

ATTACHMENT F



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

May 2, 2023

Mr. Brad Gladfelter, PE
Bowman Consulting Group Limited
13461 Sunrise Valley Drive, Suite 500
Herndon, VA 20171

Re: **SITE DEVELOPMENT STORMWATER
MANAGEMENT PLAN** for
Strathmore Square - Lot 2
Address: Grosvenor – Strathmore Metro, North
Bethesda, MD
PP Amendment #: 120190180B
SP#: 820230050 for Lot 2
SM File #: 289286 – Revision 4 to 283907
Tract Size 1.14 ac/ 49,796 sq ft
Total Concept Area: 1.14 ac/ 49,796 sq ft
Legal Description: Lot 2
Zoning: CR 3.0, C.5, R-2.75, H-300
Watershed: Rock Creek/I
Type of Development: Redevelopment

Dear Mr. Gladfelter:

Based on a review by the Department of Permitting Services Staff, the Stormwater Management Concept and Site Development Stormwater Management Plan for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals of Environmental Site Design to the Maximum Extent Practicable with Microbioretention Planter Boxes and Green Roof. Structural facilities (Bayfilters) are proposed for volume not able to be treated in ESD measures for Lot 2. This concept is a revision to approved concept SM-283907, to support the Site Plan for Lot 2.

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Landscaping in areas located within the stormwater management easement which are shown on the approved Landscape Plan as part of the approved Site Plan are illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Montgomery County Department of Permitting Services, Water Resources Section.



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

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5. All underground facilities are required to comply with Water Resources Technical Policy No. 4 regarding access requirements.
6. Profiles and cross-sections drawn to scale will be required for each micro-bioretenion planter box at the final design stage.
7. Access to all micro-bioretenion planter boxes on structure and all green roofs must be from a common area or community space.

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**.

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 Sherry Mitchell at 240-777-5206 or sherryl.mitchell@montgomerycountymd.gov.

Sincerely,



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

cc: Neil Braunstein
SM File # 289286

Lot 2
ESD: Required/Provided 8,003 cf / 3,864 cf
PE: Target/Achieved: 2.10"/1.01"
STRUCTURAL: 4,025 cf
WAIVED: N/A cf.



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

Scott Bruton
Acting Director

May 30, 2023

Ms. Emily Tettlebaum
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Strathmore Square Lot 2
Site Plan # 820230050

Dear Ms. Tettlebaum:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval for up to 400 total units. The above plan must provide 15% MPDUs based on the total of 400 total units.

The applicant proposes to provide additional MPDUs on Lot 2 that are attributed to future development in Strathmore Square. The relocation of the MPDUs from the future development to the development associated with the site plan listed above requires an Alternative Location Agreement with DHCA. The MPDUs required from this site plan and MPDUs associated with future development at the Strathmore must meet Chapter 25A bedroom, layout and distribution requirements. If the future development cannot meet the bedroom ration requirements between the two buildings, DHCA will require additional MPDUs in a future phase in order to meet the bedroom requirements. Per Chapter 25A the applicant must designate more MPDUs or larger bedroom types as part of the Alternative Location Agreement.

If the terms of the Alternative Location Agreement cannot be agreed upon, the Applicant will require an Agreement to Build MPDUs for the sixty (60) MPDUs require under this site plan before building permits are obtained from the Department of Permitting Services (DPS) in accordance with Chapter 25A.

Sincerely,

A handwritten signature in blue ink that reads "Maggie Gallagher".

Maggie Gallagher, Program Manager I
Affordable Housing Programs Section

Division of Housing

Affordable Housing

Landlord Tenant Affairs

Multifamily Housing

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



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

DATE: 02-Apr-23
TO: Scott Delgado - sdelgado@bowman.com
Bowman Consulting
FROM: Marie LaBaw
RE: Strathmore Square, Building 2
820230050

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **28-Mar-23**. 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.

820230050 Strathmore Square, Building 2

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan files:

“**07-SITE-820230050-006.pdf V4**” uploaded on/ dated “**4/18/2023**” and

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

1. Access points on public roads:
 - a. Provide truck turning movement for all (especially right turn) movements.
 - b. Provide safe and unconditional sight distance.
2. Provide public sidewalk:
 - a. to ADA standards (minimum five feet wide) and label it accordingly.
 - b. All proposed brick/ paver pavement sections should be per CR 16-931 and MC-111.02 (provide a label accordingly). Upon review and approval, a maintenance and liability agreement is required.
 - c. No door swing is permitted into ROW
 - d. Ensure positive drainage toward ROW.
 - e. Show/ label the existing sidewalks where connection is made.
3. Storm drain should not cross road pavement or connect with the downstream pipe at an acute angle.
4. On landscaping plan, provide street trees per approved tree species list at the required spacing and clearances. Also, all non-woody landscaping in ROW needs to be per MC-704.01.

And the followings need to be conditions of the certified site plan:

1. Compliance with MCDPS ROW permits 385721 and 388749 is required.
2. Private streets to be built to the corresponding public road classification standards per County Code 50.4.3.E.4.c.
3. Please address the following MCDOT preliminary plan 120190180 approval letter dated May 17, 2019 comments:
 - a. 3b: Pedestrian adequacy items.
 - b. 3c: Bicycle Adequacy improvements.
 - c. 5: MD355 sidepath.
 - d. 6: Left turns from Cloister Drive onto Tuckerman Lane.
 - e. 7: No permanent private structure in ROW.
 - f. 8b: Truck access.
 - g. 12: TDM comments.
 - h. 20: sidewalk at grade crossing.
 - i. 21, 22, 23 and 24: MCDOT coordination.
4. The ultimate condition plan public improvements need to conform with the latest approved certified preliminary plan 12019018B.