

ATTACHMENT G

DPS-ROW CONDITIONS OF APPROVAL

March 6, 2023

820230070 The Reserve at Strathmore Square

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-SITE-820230070-005.pdf V3” uploaded on/ dated **“2/16/2023”**.

As there seems to be minimal impact to the County ROW, we do not have any comment at this point.



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

Scott Bruton
Acting Director

June 6, 2023

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

Re: Strathmore Square Lot 5
Site Plan # 820230070

Dear Ms. Tettlebaum:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval. The development will include up to 166 independent living units that are required to provide Moderately Priced Dwelling Units (MPDUs) according to Chapter 25A.

The above plan must provide 15% MPDUs based on the final number of qualifying units. The applicant requires an Agreement to Build or an alternative agreement that otherwise allows the units to maintain affordability for MPDU participants to be submitted to DHCA before building permits are obtained from the Department of Permitting Services (DPS).

The final locations, layouts and bedroom mix will need to be approved by DHCA at the MPDU Agreement to Build or alternative agreement stage.

Sincerely,

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

Maggie Gallagher, Program Manager I
Affordable Housing Programs Section

Affordable Housing

Division of 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

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240-773-3556 TTY



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

May 4, 2023

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

Re: **SITE DEVELOPMENT STORMWATER
MANAGEMENT PLAN**
Strathmore Square Lot 5
Address: Grosvenor – Strathmore Metro, North
Bethesda, MD
PP Amendment #: 120190180B
SP#: 820230070 for Lot 5
SM File #: 283907 – Revision 3
Tract Size 14.58 ac/ 635,073 sq ft
Total Concept Area: 0.92 ac/ 39,963 sq ft
Legal Description: Lot 5
Zoning: CR 3.0, C.5, R-2.75, H-300
Watershed: Rock Creek/I
Type of Development: Redevelopment

Dear Mr. Peterson:

Based on a review by the Department of Permitting Services Review Staff, the 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.

This approval is in support of the Site Plan for Lot 5.

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.
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



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Mr. David Peterson, PE
May 4, 2023
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Management plans by the Montgomery County Department of Permitting Services, Water Resources Section.

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 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 # 283907

Lot 5
ESD: Required/Provided 6,518 cf / 3,873 cf
PE: Target/Achieved: 2.10"/1.20"
STRUCTURAL: 4,072 cf
WAIVED: N/A cf.



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