

ATTACHMENT K



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

October 18, 2022

Mr. Jason Evans, PE
VIKA Maryland, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874

Re: Revision to **STORMWATER MANAGEMENT CONCEPT and SITE DEVELOPMENT STORMWATER MANAGEMENT PLAN** for
Rock Spring Centre
SM# 286116 (Formerly 200354)
Address: Rockmoor Drive, Bethesda
PP# 11998092C
SP# 82009003A
Tract Size/Zone: 30.41 ac/MXPD
Concept Area: 30.41 ac
Legal Description: Site Plan - Parcels D, B, E, F, M, P, Q and T
Watershed/Class: Cabin Branch Creek/I
Type of Development: New Development

Dear Mr. Evans:

Based on a review by the Department of Permitting Services Review Staff, the revision to the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via micro-bioretenention, roof top disconnect and modular wetland facilities.

The revision to the SWM Concept (originally approved as 200354) is in support of the Preliminary Plan amendment noted above which proposes a new development program for the undeveloped portions of the property. This revision also grants Site Development Stormwater Management Plan approval for a portion of the property that is the subject of the Site Plan amendment above. In addition to the Concept number accidentally created for this revision to 200354, there have been two other concepts opened for this property. They are 213969 and 234131. Nothing in those approvals impacts this revision.

The following **items** will need to be addressed **prior to** Planning Board approval of future Site Plans:

Prior to Planning Board approval of the Site Plan, this stormwater management concept must be formally revised, and an approved Site Development Plan (SDP) Approval letter must be issued by DPS. If the Site Plan will be approved in stages, the Site Development Plan revision submittal must specifically refer to the appropriate phase.



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311
www.montgomerycountymd.gov/permitting-services

Mr. Jason Evans, PE
October 18, 2022
Page 2 of 2

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 detailed plan review. This conditional approval will include the requirement to maximize SWM in each parcel and not rely on compensation by the oversizing of a facility on another parcel.
2. An engineered sediment control plan must be submitted for this development.
3. The detailed plan must utilize the latest DPS guidance.
4. This approval supersedes previous approvals.

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

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

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 Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Mary Fertig at 240-777-6202 or at mary.fertig@montgomerycountymd.gov.

Sincerely,

Mark Etheridge

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

MCE: MMF

cc: N. Braunstein
SM File # 286116

PE: Target/Achieved: See tables on approved plan
STRUCTURAL: N/A
WAIVED: N/A



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**Department of Permitting Services
Fire Department Access and Water Supply Comments**

DATE: 17-Dec-10
TO: Jagdish Mandavia - mandavia@vika.com
VIKA, Inc
FROM: Marie LaBaw
RE: Rock Spring Centre
11998092B 820090030

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **17-Dec-10** .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.

**** FIRE LANE ORDER MUST BE RESUBMITTED WHEN STREET NAMES AND BUILDING ADDRESSES ARE FINALIZED**

***** 12/17/2022 Amendment 11998092C 82009003A *****



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

Aseem K. Nigam
Director

September 19, 2022

Ms. Emily Tettelbaum, Planner III
Midcounty Planning Division
Montgomery County Planning Department
2425 Reedie Drive, Floor 14
Wheaton, MD 20902

Re: Rock Spring Centre
Site Plan Amendments 82002026C, 82004017C, and 82009003A
Preliminary Plan Amendment 11998092C

Dear Ms. Tettelbaum:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plans and recommends Approval.

Each phase of the Rock Creek Centre development will provide at least 18% MPDUs, for a total of 226 MPDUs assuming a total build out of 1,250 units, in accordance with the approval of DPA 99-1.

Previous Alternative Agreements for Phase II of the development are null and void. Any future requests for alternative compliance must be submitted to DHCA for consideration.

Phase III will provide 18% MPDUs on site, for a total of 111 MPDUs if 614 total dwelling units are constructed. The units must be distributed proportionately between the residential buildings, and among the residential floors of the buildings.

An Agreement to Build must be submitted to DHCA before permits are obtained from the Department of Permitting Services (DPS). The distribution and location of MPDUs will be determined at Agreement to Build stage. Bedroom mix of MPDUs to market rate units must be in accordance with Chapter 25A for each phase of the development.

When offered, MPDUs must be aligned with Moderately Priced Dwelling Unit pricing specifications and affordability requirements of Chapter 25A of Montgomery County Code.

Division of Housing

Affordable Housing

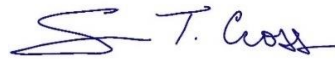
Common Ownership Communities

Landlord-Tenant Affairs

Multifamily Housing

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

Sincerely,

A handwritten signature in blue ink, appearing to read "S. T. Cross". The signature is fluid and cursive, with a large initial "S" and a stylized "T" and "C".

Somer Cross, Manager
Affordable Housing Programs Section

cc: Josh Sloan, VIKA

82009003A Rock Spring Centre Phase 3

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan files:

“07-SITE-82009003A-SP-4.pdf V4” uploaded on/ dated **“10/13/2021”** and
“07-SITE-82009003A-SP-5.pdf V4” uploaded on/ dated **“10/13/2021”**.

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

1. All proposed traffic pattern changes including median modifications need to be approved by MCDOT and MCPS.
2. Access points on public roads:
 - a. Pedestrian refuge islands need to be provided and minimum 6' wide.
 - b. The details of intersections as well as traffic functionality will be reviewed and approved at ROW permit.
 - c. We support MNCPPC decision to remove proposed access road on Rock Spring Drive close to Old Georgetown Road. Also, please note any proposed access would need to:
 - i. Provide sight distance analysis.
 - ii. Adhere to County standards.
 - iii. Label the curb radii.
3. Provide public walkways:
 - a. To approve the proposed locations of cycle track and sidewalk, MCDOT confirmation is required. This is decided based on the ultimate locations of these facilities when BRT is in place.
 - b. Please indicate how bicycle and pedestrian traffic will be managed at the intersections of Rock Spring Drive with Old Georgetown Road and Rockledge Drive.
 - c. to ADA standards (minimum five feet wide) and label it accordingly.
 - d. ensure all handicap sidewalks/ ramps have receiving counterparts and are aligned with them (such as Rock Spring Dr. at Rockledge Dr.).
 - e. Need dual ramps at intersections if crossing at both directions are planned.
 - f. Provide at-grade sidewalk at driveways.
 - g. Provide MC standard for cycle track (asphalt) and sidewalk (concrete).
4. Private streets to be built to the corresponding public road classification standards per County Code 50.4.3.E.4.c.
5. On landscaping plan:
 - a. provide street trees per approved major street tree species list at the required spacing.
 - b. Why no landscaping is provided on Rock Spring Drive beyond Street B?
6. Please remove table and chairs within transit easement.



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

December 27, 2022

Emily Tettelbaum, Planner III
MidCounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive, Floor 14
Wheaton, Maryland 20902

RE: Preliminary Plan Amendment
No. 11998092C
Rock Spring Centre

Dear Ms. Tettelbaum:

We have completed our review of the latest version of the preliminary plan uploaded into eplans. A previous plan was reviewed by the Development Review Committee at its meeting on April 16, 2019. We recommend approval of the plan subject to the following comments:

Significant Review Comments

1. MCDOT reviewed the "Declaration of Covenants for Future Transit Right-of-Way Dedication" (in land records at 46594/179). MCDOT believes that this document will be extinguished when this land is dedicated on a new plat. MCDOT recommends Planning Board require the applicant to dedicate the 40-foot wide right-of-way for public use to remove the restrictions the current plat shows.
2. Traffic signal –
 - a. Sheet PP-5 shows new pedestrian crossing at Rock Spring Drive and Stone Spring Street and Giant Food access point. This intersection will also include installation of a traffic signal by the applicant. The final details of the pedestrian crossing will be determined with the traffic signal plan submission. The traffic signal must be installed prior to issuance of the first Use and Occupancy permit for the site.

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178
FAX

www.montgomerycountymd.gov
Located one block west of the Rockville Metro Station

- b. Prior to approval of the first record plat, the applicant will need to prepare and submit traffic signal plans for MCDOT Division of Traffic and Transportation approval. The applicant will be required to design and construct at their cost.
- c. Prior to application for the first building permit for the site, the applicant will need to obtain the Department of Transportation's approval of the detailed/engineered traffic signal construction plans. The traffic signal must be operational prior to the issuance of the first Use and Occupancy permit for the site.

Construct the 10-foot-wide asphalt cycletrack and a 6-ft sidewalk along the site's entire Rock Spring Drive Street frontage prior to issuance of the first Use and Occupancy permit.

- 3. Eliminate the proposed curb cut on Rock Spring Drive into the parking garage on Parcel Q.
- 4. Sheet PP-3 uploaded on September 9, 2022, shows an access point (Rockmoor Drive) off of the existing Rock Forest Drive traffic circle. The design of this vehicular access point has not been approved at this time. At the time of site plan for the building referenced as "G", the applicant will need to submit a design and a plan showing the proposed access point for approval by MCDOT Traffic and Transportation Engineering and Operations. In addition, MCDOT believes that the "thru driveway/drop-off at Parcel 'G'" as shown on the plan, is too close to the traffic circle and will need further evaluation at the time of site plan due to traffic operational concerns.
- 5. Sheets PP-4 and PP-5 show the bike and pedestrian facilities and crossings at the following intersections:
 - Rock Spring Drive & Rockledge Drive
 - Rock Spring Drive & Stone Spring Street
 - Rock Spring Drive & Old Georgetown Road

These are not approved by MCDOT at this time and will be reviewed and approved by MCDOT Traffic and Transportation Engineering and Operations at the time of right-of-way permit.

- 6. This amendment does not approve nor accept any elements of the plans for Phase IV. The applicant will need to submit an amendment for the other phases. The Rockledge Drive frontage improvements will be determined at the future Phase IV preliminary plan amendment or site plan (or amendment), whichever comes first.
- 7. At a future the preliminary plan amendment, the applicant may be required to do a signal warrant analysis at other site access points intersections.
- 8. The Applicant must participate in the implementation of the Rock Spring Drive Road diet. The extent and manner of participation will be determined by MCDOT and MCDPS RPP prior to certification of any Site Plan associated with Phase 4 of the Subject Property, Private Roads.

Standard Review Comments

- 9. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. This letter and all other correspondence from this department should be included in the package.
- 10. Full width dedication and construction of all interior public streets

11. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
12. The proposal for private streets as shown on the preliminary plan dated April 25, 2017, (and documented in an April 7, 2017, Statement of Justification document) is acceptable to this Department. The proposed private streets are not in the master plan and are not needed for general circulation. The proposed private street design elements are not consistent with those that might be permitted with an accompanying Maintenance and Liability Agreement. We support Planning Board approval of the private streets request subject to execution and recordation of a Declaration of Restrictive Covenants (for private roads). The deed reference for this document is to be identified on the record plat.
13. Storm Drain:
 - a. 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.
 - b. MCDOT defers to MDSHA for any portion of storm drain that drains to their system.
14. The sight distance studies have been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
15. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by each common driveway.
16. Private common driveways and private streets shall be determined through the subdivision process as part of the Planning Board's approval of a preliminary plan. The composition, typical section, horizontal alignment, profile, and drainage characteristics of private common driveways and private streets, beyond the public right-of-way, shall be approved by the Planning Board during their review of the preliminary plan.
17. Curb radii for intersection type driveways should be sufficient to accommodate the turning movements of the largest vehicle expected to frequent the site.
18. The proposed private streets must be sufficiently wide to accommodate two-way vehicular traffic. Private streets are to be designed to allow an SU-30 truck to circulate without crossing the centerline nor the curb line.
19. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
20. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
21. The owner will be required to submit a recorded covenant for the operation and maintenance of private streets, storm drain systems, and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
22. Access and improvements along Old Georgetown Road (MD 187) as required by the Maryland State Highway Administration.
23. If the proposed development will alter any existing street lights, 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.

24. If the proposed development will alter or impact any existing County maintained transportation system management component and systems (i.e., traffic signals, signal poles, handboxes, Accessible pedestrian signals, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.) in any way, the developer will be required to submit plans to relocate the impacted facilities. please contact Mr. Kamal Hamud of our Transportation Systems Engineering Team at (240) 777-2190 for proper executing procedures. All costs associated with such relocations and or modifications shall be the responsibility of the applicant. The applicant will also be required to participate upgrading traffic signals with Accessible Pedestrian Signals (APS) and ADA ramps.
25. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
26. The existing Traffic Mitigation Agreement executed in 2012 remains in effect and does not require any modifications for this amendment to the preliminary plan. The following reasons are why:
 - a. The amendment mainly changes lot lines;
 - b. The proposed development will not generate more trips than what is currently approved under preliminary plan 1998092B; and
 - c. The land uses for the project will remain as previously approved.
27. At or before the permit stage, please coordinate with Mr. Wayne Miller of our Division of Transit Services to coordinate improvements to the RideOn bus facilities in the vicinity of this project. Mr. Miller may be contacted at Wayne.Miller2@montgomerycountymd.gov or at 240 777-5836.
28. We recommend that the applicant coordinate with Mr. Corey Pitts, of Montgomery County DOT regarding the Bus Rapid Transit (BRT) North Bethesda. Mr. Pitts can be reached at corey.pitts@montgomerycountymd.gov or at 240-777-7170.
29. Posting of a right-of-way permit bond is a prerequisite to DPS approval of the record plat. The right-of-way permit will include, but not necessarily be limited to, the following improvements:
 - a. Paving, curbs and gutters, sidewalks, cycletrack, and handicap ramps, storm drainage and appurtenances, and street trees along Rock Spring Drive.
NOTE: the Public Utilities Easement is to be graded on a side slope not to exceed 4:1.
 - b. 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.
 - c. Permanent monuments and property line markers, as required by Section 50.4.3(G) of the Subdivision Regulations.
 - d. 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.

- e. Developer shall provide street lights 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 (240) 777-7170 or at Rebecca.torma@montgomerycountymd.gov.

Sincerely,

Rebecca Torma

Rebecca Torma, Manager
Development Review Team
Office of Transportation Policy

Sharepoint/transportation/director's office/development review/Rebecca/developments/rock spring park/11998092c rock spring centre.docx

Enclosures (3)

cc-e: Sam Farhadi, MCDPS RWPR
Corey Pitts, MCDOT DTEO
FY 2023 Correspondence Letters



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Rock Spring Centre Preliminary Plan Number: 1- 11998092C

Street Name: Rock Spring Drive Master Plan Road Classification: Arterial

Posted Speed Limit: 30 mph

Street/Driveway #1 (Stone Spring Street) Street/Driveway #2 (_____)

Sight Distance (feet) OK?
Right 450' YES
Left 500' YES

Sight Distance (feet) OK?
Right _____
Left _____

Comments: Signalized Intersection

Comments: _____

GUIDELINES

Classification or Posted Speed
(use higher value)

Required
Sight Distance
in Each Direction*


Tertiary	-	25 mph	150'
Secondary	-	30	200'
Business	-	30	200'
Primary	-	35	250'
Arterial	-	40	325'
		(45)	400'
Major	-	50	475'
		(55)	550'

*Source: AASHTO

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

ENGINEER/ SURVEYOR CERTIFICATE

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


Signature

10/12/2021
Date

39885

PLS/P.E. MD Reg. No.



Montgomery County Review:

☒ Approved

☐ Disapproved:

By: Rebecca Torma

Date: 12/23/22



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Rock Spring Centre Preliminary Plan Number: 1- 11998092C

Street Name: Rockledge Drive Master Plan Road Classification: Arterial

Posted Speed Limit: 30 mph

Street/Driveway # 2 (Quarry Knoll Drive) Street/Driveway # 1 (Street A)

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

Sight Distance (feet) OK?
Right 350' YES
Left 525' YES

Comments: Right-In / Right-Out Only

Comments: _____

GUIDELINES

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

*Source: AASHTO

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

ENGINEER/ SURVEYOR CERTIFICATE

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



Signature

39885

PLS/P.E. MD Reg. No.

10/12/2021

Date



Montgomery County Review:

☒ Approved

☐ Disapproved:

By: Rebecca Torra

Date: 12/23/2022



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Rock Spring Centre Preliminary Plan Number: 1- 11998092C

Street Name: Rock Spring Drive Master Plan Road Classification: Arterial

Posted Speed Limit: 30 mph

Street/Driveway # 3 (Rockmoor Drive) Street/Driveway # 4 (Street B)

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

Sight Distance (feet) OK?
Right 525' YES
Left 400' YES

Comments: Right-In / Right-Out Only

Comments: _____

GUIDELINES

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

*Source: AASHTO

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

ENGINEER/ SURVEYOR CERTIFICATE

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



10/12/2021

Signature

Date

39885

PLS/P.E. MD Reg. No.



Montgomery County Review:

☐ Approved

☐ Disapproved:

By: _____

Date: _____

