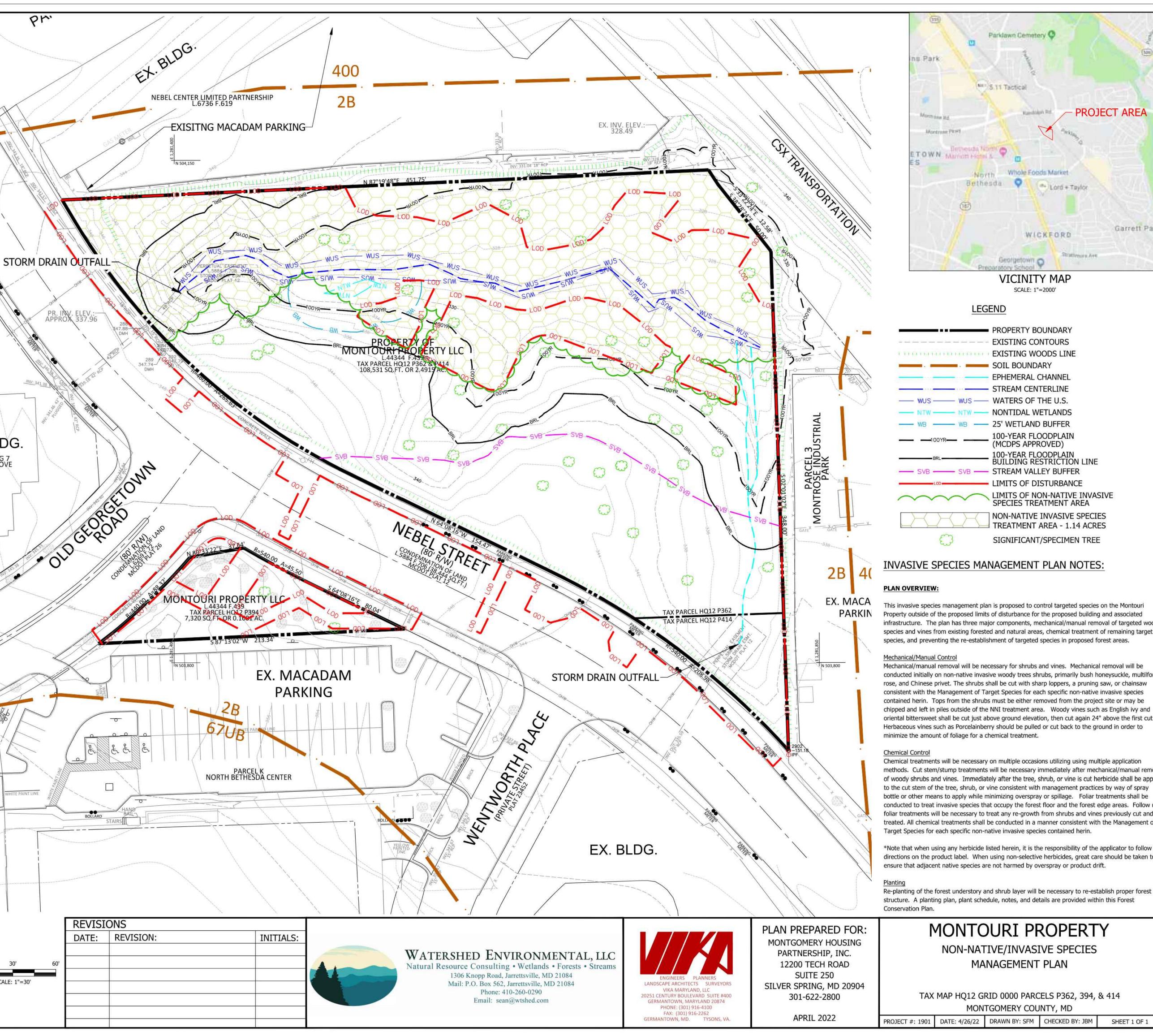
Foliar Spray: Use this method only on re-growth below applicator's shoulder height. Use triclpoyr salt (e.g., Garlon 3A) @ 2%, OR triclopyr ester (e.g., Garlon 4) @ 1.5% with an oil carrier. Add approve blue marker dye. August: Treat any suckers, shoots, and/or regrowth with a foliar application of glysophate (Roundup). October: Treat any suckers, shoots, and/or regrowth with a foliar application of glysophate (Roundup).

| | EXISTING SOILS | |
|------|---|--|
| 2B | Glenelg silt loam, 3-8% slopes | |
| 400 | Urban land | |
| 67UB | Urban land-Wheaton complex, 0-8% slopes | |

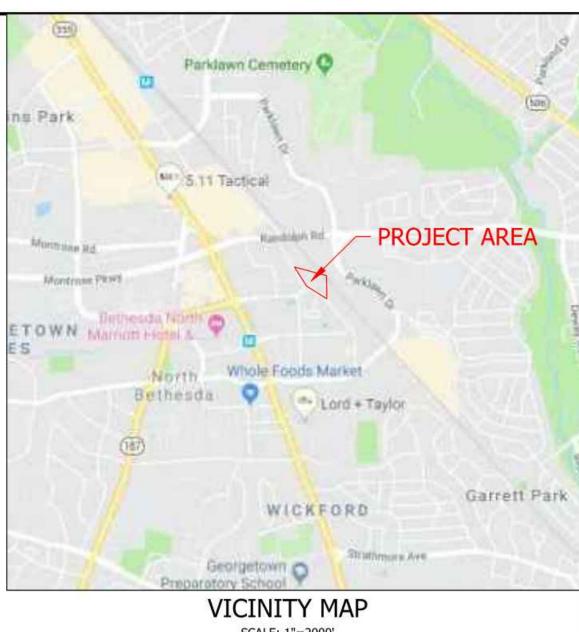


TE PAINT LINE

AYOUT: FFCP 500, Plotted By: buchheister



DEVELOPER'S CERTIFICATE THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF APPROVED FINAL FOREST CONSERVATION PLAN NO. 820220150 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS. DEVELOPER'S NAME: MONTGOMERY HOUSING PARTNERSHIP CONTACT PERSON OR OWNER: ARTIE HARRIS ADDRESS: 12200 TECH ROAD, SUITE 250 SILVER SPRING, MD 20904 301.812.4112 aharris@mhpartners.org PHONE AND EMAIL



GNATURE:

This invasive species management plan is proposed to control targeted species on the Montouri Property outside of the proposed limits of disturbance for the proposed building and associated infrastructure. The plan has three major components, mechanical/manual removal of targeted woody species and vines from existing forested and natural areas, chemical treatment of remaining target

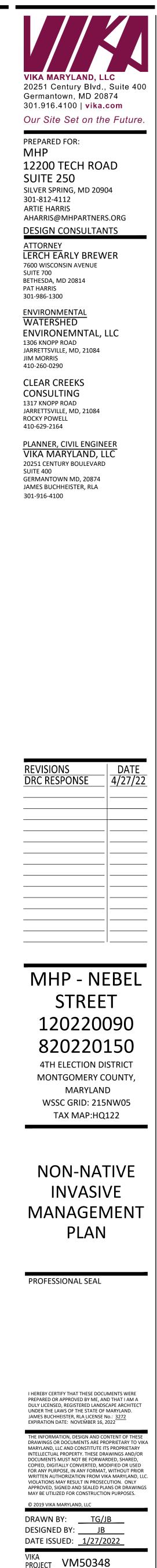
Mechanical/manual removal will be necessary for shrubs and vines. Mechanical removal will be conducted initially on non-native invasive woody trees shrubs, primarily bush honeysuckle, multilfora rose, and Chinese privet. The shrubs shall be cut with sharp loppers, a pruning saw, or chainsaw consistent with the Management of Target Species for each specific non-native invasive species contained herin. Tops from the shrubs must be either removed from the project site or may be chipped and left in piles outside of the NNI treatment area. Woody vines such as English ivy and oriental bittersweet shall be cut just above ground elevation, then cut again 24" above the first cut. Herbaceous vines such as Porcelainberry should be pulled or cut back to the ground in order to

Chemical treatments will be necessary on multiple occasions utilizing using multiple application methods. Cut stem/stump treatments will be necessary immediately after mechanical/manual removal of woody shrubs and vines. Immediately after the tree, shrub, or vine is cut herbicide shall be applied to the cut stem of the tree, shrub, or vine consistent with management practices by way of spray bottle or other means to apply while minimizing overspray or spillage. Foliar treatments shall be conducted to treat invasive species that occupy the forest floor and the forest edge areas. Follow up foliar treatments will be necessary to treat any re-growth from shrubs and vines previously cut and treated. All chemical treatments shall be conducted in a manner consistent with the Management of

*Note that when using any herbicide listed herein, it is the responsibility of the applicator to follow all directions on the product label. When using non-selective herbicides, great care should be taken to

Re-planting of the forest understory and shrub layer will be necessary to re-establish proper forest structure. A planting plan, plant schedule, notes, and details are provided within this Forest

TAX MAP HQ12 GRID 0000 PARCELS P362, 394, & 414

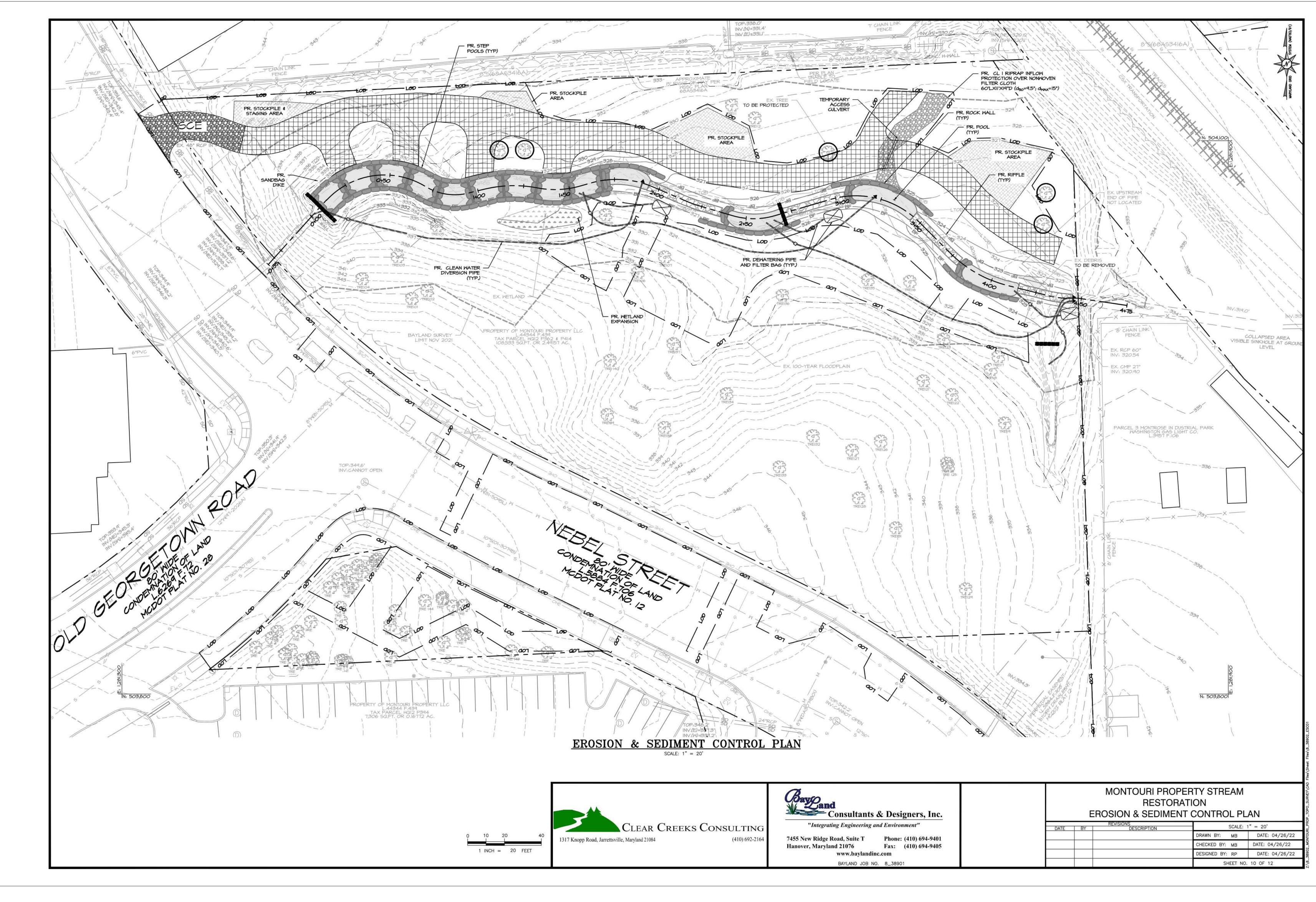


DRAWING

NO.

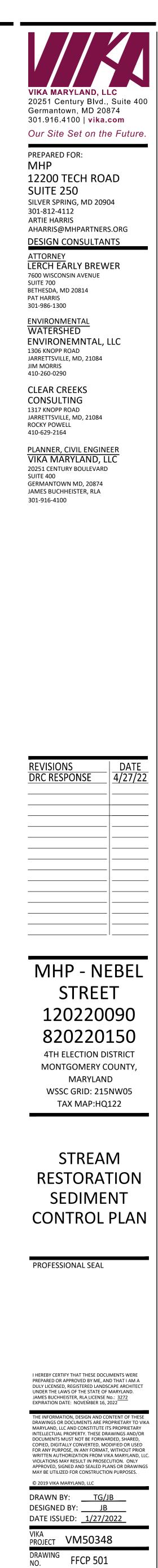
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| REVISIONS DATE BY DESCRIPTION SCA | ALE: 1" = 20' |
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| ad, Suite T Phone: (410) 694-9401 | B DATE: 04/26/22 |
| 21076 Fax: (410) 694-9405 CHECKED BY: ME | B DATE: 04/26/22 |
| www.baylandinc.com DESIGNED BY: RF | P DATE: 04/26/22 |
| BAYLAND JOB NO. 8_38901 SHEE | T NO. 10 OF 12 |



SHEET NO.

ATTACHMENT D



MONTGOMERY COUNTY PLANNING BOARD THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

AUG 11 2021

MCPB No. 21-070 Sketch Plan No. 320210110 MHP-Nebel Street Date of Hearing: July 29, 2021

RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review sketch plan applications; and

WHEREAS, on May 3, 2021, Montgomery Housing Partnership ("Applicant") filed an application for approval of a sketch plan for construction of a residential development with up to 188,500 square feet of total development (including 25% Moderately Priced Dwelling Units (MPDUs)), on 2.66 acres of CR-3.0, C-1.5, R-2.5, H-200 and CR-4.0, C-2.0, R-3.5, H-250' zoned-land, located on Nebel Street at the intersection of Old Georgetown Road ("Subject Property") in the 2010 White Flint Sector Plan area; and

WHEREAS, Applicant's sketch plan application was designated Sketch Plan No. 320210110, MHP-Nebel Street ("Sketch Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated July 16, 2021, setting forth its analysis and recommendation for approval of the Application subject to certain binding elements and conditions ("Staff Report"); and

WHEREAS, on July 29, 2021, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, at the hearing, the Planning Board voted to approve the Application subject to certain binding elements and conditions, by the vote certified below.

2425 Reedie Drive, 14th Floor, Wheaton, Maryland 20902 Phone: 301.495.4605 www.montgomeryplanningboard.org E-Mail: mcp-chair@mncppc.org

Approved as to Legal Sufficiency: <u>/s/ Delisa Coleman</u> M-NCPPC Legal Department NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Sketch Plan No. 320210110, MHP-Nebel Street, for construction of up to 188,500 square feet of total development (including 25% MPDUs) on the Subject Property, subject to the following binding elements and conditions:¹

- A. <u>Binding Elements</u>. The following site development elements are binding under Section 59.7.3.3.E of the Montgomery County Zoning Ordinance:
 - 1. Maximum density and height;
 - 2. Approximate location of lots and public dedications;
 - 3. General location and extent of public open space;
 - 4. General location of vehicular access points; and
 - 5. Public benefit schedule.

All other elements are illustrative.

- B. <u>Conditions</u>. This approval is subject to the following conditions:
- 1. Density

The Sketch Plan is limited to a maximum of 188,500 square feet of residential development, including a minimum of 25% MPDUs, on the Subject Property. The maximum number and distribution of residential dwelling units will be determined at Preliminary and Site Plan.

2. <u>Height</u>

The development is limited to a maximum height of 80 feet, as measured from the building height measuring point(s) illustrated on the Certified Site Plan.

3. <u>Incentive Density</u>

The development must be constructed with the public benefits listed below, unless modifications are made under Section 59.7.3.3.I. Total points must equal at least 100 and be chosen from at least four categories as required by Section 59.4.5.4.A.2. However, per Section 59.4.7.3.D.6.e, a project that provides a minimum of 20% MPDUs does not have to satisfy any benefit category other than Affordable Housing under the Diversity of Uses and Activities category. The requirements of Division 59.4.7.1 and the CR Zone Incentive Density Implementation Guidelines must be fulfilled for each public benefit. Final points and phasing will be established at Site Plan approval.

a. Transit Proximity achieved through the Subject Property's location between ¼ and ½ mile from the WMATA White Flint Metrorail Station (Level 1).

¹ For the purpose of these binding elements and conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

MCPB No. 21-070 Sketch Plan No. 320210110 MHP-Nebel Street

3 | Page

- b. Diversity of Uses and Activities, achieved by providing a minimum of 25% of the residential units as MPDUs.
- c. Quality of Building and Site Design achieved through exceptional design and structured parking.
- d. Protection and Enhancement of the Natural Environment achieved though purchasing Building Lot Terminations and providing a cool roof.

4. Public Spaces

The Applicant must provide the open space as conceptually shown on the Sketch Plan that will be privately owned and maintained. While this space must be in the approximate location and size, as shown on the Sketch Plan, the exact size, location and design will be determined at the time of Site Plan(s).

5. Noise

A noise study must be submitted with the Preliminary Plan, showing existing noise impacts on the Property and projected noise impacts based on the proposed development. The noise study must include recommendations for limiting projected noise impacts to no more than 65 dBA Ldn for the exterior public use spaces (to the extent feasible), and projected interior levels not to exceed 45 dBA Ldn.

6. Future Coordination for Preliminary Plan(s) and Site Plan(s)

In addition to any other requirements for Preliminary Plans under Chapter 50 and Site Plans under Chapter 59, the following must be addressed when filing a Preliminary Plan or Site Plan:

- a. Consolidation of vehicle access points.
- b. Old Georgetown Road vista.
- c. Environmental enhancement plan.
- d. Channel stabilization.
- e. Noise.

BE IT FURTHER RESOLVED that having given full consideration to the recommendations of its Staff as presented at the hearing and set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record and all applicable elements of the Zoning Ordinance, the Planning Board FINDS that as conditioned the necessary elements of the Sketch Plan are appropriate in concept and appropriate for further review at site plan and that:

1. The Sketch Plan meets the objectives, general requirements, and standards of the Zoning Ordinance.

The CR Zone permits a mix of residential and nonresidential uses at varying densities and heights. Section 4.5.4 of the Zoning Ordinance sets forth the development standards for the Optional Method of Development within the CR

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Zone. The proposed development will satisfy the applicable development standards for the Optional Method of Development in the CR Zone, with the exact figures to be determined at the time of Site Plan.

a. <u>Development Standards</u>

The Subject Property includes a tract area of approximately 2.66 acres, zoned CR-3.0, C-1.5, R-2.5, H-200' and CR-4.0, C-2.0, R-3.5, H-250'. The Sketch Plan meets the development standards of Section 59-4.5.4, as shown in the Table 1 below. The Application will provide the minimum required number of bicycle parking spaces for residents and visitors, which will be determined at the time of Site Plan. The number of vehicular parking spaces will be determined at Site Plan based on the square footage of non-residential uses, and number and type of residential dwelling units.

| Section | Description | Required/Permitted | Approved | |
|-------------|---|---|---|--|
| Density and | d Height | | to with the set of the we | |
| 4.5.2.A.2 | Maximum Density | | | |
| | North Parcel
CR-3.0, C-1.5, R-2.5, H-200' | Total: 325,599 square feet
Commercial: 162,799 square feet
Residential: 271,332 square feet | | |
| | South Parcel
CR-4.0, C-2.0, R-3.5, H-250' | Total: 29,224 square feet
Commercial: 14,612 square feet
Residential: 25,571 square feet | | |
| | Total Density | Total: 354,823 square feet
Commercial: 177,411 square feet
Residential: 296,903 square feet | Residential: 188,500 | |
| 5.3.5.B.2 | Maximum Building Height
(H) | | | |
| | North Parcel
CR-3.0, C-1.5, R-2.5, H-200' | 200 feet | 80 feet | |
| | South Parcel
CR-4.0, C-2.0, R-3.5, H-250' | 250 feet | | |
| Open Spac | e and Parking | | The off better all and | |
| 4.5.4.B.1 | Minimum Open Space | 10% of site area (11,584 square feet) | 10% of net tract area
(11,584 square feet) | |
| 6.2.4.B | Minimum Parking
Permitted/Maximum
Parking Allowed | Minimum: 150 spaces
Maximum: 245 spaces | 155 spaces | |

 Table 1- Development Standards and Parking Requirements

MCPB No. 21-070 Sketch Plan No. 320210110 MHP-Nebel Street

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| 6.2.4.C | Bicycle Parking
Residential | 81 Long Term
4 Short Term | 81 Long Term
4 Short Term |
|---------|--------------------------------|------------------------------|------------------------------|
| | Residential | 4 Short Term | 4 Short Term |

b. Intent of the Zone

The Sketch Plan conforms to the intent of the CR Zone as described below.

i. a) Implement the recommendations of applicable master plans.

The MHP-Nebel Street Sketch Plan is located within the 2010 White Flint Sector Plan area. Located within the Nebel Street district, the Sector Plan recommends a public use space on the property as well as "signature buildings, between 150 and 200 feet tall, may be located at the terminus of Old Georgetown Road and Nebel Street" (p.41).

Transportation Network

The Property fronts onto Nebel Street (B-5), which is classified as a commercial business street with a minimum 80-foot right-of-way. Old Georgetown Road (B-2) is also recommended as a commercial business street with a minimum 90-foot right-of-way.

A protected bikeway has been installed along Nebel Street that fronts the proposed development. This bikeway achieves the Sector Plan's bikeway recommendations for Nebel Street.

Public Use

The Sector Plan recommends a public use space on the MHP property. The proposed public use spaces, including at the intersection of Old Georgetown Road and Nebel Street, and along the frontage of the building as a promenade, further the Sector Plan recommendations. At site plan, the design and features of the linear open space and its relationship to the building should be carefully reviewed.

Public Benefits

The provision of 25 percent of Moderately Priced Dwelling Units (MPDUs) and structured parking are the primary proposed public benefits. The amount of affordable housing is a significant public benefit. Given the prominent location, the Applicant should pursue the inclusion of public art on the building façade or at key locations on the property. This proposal would add additional public benefits to the development.

<u>Recreation Loop</u>

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The Sector Plan recommends a recreation loop along the frontages of Nebel Street and Old Georgetown Road. The Plan states that the recreation loop is a "signed pathway that is incorporated into the street right-of-way as part of the sidewalk" (p.61). The proposed open space should incorporate features that implements the recreation loop concept. This should be included in the future site plan.

Environment

The Sector Plan makes several recommendations to create an environmentally sustainable district, including increasing tree canopy, maximizing energy conservation, and reducing energy through site design and energy-efficient buildings. The Sketch Plan includes a cool roof and the purchase of Building Lot Terminations. A noise study must be conducted at the time of Preliminary Plan.

ii. Encourage development that integrates target opportunities for redevelopment of single-use commercial areas and surface parking lots with mix of uses.

The Property is currently vacant.

iii. Encourage development that integrates a combination of housing types, mobility options, commercial services, and public facilities and amenities, where parking is prohibited between the building and the street.

The proposed development will provide mixed-income housing with 25% MPDUs, with structured parking. The Property is located close to the White Flint Metrorail Station, as well as numerous bus lines.

iv. Allows a flexible mix of uses, densities, and building heights appropriate to various settings to ensure compatible relationships with adjoining neighborhoods.

The proposed building height of up to 80 feet will be compatible with confronting buildings on Nebel Street and Old Georgetown Road. These buildings are a mix of low rise and high rise residential and mixed-use buildings.

v. Integrate an appropriate balance of employment and housing opportunities.

The proposed development creates an affordable housing opportunity that is currently not available in the area. There are a number of MCPB No. 21-070 Sketch Plan No. 320210110 MHP-Nebel Street

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commercial, office and industrial uses in the vicinity of the Property that generate employment opportunities. Given the proximity of wellestablished employment uses near the Property, the additional housing provided by the Project will create an opportunity for individuals to live, work, and play in the White Flint area.

vi. Standardize optional method development by establishing minimum requirements for the provision of public benefits that will support and accommodate density above the standard method limit.

The Project will provide public benefits to achieve the desired incentive density above the standard method limit. Even though the Sketch Plan is not required to provide public benefits beyond providing 25% MPDUs, per Section 59.4.7.3.D.6.e , the Applicant has proposed benefits in four categories.

2. The Sketch Plan substantially conforms to the recommendations of the applicable master plan.

The MHP-Nebel Street Sketch Plan is located within the 2010 White Flint Sector Plan area. Located within the Nebel Street district, the Sector Plan recommends a public use space on the property as well as "signature buildings, between 150 and 200 feet tall, may be located at the terminus of Old Georgetown Road and Nebel Street" (p.41).

The Sketch Plan complies with the recommendations of the Sector Plan by providing a public use space on the North Parcel, affordable housing, accommodating a recreation loop on Nebel Street and Old Georgetown Road, and will retain a significant area of existing tree canopy.

3. The Sketch Plan satisfies, under Section 7.7.1.B.5 of the Zoning Ordinance, the binding elements of any development plan or schematic development plan in effect on October 29, 2014.

The Sketch Plan is not subject to a development plan or schematic development plan.

4. Under Section 7.7.1.B.5, for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment, satisfy any green area requirement in effect on October 29, 2014; any green area under this provision includes and is not in addition to any open space requirement of the property's zoning on October 30, 2014. 8 | Page

The Property's zoning classification on October 29, 2014 was not a result of a Local Map Amendment.

5. The Sketch Plan achieves compatible internal and external relationships between existing and pending nearby development.

The Sketch Plan successfully achieves compatibility with the industrial uses to the east and west and the newer residential and mixed-use development to the south. The restored natural areas will provide a buffer to the adjacent industrial areas while the form of the proposed development is compatible with the newer development to the south.

6. The Sketch Plan provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading.

This project helps fulfill a portion of the overall Pike District bikeway network with a connected system of separated bike lanes to be implemented along streets as properties redevelop and new grid streets are constructed. It is anticipated that this facility will be improved with permanent street buffers in coordination with this Site's construction. The Applicant will coordinate with MCDOT on enhancing the separated bike lanes, and to participate in implementation of the Master Planned Old Georgetown Road separated bicycle lanes along the Property's Old Georgetown Road frontage.

The vehicular circulation is an issue that needs further coordination. The proposed development currently shows two entrances from Nebel Street, which ideally should be reduced to one. However, given the grading required for the development and limited developable area, this issue will require further study.

7. The Sketch Plan proposes an outline of public benefits that supports the requested incentive density and is appropriate for the specific community.

For developments of this size in the CR zone, the Zoning Ordinance requires 50 points in a minimum of three categories. However, per Section 59.4.7.3.D.6.e, a project that provides a minimum of 20% MPDUs does not have to satisfy any benefit category other than Affordable Housing under the Diversity of Uses and Activities category. Regardless, the Applicant is proposing to provide 25% MPDUs and is proposing to provide benefits in four categories. Although at the time of Sketch Plan review, only the categories need to be approved, the following table shows both the categories and points for public benefits requested at Sketch Plan to demonstrate the project's ability to meet the requirement to provide sufficient public benefit points. The final calculations and benefit points earned will be further refined and ultimately determined as part of a future site plan submission. Table 2 shows the Applicant's proposed public benefits in the following four

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categories: Transit Proximity, Diversity of Uses and Activities, Quality Building and Site Design, and Protection and Enhancement of the Natural Environment.

| Public Benefit | Incentive Density Points | |
|--|--------------------------|------------------------------|
| | Max
Allowed | Total
Requested |
| 59.4.7.3.B: Transit Proximity | ger ndiryn | Rest and in the Rest and The |
| Between 1/4 and 1/2 mile of Level 1 | 50 | 30.0 |
| 59.4.7.3.D: Diversity of Uses and A | ctivities | en de la completario |
| Affordable housing-25% MPDUs | n/a | 150.0 |
| 59.4.7.3.E: Quality of Building and | I Site Design | A State of Long |
| Exceptional Design | 10 | 10.0 |
| Structured Parking | 20 | 15.0 |
| 59.4.7.3.F: Protection and Enhanc
Environment | ement of the | Natural |
| Building Lot Termination | 30 | 2.79 |
| Cool Roof | 10 | 10.0 |
| Total | - | 217.79 |

Table 2- Proposed Public Benefits

Transit Proximity

The Applicant seeks to gain approval for 30 points for being located close to mass transit. The Subject Property is located between ¼ and ½ mile from the WMATA White Flint Metrorail Station. Proximity to Metrorail Stations places this Property in Level 1 for transit service. Based on the distance from the entrance to the proposed development to the White Flint Metrorail Station, the Planning Board supports the Applicant's request for 30 points.

Diversity of Uses and Activities

Moderately Priced Dwelling Units: The Applicant seeks to gain approval for 90 points for providing 20% MPDUs. The project will provide 25% MPDUs, 12.5% above the minimum required. Twelve (12) points are allowed for every percentage point over the required 12.5% MPDUs as demonstrated in the calculation below. The Planning Board supports the Applicant's request based on the following calculation:

[25% (percentage MPDUs provided)-12.5% (percentage MPDUs required)]*12= 150 points

Quality of Building and Site Design

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Exceptional Design: The Applicant seeks to gain approval for 10 points for Exceptional Design. The criteria for Exceptional Design are:

- Providing innovative solutions in response to the immediate context;
- Creating a sense of place, that serves as a landmark;
- Enhancing the public realm in a distinct and original manner;

• Introducing materials, forms, or building methods unique to the immediate vicinity or applied in a unique way;

• Designing compact, infill development so living, working and shopping environments are more pleasurable and desirable on a problematic site; and

• Integrating low-impact development methods into the overall design of the site and building, beyond green building or site requirements.

The Applicant is proposing to develop this difficult, infill site and provide affordable housing while improving the environment. The Applicant is also proposing a major enhancement to the public realm with the development of the pocket park on the South Parcel. The architecture will evolve through the design and approval process, with the goal of providing a landmark at the termination of Old Georgetown Road. The Planning Board supports the Applicant's request based on the current design, with the understanding that it will be refined as part of the Site Plan.

Structured Parking: The Applicant seeks to gain approval for 15 points for providing structured parking. All of the 155 parking spaces will be provided in structured parking. The Planning Board supports the Applicant's request based on the following calculation:

[(77 above grade spaces/155 total spaces) *10] + [(78 below grade spaces/155 total spaces)*20] = 15 points

<u>Protection and Enhancement of the Natural Environment</u> Building Lot Terminations: The Applicant seeks approval for 2.79 points for purchasing building lot termination easements. The Planning Board supports the Applicant's request based on the following calculation:

188,500 square feet total development proposed – 57,919.5 square feet base density = 130,580.5 square feet of incentive density 130,580.5 square feet * 0.075 = 9,793.53/31,500 = 0.31 BLTs 0.31 BLTs * 9 = 2.79 points

Cool Roof: The Applicant seeks to gain approval for 10 points for providing a Cool Roof. All roof areas in the Project will be constructed with a minimum solar reflectance index (SRI) of 75 for roofs with a slope at or below a ratio of 2:12, and a minimum SRI of 25 for slopes above 2:12. The Planning Board supports the Applicant's request.

8. The Sketch Plan establishes a feasible and appropriate phasing plan for all structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and site plan applications.

The Applicant intends to develop the structures, landscaping and streetscaping for the Project simultaneously in a single phase.

BE IT FURTHER RESOLVED that the Planning Board's approval of a Sketch Plan is in concept only and subject to further review at site plan, when based on detailed review, the Planning Board may modify the Sketch Plan's binding elements or conditions based on the Montgomery County Code, the Sector Plan, or other requirements; and

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that all binding site development elements shown on the latest version of Sketch Plan No. 320210110, MHP-Nebel Street, received by M-NCPPC as of the date of the Staff Report July 16, 2021, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is <u>AUG 11 2021</u> (which is the date that this Resolution is mailed to all parties of record); and

* * * * * * * * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Verma, seconded by Commissioner Cichy, with Vice Chair Fani-González, and Commissioners Cichy, Patterson, and Verma voting in favor of the motion, and Chair Anderson absent at its regular meeting held on Thursday, July 29, 2021, in Wheaton, Maryland.

Casey Anderson, Chair Montgomery County Planning Board, P

MR. RICHARD BRUSH, MANAGER MCDPS-WATER RES. PLAN REVIEW 255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE, MD 20850 By email <u>rick.brush@montgomerycountymd.gov</u>

MS. LISA SCHWARTZ DHCA 100 MARYLAND AENUE 4TH FLOOR ROCKVILLE, MD 20850 By email <u>lisa.schwartz@montgomerycountymd.gov</u>

MR. MARK BEALL MCDPS-ZONING 255 ROCKVILLE PIKE, 2ND FLOOR ROCKVILLE, MD 20850 By email <u>mark.beall@montgomerycountymd.gov</u>

MR. CHRISTOPHER ANDERSON MPDU MANAGER, DHCA 100 MARYLAND AVENUE, 4TH FLOOR ROCKVILLE, MD 20850 By email Christopher.anderson@montgomerycountymd.gov

> Artie Harris 12200 Tech Road Suite 250 Silver Spring, MD 20904

James Buchheister VIKA Maryland, LLC 20251 Century Boulevard, Suite 400 Germantown, MD 20874

> Artie L. Harris 12200 Tech Road I Suite 250 Silver Spring, MD 20904

101 MONROE ST 10th FLOOR ROCKVILLE, MD 20850 By email greg.leck@montgomerycountymd.oov MR. ATIQ PANJSHIRI

MR. GREG LECK

MCDOT

MCDPS-RIGHT-OF-WAY PERMITTING 255 ROCKVILLE PIKE,2ND FLOOR ROCKVILLE, MD 20850 By email atig.panishiri@montgomervcountvmd.gov MS. CHRISTINA CONTRERAS MCDPS-LAND DEVELOPMENT 255 ROCKVILLE PIKE, 2ND FLOOR ROCKVILLE, MD 20850 By email christina.contreras@montgomerycountymd.gov

MR. ALAN SOUKUP MCDDEP-WATER & WASTEWATER POLICY 255 ROCKVILLE PIKE, SUITE 120 ROCKVILLE, MD 20850 By email <u>alan.soukup@montgomerycountymd.gov</u>

> Logan Kelso VIKA 20251 Century Blvd Ste 400 Germantown, MD 20874

Jim Morris PO Box 562, Jarrettsville, Maryland 21084

Don Hague 12200 Tech Road, Suite 250 Silver Spring, MD 20904

Miguel Iraola 700 E Pratt Street, Suite 1200 Baltimore, MD 21202 Collin Witt 11800 Old Georgetown Rd, Apt 1107 Rockville, MD 20852 MR. MARK ETHERIDGE, MANAGER MCDPS-SEDIMENT/STORMWATER INSPECTION & ENFORCEMENT 255 ROCKVILLE PIKE, 2ND FLOOR ROCKVILLE, MD 20850 By email <u>mark.etheridge@montgomerycountymd.gov</u>

MR. EHSAN MOTAZEDI MCDPS-SITE PLAN ENFORCEMENT 255 ROCKVILLE PIKE, 2ND FLOOR ROCKVILLE, MD 20850 By email <u>ehsan.motazedi@montgomerycountymd.gov</u>

MR. GENE VON GUNTEN MCDPS-WELL & SEPTIC 255 ROCKVILLE PIKE, 2ND FLOOR ROCKVILLE, MD 20850 By email <u>gene.vongunten@montgomerycountymd.gov</u>

Montouri Property 2440 Virginia Avenue NW, Suite 910 Washington, DC 20037

> PAT HARRIS Lerch Early and Brewer 7600 Wisconsin Avenue Suite 700 Bethesda, Maryland 20814

Charles Irish 20251 Century Boulevard, Suite 400 Germantown, MD 20874

Anne M. (Nancy) Randall 1110 Bonifant Street, Suite 210 Silver Spring, MD 20910

Charles H Stubin 11800 Old Georgetown Road, #1215, Rockville, MD 20852.

320210110



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich County Executive Aseem K. Nigam Director

June 1, 2022

Tamika Graham, Planner III **Mid-County Planning Division** Montgomery County Planning Department 2425 Reedie Drive Wheaton, Maryland 20902

Re: MHP Nebel Sketch Plan No. 320210110, Preliminary Plan 120220090, and Site Plan 820220150

Dear Ms. Graham:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval. Identification of MPDU locations throughout the development will be determined at the Agreement to Build stage.

Sincerely,

- T. Coss

Somer Cross, Manager Affordable Housing Programs Section

Division of Housing

Multifamily Housing

Affordable Housing Common Ownership Communities Landlord-Tenant Affairs

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





DEPARTMENT OF TRANSPORTATION

Marc Elrich County Executive Christopher R. Conklin Director

June 14, 2022

Ms. Tamika Graham, Planner III MidCounty Planning Division The Maryland-National Capital Park & Planning Commission 2425 Reedie Drive Wheaton, MD 20902

> RE: Preliminary Plan No. 120220090 Site Plan No. 820220150 MHP – Nebel Street

Dear Ms. Graham:

We have completed our review of the preliminary uploaded to eplans on May 18, 2022. A previous version of the plans was reviewed by the Development Review Committee at its March 29, 2022 meeting. We recommend approval of the plans subject to the following comments:

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 (DPS) 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.

Significant Plan Review Comments

- Nebel Street is classified as a Business District Street (B-5). Per the Master Plan of Highways and Transitways the minimum required right-of-way (ROW) is 80-foot. We recommend that the applicant be responsible to build at a minimum, an 8-foot wide sidewalk and a 6-foot buffer along the Nebel Street frontage.
 - a. The certified preliminary plan shall reflect the following proposed frontage improvements from edge of property line to edge of curb (both sides of Nebel Street):

Office of the Director

- Proposed 2-foot minimum maintenance buffer
- Proposed 8-foot sidewalk
- Proposed 6-foot tree panel buffer

Note: The proposed 2-foot wide Public Improvement Easement located outside of the ROW, reduces in width at entry stops to exclude steps/cheek walls.

- b. Separated bike lanes: The applicant is responsible to fix disruptions made to the existing separated bike lane during construction.
- 2. Old Georgetown Road is classified as a Business District Street (B-2). Per the Master Plan of Highways and Transitways the minimum required right-of-way (ROW) is 90-foot. We recommend the applicant dedicate 5-feet to conform to the master plan.
 - a. The certified preliminary plan shall reflect the following proposed frontage improvements from edge of property line to edge of curb:
 - Proposed 2-foot minimum maintenance buffer
 - Proposed 5-foot sidewalk (varies)
 - Proposed 5-foot tree panel buffer (varies)
- <u>Sight Distance</u>: A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference. The applicant is responsible to ensure sight distance during tree planting.
- 4. <u>Storm Drain Study</u>: The storm drain analysis was reviewed and is acceptable to MCDOT. No improvements are needed to the downstream public storm drain system for this plan.
 - a. Since the county does not support storm drain system through private driveways in an easement, the applicant would have to execute a drainage covenant to be approved by the county, to include the private maintenance of the storm drain system by the applicant.Property is subject to the White Flint Special Taxing District.
 - b. We are aware of the issue regarding the maintenance requirement of a drainage structure in the system under the CSX tracks behind the Washington Gas yard. Please contact Mr. Jeffrey Knutsen of our Field Operations Section Division of Highway Services at (240) 777-7634 or at Jeffrey.Knutsen@montgomerycountymd.gov for any questions related to the issue.
- 5. Final details for the proposed crosswalk along Nebel Street and corresponding ADA compliant ramps to be completed at the signing and marking plan stage. Please coordinate with our Division of Traffic Engineering and Operations at trafficops@montgomerycountymd.gov..

6. Prior to certified preliminary plan the stormwater management in the right-of-way must be approved by DPS.

7. Transportation Demand Management

The Nebel project is located in the following areas: North Bethesda TMD; Red Subdivision Staging Policy (SSP) Area, and White Flint Sector Plan Area. An owner or applicant for a development in a District and Red Policy Area must submit a Level 3 Project-based TDM Results Plan for a project with more than 40,000 gross square feet. The MHP-Nebel Street residential project proposes to develop 172,720 gsf. The Level 3 TDM Results Plan must be submitted and approved by MCDOT prior to issuance of any building permit by DPS.

A Level 3 TDM Results Plan requires a commitment by the owner or applicant to achieve a base NADMS that is 5% higher than the North Bethesda TMD's goal, the 50/51 percent NADMS goal for the White Flint Sector Plan (50% for employees/51% for residents), and related commuting goals at that project. The Level 3 Results plans must include the following:

- Appointment of a Transportation Coordinator (a person to work with MCDOT to achieve NADMS and other commuting goals).
- Notification of the Transportation Coordinator's contact information
- Access to the Project (owner must provide space on-site by prior arrangement with MCDOT to allow the department to promote TDM).
- TDM Information (TDM-related information must be displayed in a location(s) visible to employees, residents, and other project users; plan for the installation of at least 1 digital monitor).
- Selection of Strategies: The plan must include project-based strategies and demonstrate that the plan is achieving the goals established for the project.
- Additional or Substitution of Strategies: If strategies initially selected by the owner or applicant do
 not result in the project achieving goals by 6 years after final occupancy, revisions to the plan or
 strategies initially selected may be required.
- Additional Funding: If strategies selected by the owner or applicant do not result in achievement
 of the project goals by 6 years after final occupancy, the Department may require increased
 funding by the owner for existing or new TDM strategies. Additional increases in funding may be
 required if goals have still not been met within 8 years of final occupancy.
- Conduct independent monitoring to determine if the project is meeting its goals, until the goals are achieved.

To obtain a template for a Level 3 TDM Plan, contact Beth Dennard in Commuter Services at <u>Beth.Dennard@montgomerycountymd.gov</u>.

Standard Comments

- 1. Design all vehicular access points and alleys to be at-grade with sidewalk, dropping down to street level between the sidewalk and roadway.
- 2. Forest Conservation Easements are NOT ALLOWED to overlap any easement.
- 3. If the development is reconstructing or modifying any pedestrian facilities or traffic control devices/equipment (identified as "improvements") at an intersection or along their site frontage, the developer will be responsible to upgrade or bring into compliance those facilities to the current standards. At or before the right-of-way permit stage, please contact Mr. Kamal Hamud of our Transportation Systems Engineering Team at (240) 777-2190 or at <u>kamal.hamud@montgomerycountymd.gov</u> for proper executing procedures. All costs associated with such improvements shall be the responsibility of the developer.
- 4. Ensure curve radii of 15-foot, or as small as practicable to accommodate target design vehicles without intrusion into bicycle or pedestrian travel ways.
- 5. Applicant should be mindful that Complete Streets is approved and Code/Regulations updates are expected in the near future. Where the master plan does not specify otherwise: the applicant should design based on Complete Streets, particularly affecting the cross-sections and strategies toward achieving the target speeds.
- 6. Stop sign locations, crosswalks and markings will be reviewed and completed during the signing and marking stage.
- 7. No steps, stoops, balconies or retaining walls for the development are allowed in county right-of-way. No door swings into county ROW.
- 8. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
- 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 Rightof-Way Plan Review Section.
- 10. If the proposed development will alter any existing streetlights, replacement of signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations

Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.

- 11. Permit and bond will be required as a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - a. Curbs and gutters, lawn panel, sidewalk, handicap ramps, storm drainage and appurtenances, and street trees along Nebel Street and Old Georgetown Road.
 - b. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.
 - c. Erosion and sediment control measures as required by Chapter 19 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 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.
 - d. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements.
 - e. Developer shall ensure final and proper completion and installation of all utility lines underground, for all new road construction.
 - f. Developer shall provide streetlights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact myself for this project at <u>brenda.pardo@montgomerycountymd.gov</u> or at (240) 777-7170.

Sincerely,

Brenda M. Pardo

Brenda M. Pardo, Engineer III Development Review Team Office to Transportation Policy

SharePoint\teams\DOT\Director's Office\Development Review\Brenda\Preliminary Plan\PP120220090 MHP Nebel St\Letters\120220090-MHP Nebel St\Letters\120220090

cc: Correspondence folder FY 2022

| cc-e: | James Buchheister | Vika Maryland, LLC |
|-------|-------------------|--------------------|
| | Mark Terry | MCDOT DTEO |
| | Atiq Panjshiri | MCDPS RWPR |
| | Sam Farhadi | MCDPS RWPR |
| | Rebecca Torma | MCDOT OTP |



MONTGOMERY COUNTY, MARYLAND

DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

| Facility/Subdivision Name: MONTOURI | Preliminary Plan Number: 1- 2022090 |
|--|---|
| Street Name:Nebel Street | Master Plan Road
Classification: Business |
| Posted Speed Limit: 25 mph | |
| Street/Driveway #1 (<u>POINT OF STUDY #1</u>) | Street/Driveway #2 (POINT OF STUDY #2) |
| Sight Distance (feet) OK? Right 200.0' YES Left 200.0' YES | Sight Distance (feet)OK?Right200.0'YESLeft200.0'YES |
| Comments | Comments: |
| | |
| | |

GUIDELINES

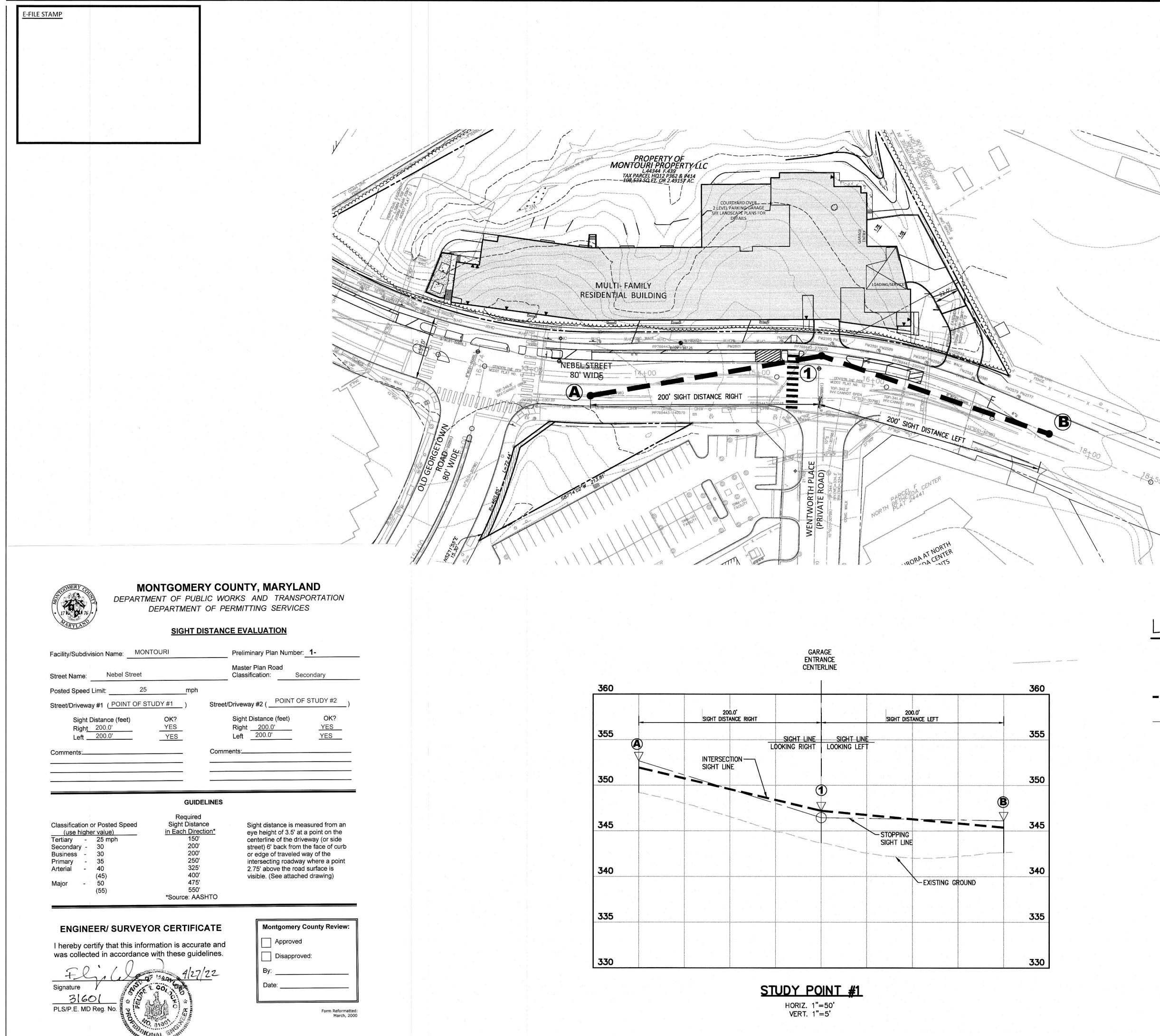
| Classification or Posted Speed
(use higher value)
Tertiary - 25 mph
Secondary - 30
Business - 30
Primary - 35
Arterial - 40
(45)
Major - 50
(55) | Required
Sight Distance
in Each Direction*
150'
200'
250'
325'
400'
475'
550'
*Source: AASHTO | Sight distance is measured from an
eye height of 3.5' at 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

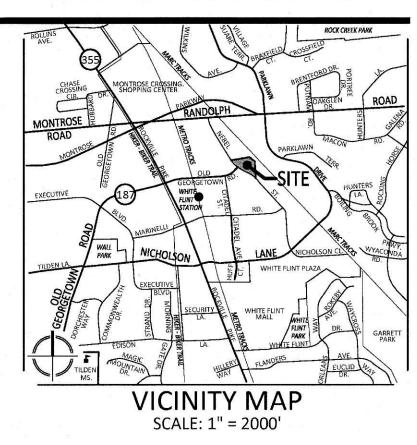
I hereby certify that this information is accurate and was collected in accordance with these guidelines.

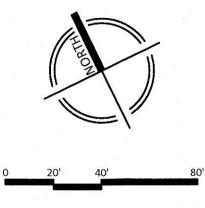
27/22 Signature ACHAL MANNE 360 PLS/P.E. MD Reg. No.

| Montgomery County Review: |
|-------------------------------------|
| X Approved |
| Disapproved:
By: Branda M. Pardo |
| Date: 6/14/2022 |
| |



LAYOUT: SIGHT-1, Plotted By: Colocho





SCALE: 1" = 40'

VIKA MARYLAND, LLC 20251 Century Blvd., Suite 400 Germantown, MD 20874

301.916.4100 | vika.com Our Site Set on the Future.

PREPARED FOR:

MHP 12200 TECH ROAD SUITE 250 SILVER SPRING, MD 20904 301-812-4112 **ARTIE HARRIS** AHARRIS@MHPARTNERS.ORG

DESIGN CONSULTANTS ARCHITECT HORD COPLAN MACHT

700 E. PRATT ST SUITE 1200 BALTIMORE, MD 21202 MIGUEL IRAOLA 410-837-7311

ATTORNEY LERCH EARLY BREWER 7600 WISCONSIN AVENUE SUITE 700 BETHESDA, MD 20814

PAT HARRIS 301-986-1300

PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301.916.4100

| REVISIONS | DATE |
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MHP - NEBEL STREET

4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 215NW05 TAX MAP:HQ122

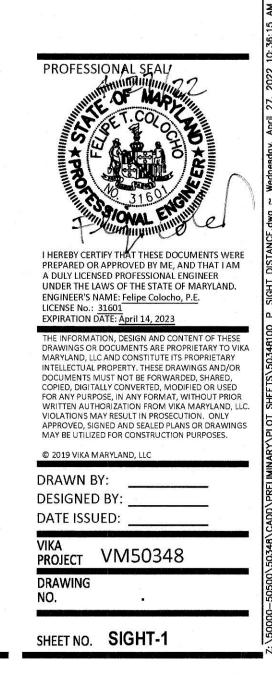
LEGEND

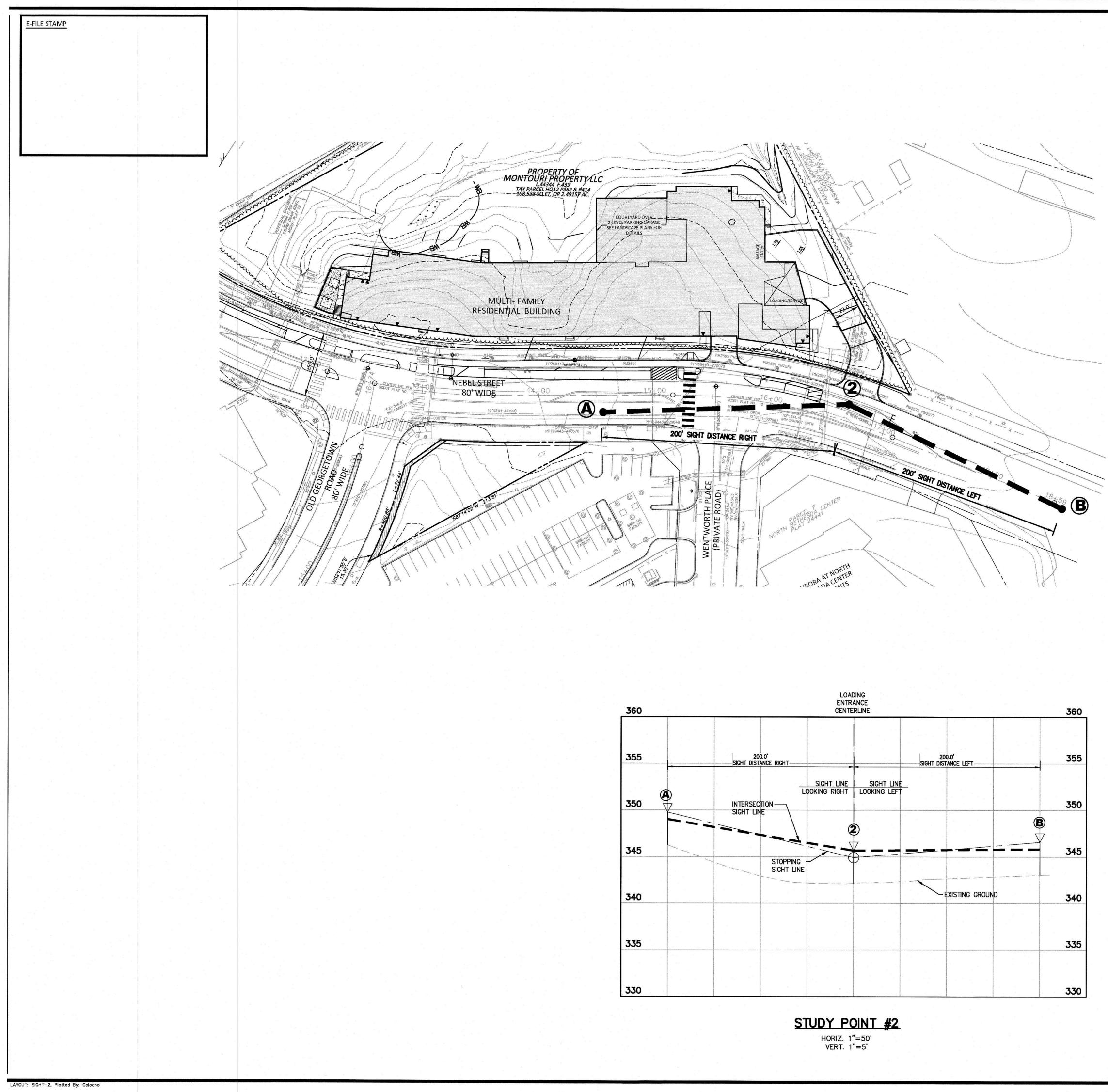
18+59

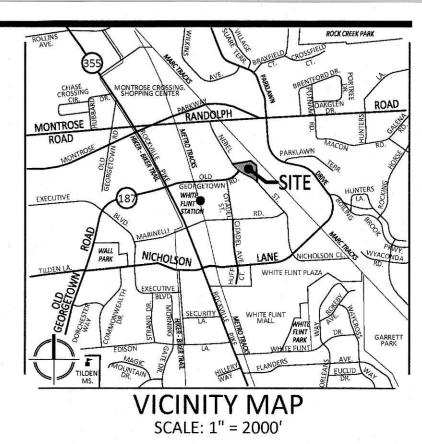
✓ - 3.5' ABOVE GRADE (HEIGHT OF EYE)

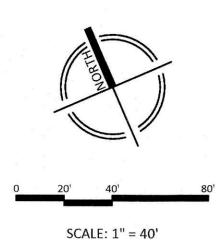
- \bigcirc - 2.75' ABOVE GRADE (HEIGHT OF OBJECT)
- INTERSECTION SIGHT LINE

SIGHT DISTANCE ANALYSIS: STUDY POINT #1









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PREPARED FOR: MHP 12200 TECH ROAD SUITE 250 SILVER SPRING, MD 20904 301-812-4112

ARTIE HARRIS AHARRIS@MHPARTNERS.ORG DESIGN CONSULTANTS ARCHITECT HORD COPLAN MACHT 700 E. PRATT ST SUITE 1200 BALTIMORE, MD 21202

MIGUEL IRAOLA 410-837-7311 ATTORNEY LERCH EARLY BREWER

7600 WISCONSIN AVENUE SUITE 700 BETHESDA, MD 20814 PAT HARRIS 301-986-1300

PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD

SUITE 400 GERMANTOWN MD, 20874 301.916.4100

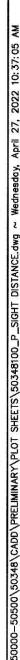
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MHP - NEBEL STREET

4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 215NW05 TAX MAP:HQ122

SIGHT DISTANCE ANALYSIS: STUDY POINT #2

PROFESSIONAL SEAL



LEGEND

✓ - 3.5' ABOVE GRADE (HEIGHT OF EYE)

- 2.75' ABOVE GRADE (HEIGHT OF OBJECT)
- INTERSECTION SIGHT LINE

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. ENGINEER'S NAME: Felipe Colocho, P.E. LICENSE No.: <u>31601</u> EXPIRATION DATE: <u>April 14, 2023</u> THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES. © 2019 VIKA MARYLAND, LI DRAWN BY: DESIGNED BY: DATE ISSUED:

vika project VM50348 DRAWING NO.

.

SHEET NO. SIGHT-2



Marc Elrich County Executive Mitra Pedoeem Director

June 29, 2022

Ms. Shannon Flickinger Vika, Inc 20251 Century Boulevard, Suite 400, Germantown, MD 20874

> Re: COMBINED STORMWATER MANAGEMENT CONCEPT/SITE DEVELOPMENT STORMWATER MANAGEMENT PLAN for MHP - Nebel St. SM File #: 287914 Prel. Plan No.: 120220090 Site Plan No.: 820220150 Tract Size/Zone: 2.66 ac. Total Concept Area: 2.46 ac. Parcel(s): HQ12, P362, P364, P414 Watershed: Upper Rock Creek

Dear Ms. Flickinger

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 Green Roof and 3 Microbioretention Practices. A partial waiver of stormwater management requirements was requested on the basis on site constraints, and the waiver is hereby granted.

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

- 1. A detailed review of the stormwater management computations will occur at the time of the detailed plan review.
- 2. An engineered sediment control plan must be submitted for this development.
- 3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE-approved material.

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

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

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



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311 www.montgomerycountymd.gov/permittingservices Ms. Shannon Flickinger June 29, 2022 Page **2** of **2**

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 Bill Musico PE at 240-777-6340.

Sincerely,

Mark Cheridge

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

MCE: WJM

cc: N. Braunstein SM File # 287914

ESD: Required/Provided 8,700 cf / 7,403 cf PE: Target/Achieved: 1.80"/1.53" STRUCTURAL: 0.00 cf WAIVED: 1,297 cf.



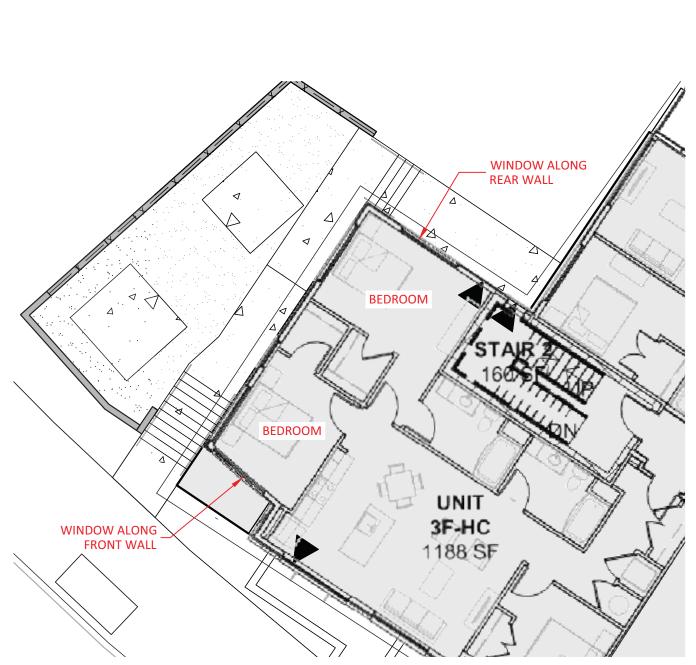
Department of Permitting Services Fire Department Access and Water Supply Comments

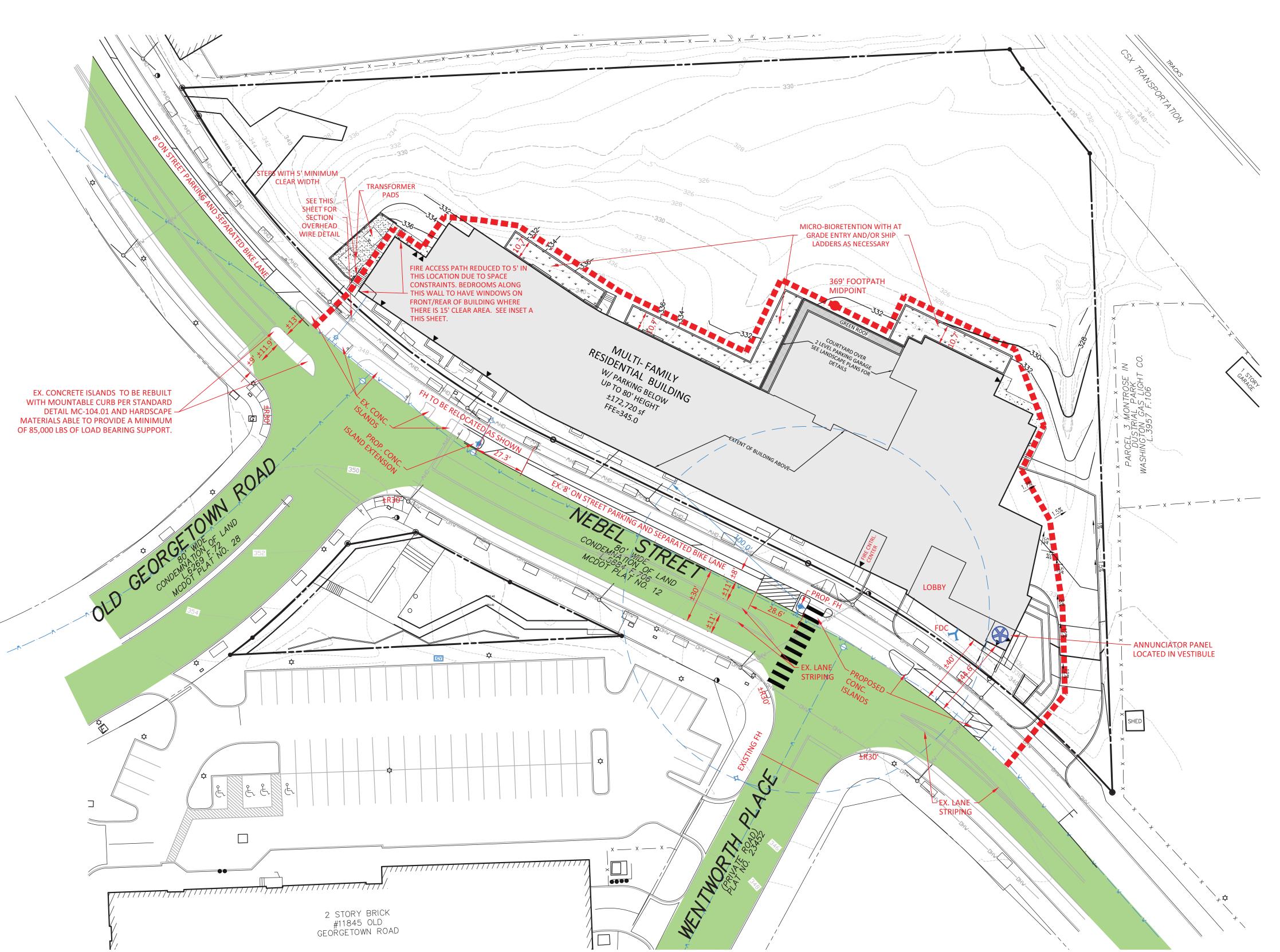
| DATE: | 17-Jun-22 |
|-------|--|
| TO: | Ghassan Kouri - khouri@vika.com
VIKA, Inc |
| FROM: | Marie LaBaw |
| RE: | MHP - Nebel Street
820220150 120220090 |

PLAN APPROVED

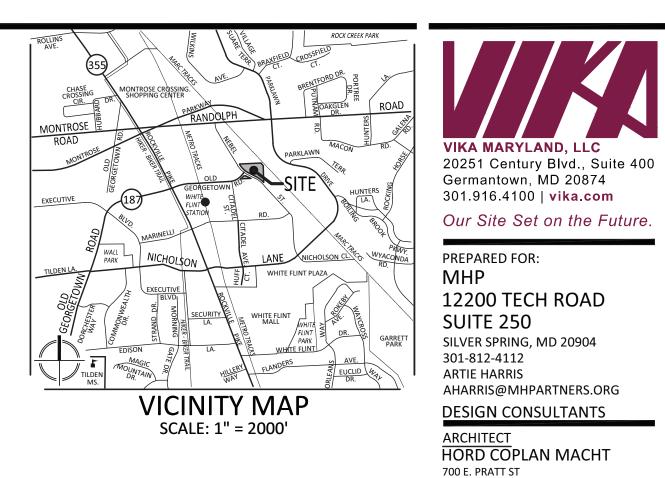
- 1. Review based only upon information contained on the plan submitted **09-Jun-22**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- 2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

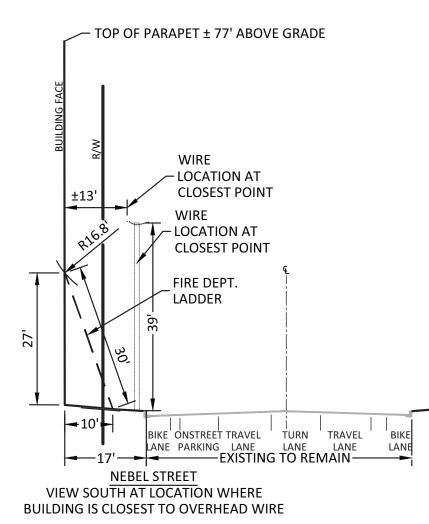
*** Reduced access width permitted at west face due to architecture; see plan inset ***



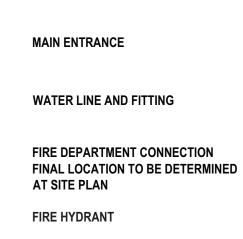


INSET A: BEDROOM WINDOW DETAIL







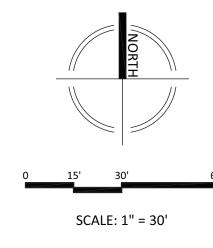


BUILDING ENTRY

FIRE ACCESS PATH



FIRE ACCESS FOOT PATH NOTE: FIRE ACCESS PATH NOT TO EXCEED 4:1 SLOPES.



FIRE CODE ENFORCEMENT Fire Department Access Review 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: <u>SMC</u> FM: <u>43</u> DATE: <u>6/17/2022</u>

SUITE 1200

700 E. PRATT ST SUITE 1200 BALTIMORE, MD 21202 OM KHURJEKAR 410-837-7311 ATTORNEY

SUITE 700

PAT HARRIS 301-986-1300

SUITE 4210

301-448-1333

BETHESDA, MD 20814

TRANSPORTATION

SILVER SPRING, MD, 20874 NANCY RANDALL, AICP

ENVIRONMENTAL WATERSHED

1306 KNOPP ROAD JARRETTSVILLE, MD, 21084

CLEAR CREEKS

CONSULTING

1317 KNOPP ROAD

ROCKY POWELL

410-629-2164

SUITE 400

301-916-4100

JARRETTSVILLE, MD, 21084

PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC

20251 CENTURY BOULEVARD

GERMANTOWN MD, 20874 JAMES BUCHHEISTER, RLA

REVISIONS DRC RESPONSE

DATE 4/27/22

JIM MORRIS

410-260-0290

WELLS + ASSOCIATES 1110 BONIFANT STREET

ENVIRONEMNTAL, LLC

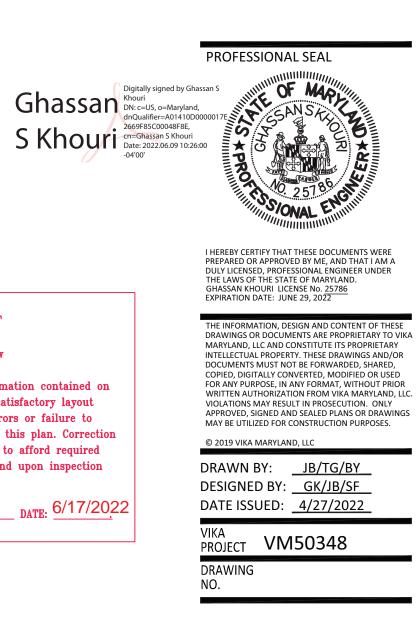
BALTIMORE, MD 21202 MIGUEL IRAOLA 410-837-7311

LANDSCAPE ARCHITECT HORD COPLAN MACHT

LERCH EARLY BREWER 7600 WISCONSIN AVENUE

MHP - NEBEL STREET 820220150 4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 215NW05 TAX MAP:HQ122

FIRE ACCESS PLAN



SHEET NO.