

GREENCastle ELEMENTARY SCHOOL

MANDATORY REFERRAL NO. MR2024001



Description

Construction of a new addition to Greencastle Elementary school to address MCPS programmatic and safety standards/requirements, fire access requirements, Montgomery County stormwater requirements, and site constraints.

No. MR2024001

Completed: October 27, 2023

MCPB

Item No. 8

November 9, 2023

2425 Reddie Drive

Floor 14

Wheaton, MD 20902

Planning Staff



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LOCATION

13611 Robey Road
Silver Spring, MD 20904

MASTER PLAN

1997 *Fairland Master Plan*

ZONE

R-30

PROPERTY SIZE

11.9 Acres

APPLICANT

Montgomery County Public Schools (MCPS)

ACCEPTANCE DATE

August 18, 2023

REVIEW BASIS

Maryland Land Use Article, Section 20-301



Summary:

- Staff recommends Approval of the Mandatory Referral with recommendations.
- Proposal to build an approximately 13,000 square foot addition onto the existing Greencastle Elementary School and eliminate four onsite portables.
- Proposal to improve front entrance of the school and the area between the school and Robey Road.
- The proposal will also increase the parking from 87 spaces to 104 spaces.

SECTION 1:

RECOMMENDATIONS

Staff recommends approval of Greencastle Elementary School Mandatory Referral Plan No. MR2024001, for construction of a new addition on 11.9 acres, zoned R-30, in the 1997 *Fairland Master Plan* area, with the following recommendations:

- Construct a 6-ft wide sidewalk along the Robey Road frontage and a connecting route to this facility into the site.
- Reduce the reconfigured ingress and egress point to two lanes with a tightened curb radius.
- Provide pedestrian access from the handicap ramp at the back side of the parking lot to the existing path at the back of the school that leads to Gateshead Manor Way.
- Integration of curb extensions to the existing mid-block crossing to facilitate better pedestrian safety.

SECTION 2:

INTRODUCTION

Review Process

Planning staff met with the Applicant and the Design Consultants on June 6, 2023, for a Pre-Application meeting. The comments at the time were supportive of the Application, with most of the requests for revisions being related to transportation and site design. As a result of some of these comments, the proposed addition and access improvements and parking were adjusted.

On August 18, 2023, this Mandatory Referral was accepted for staff review. After reviewing the submitted Mandatory Referral, Montgomery Planning staff and other reviewing agencies reiterated some of the comments provided at the Pre-Application meeting that remained to be addressed.

SECTION 3:

PROJECT DESCRIPTION

Surrounding Neighborhood

The Greencastle Elementary School site is located at 13611 Robey Road in Silver Spring. The Property is on the southeast side of Robey Road, approximately 420 feet from the intersection at Briggs Chaney Road (see **Error! Reference source not found.**). The Property is bounded on the west by The Centre at Silver Spring Apartments and Woodvale Apartments zoned R-20. The east side of the Property abuts a vacant MCPS parcel zoned R-30. The properties to the south comprise of the East County Community Center and East County Regional Service Center on one parcel and Willow Manor at Fairland Senior Living zoned R-30.



Figure 1: Location and Vicinity Map

Site Description

The Site consists of an unrecorded Parcel P658, which is approximately 11.9 acres (“Site” or “Property”). The Site is the current location of Greencastle Elementary school and is developed with the existing school, parking, drive aisles, portable classrooms, and ballfields. There are existing forest, streams and other environmental features onsite. The Site slopes downhill from the northwest to southeast at the lowest point.

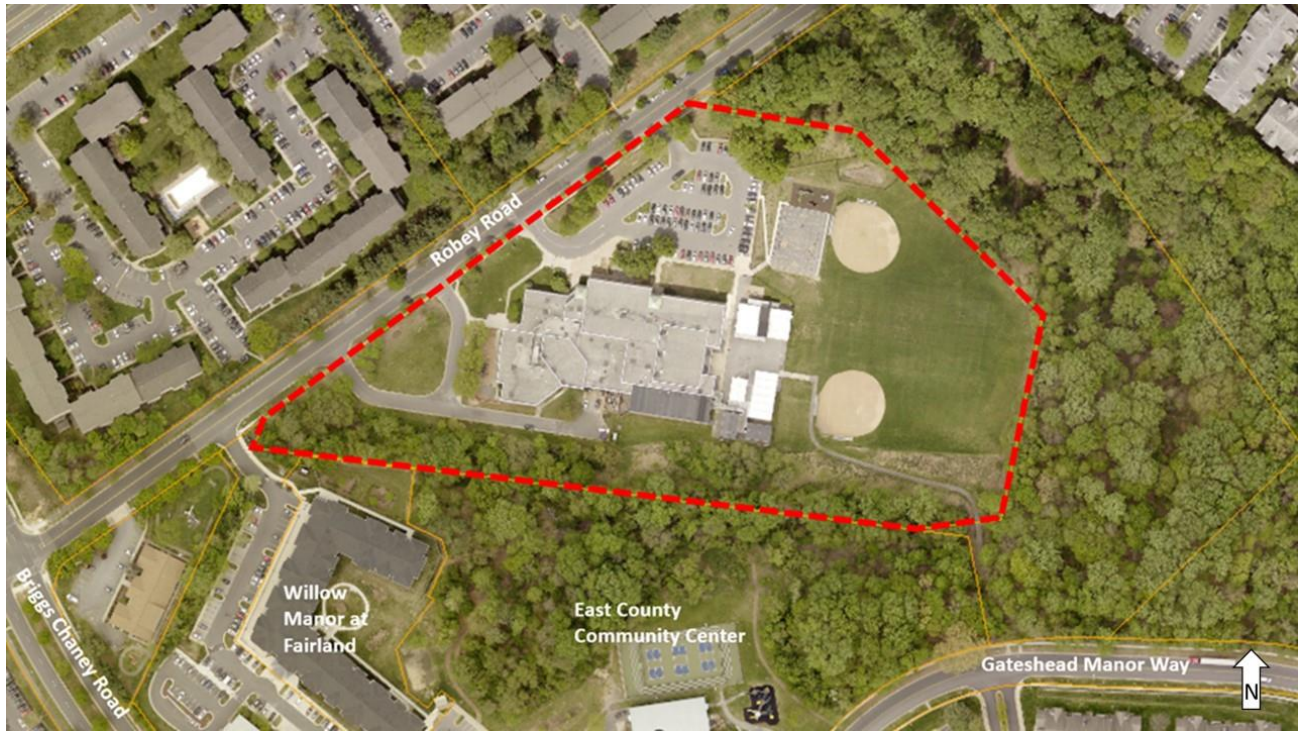


Figure 2: Subject Property

Project Description

Montgomery County Public Schools (“Applicant”) is proposing to build an approximately 13,000 square foot addition to the existing Greencastle Elementary School (“Application”).

The primary purpose of the addition is to accommodate the occupancy for up to four of the portable classrooms that exist onsite. The addition is not for an increased enrollment. The addition will provide a new student entrance for bus drop-off and pick-up along the bus loop. The addition will comprise of classrooms, an art room, a music room, the main office, health rooms, various offices and a conference room.

Once the new addition is completed, four of the existing portable classrooms will be removed from the Site.

The Applicant will be combining the existing entrance and existing exit for the parking lot to be located in one location at the existing exit to the parking lot.

The project also includes new stormwater management for the addition, which has been designed to provide both quantity and quality control measures. The Applicant will provide water quality facilities to comply with environmental site design regulations.

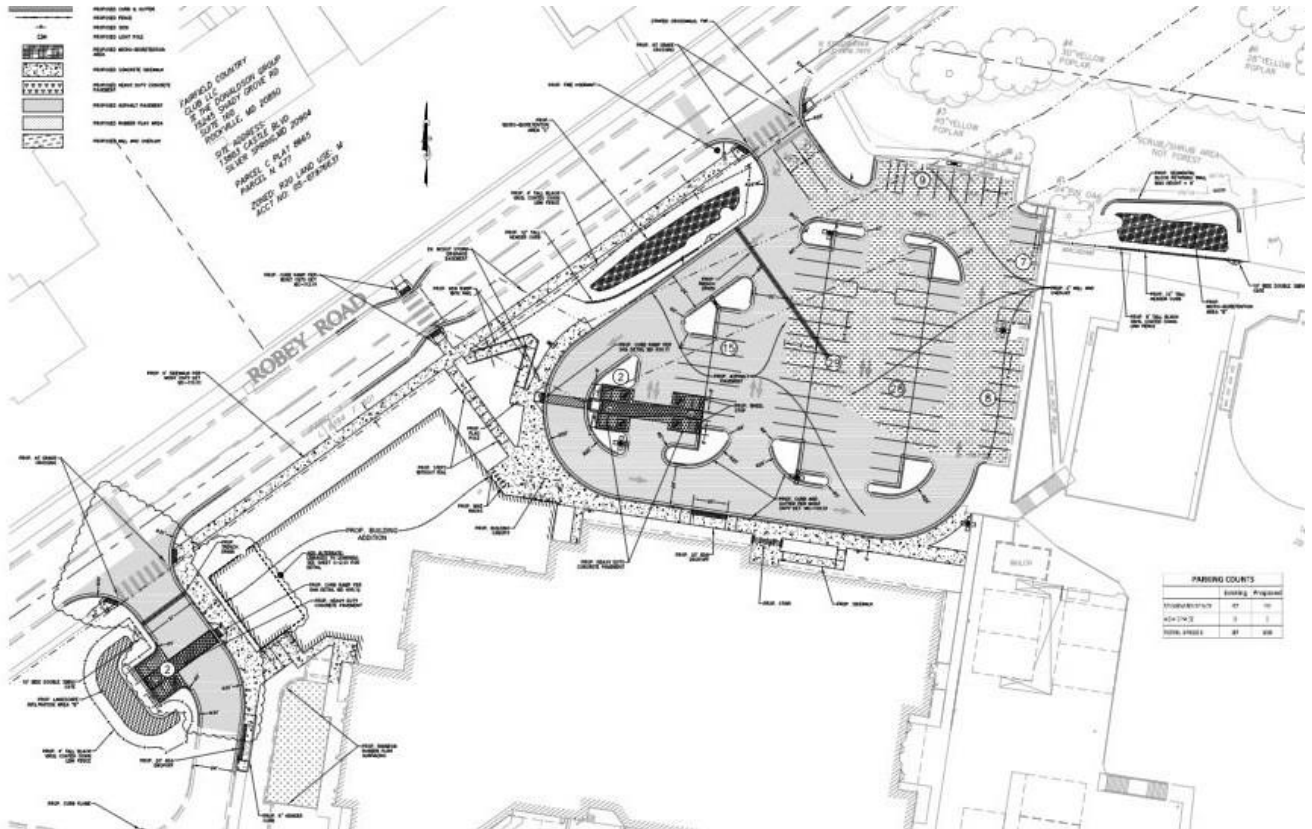


Figure 3: Proposed Site Plan

The addition to Greencastle Elementary School is located on the west side of the existing school building adjacent to Robey Road. The addition will be a single-story but will have the same two-story massing as the original portion of the school. The fenestration of the addition will be similar, as will the materials. The addition will be primarily brick veneer. The proposal also includes redesigning the bus loop exit as well as the parking lot area for student drop-off. The proposal will also increase the parking from 87 spaces to 104 spaces.

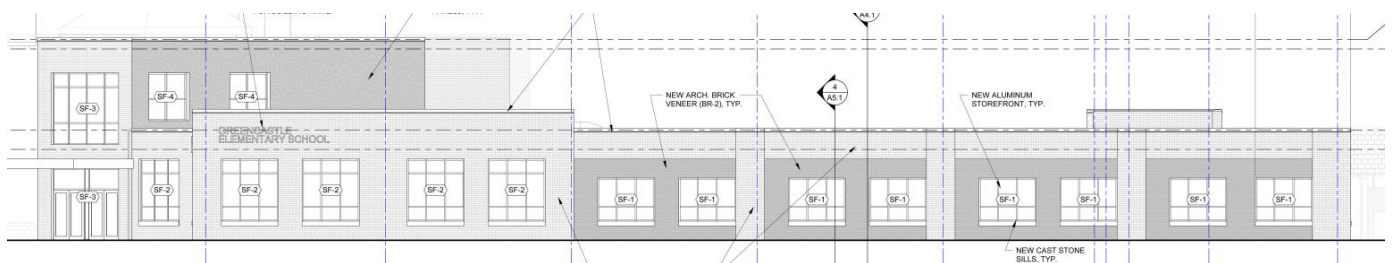


Figure 4: Northwest Elevation (View from Robey Road)

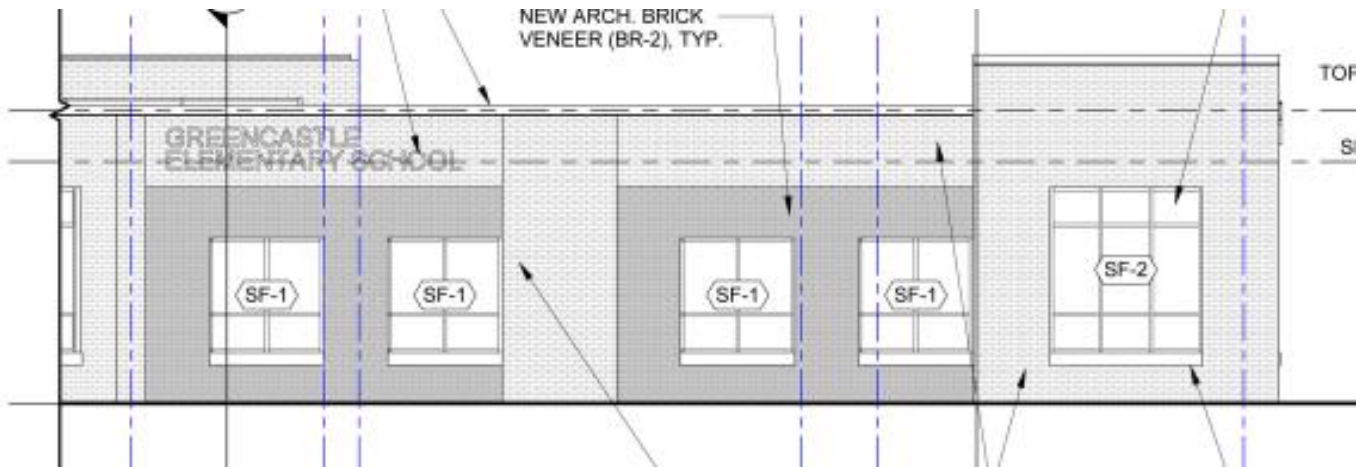


Figure 5: East Elevation (View from Parking Lot)

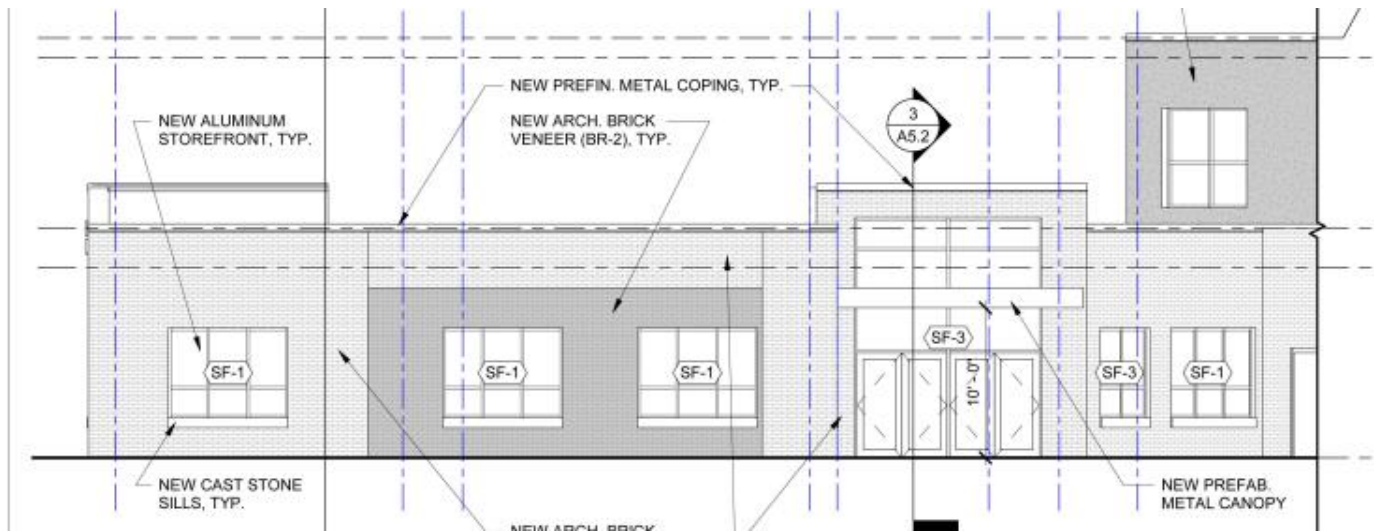


Figure 6: Southwest Elevation (View from Bus Loop)

SECTION 4:

MANDATORY REFERRAL ANALYSIS AND FINDINGS

Mandatory Referral review is guided by the 2022 *Montgomery County Department of Park and Planning Uniform Standards for Mandatory Review*, as amended, and the authority granted by the Maryland Land Use Article, Section 20-301, et.seq. As set forth in Sections 20-301 and -302, the Montgomery County Planning Board has jurisdiction over mandatory referral projects presented by Montgomery County government and Montgomery County Board of Education/MCPS, for (i) acquiring or selling land; (ii) locating, constructing or authorizing a road, park, public way or ground, public building or

structure, or public utility; or (iii) changing the use of or widening, narrowing, extending, relocating, vacating or abandoning any of the previously mentioned facilities. The Planning Board must review such projects and approve the proposed location, character, grade and extent of the activity.

As described in the Uniform Standards for Mandatory Referral Review, the Planning Board considers all relevant land use and planning aspects of the proposal including, but not limited to, the following:

1. ***whether the proposal is consistent with the County's General Plan, functional plans such as the master plan of highways, environmental guidelines, the approved and adopted area master plan or sector plan, and other public plans or programs for the area;***

The Site is located within the 1997 *Fairland Master Plan* ("Master Plan") and is also subject to the 2018 *Bicycle Master Plan*. Some of the bicycle facility recommendations from the 1997 plan have been superseded by recommendations in the *Bicycle Master Plan* and are discussed in the transportation section below.

The Master Plan noted this location as a proposed elementary school. The Elementary school use is being retained and the project is in substantial conformance with the Master Plan.

2. ***whether the proposal is consistent with the intent and the requirements of the zone in which it is located;***

The Subject Property is in the R-30 Zone. Public schools, as a publicly owned or publicly operated use are permitted uses in the zone. The proposed school is consistent with the development standards of the zone, including the maximum lot coverage and front, side, and rear setbacks. The only new development proposed is in the front of the school and is greater than the 20-foot front setback in the R-30 zone.

3. ***whether the nature of the proposed site and development, including its size, shape, scale, height, arrangement and design of structure, is compatible with the surrounding neighborhood and properties;***

The Site is currently occupied and being used as the existing Greencastle Elementary School. The new addition is well placed. The parking, bus loop, and vehicular circulation are being modified with this Application.

These modifications are adjacent to the road facing side of the building and that they help clean up other parts of the site re: portables. And that the modification to the on-site circulation is in an area already consisting of vehicle circulation so this isn't changing the relationship with the surrounding communities.

The character of the proposed addition will create an attractive amenity for the community and will be architecturally compatible with the surrounding neighborhood.

- 4. whether the locations of buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;***

The location of the existing building and open spaces are adequate and safe. The proposal does slightly modify the vehicular access or vehicular circulation on the Property for both the parking lot and the bus loop. Vehicular access to the parking lot and student drop-off will remain on Robey Rd. The bus loop with two access points will remain on Robey Rd.

- 5. whether the proposal has an approved NRI/FSD and a preliminary SWM concept plan, and meets the requirements of the Forest Conservation law (Chapter 22A of the County Code). Forest Conservation Plan, if applicable, must be approved by the Planning Board, either before or at the time of the Board's mandatory referral review and action on the project. Unlike the mandatory referral review by the Board, the conditions of the Forest Conservation Plan are binding on all county projects.***

This project is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(T1) because the activity is a modification to a (1) non-residential property with (A) no more than a total of 5,000 square feet of existing forest cleared at one time of cumulatively; (B) the modification does not result in the cutting, clearing, or grading of any forest in a stream buffer or any forest on a property located in a special protection area which must submit a water quality plan; (C) the modification does not require the approval of a preliminary plan, administrative subdivision plan, or conditional use/special exception; (D) the modification does not increase the developed area by more than 50 percent, and any existing principal building, as defined in Chapter 59, is retained; and (E) the application does not propose any residential uses.

The proposal includes a stormwater management concept plan, which is currently under review by the Montgomery County Department of Permitting Services (MCDPS). The approval of the stormwater management concept plan is pending the detailed review of the stormwater management computations at the time of the detailed plan review by MCDPS Water Resources.

- 6. whether a Preliminary or a Final Water Quality Plan has been reviewed by the Planning Board if the project is located in a Special Protection Area. In addition, for a Water Quality Plan for a project on public property, the Board must determine if the plan meets the***

standards of Article V. WATER QUALITY REVIEW IN SPECIAL PROTECTION AREAS, of the County Code (pursuant to Section 19-65(d)(4));

The subject property is not located in a Special Protection Area.

- 7. whether or not the site would be needed for park use if the proposal is for disposition of a surplus school.**

The proposal is not for the disposition of a surplus school.

- 8. whether alternatives or mitigation measures have been considered for the project if the proposal is inconsistent with the General Plan or other plans and policies for the area, or has negative impacts on the surrounding properties or neighborhood, the transportation network, the environment or other resources.**

The proposal is consistent with the 1997 Fairland Master Plan and does not have negative impacts on the surrounding neighborhood, transportation network, environment, or other resources.

Transportation

Master-Planned Roadway and Bikeways

The Subject Property contains frontages on two streets – Robey Road and Gateshead Manor Drive. The primary frontage is Robey Road, from which the Site derives its vehicular access. Robey Road is classified as a two-lane Neighborhood Connector in the *Complete Streets Design Guide*, with a 70-foot-wide right-of-way (ROW). Gateshead Manor Way, the secondary frontage, is accessed from the main school building via a pedestrian path. Gateshead Manor Drive is also designated as a Neighborhood Connector and similarly contains a 70-foot ROW. The current ROW dedication is adequate to support both roads, and additional dedication is not necessary.

The 2018 *Bicycle Master Plan* recommends a 10-foot-wide sidepath along Robey Road opposite the Subject Property. The facility currently exists along the entirety of Robey Road from Briggs Chaney Road to Greencastle Road. No additional bicycle facilities are recommended for Robey Road. On Gateshead Manor Drive, protected/buffered bike lanes are suggested. This facility is not proposed with this application; it is recommended to be built by MCPS in coordination with MCDOT and Planning Staff at some point in the future.

Access, Circulation and Parking

This proposal is limited to a new extension of the existing school building, which will impact overall access and circulation to the Site. There are four existing access points to the school site. The easternmost access points serve as pick-up/drop-off locations for parents and provide access to faculty parking. The westernmost entrance serves as a school bus loop. MCPS is consolidating access

to the easternmost egress and ingress point, eliminating the need for the school bus loop. Eliminating the westernmost curb cut will reduce vehicular conflict with pedestrians and bicyclists and lengthen the parent queue to keep vehicles from backing out onto Robey Road.

Pedestrian access will be improved by adding a 6-foot sidewalk along the Subject Property's frontage. Outside of Robey Road and the pedestrian path to Gateshead Manor, the Site is hemmed in on the eastern and southern faces by stream valleys and forests.

MCPS should coordinate with MCDOT to improve pedestrian safety and access to the school from the opposite side of Robey Road. One mid-block crossing exists from the existing curb cut to the pick-up/drop-off turnaround. Planning Staff recommend the removal of the current curb cut for the mid-block crossing and relocating it closer to the new driveway entrance. Additionally, Staff recommends that MCPS work with MCDOT on including a raised crosswalk at this location and across the new driveway entrance.



Figure 6: Intersection of Bus Loop Entrance/exits and Robey Road

Similarly, MCPS should explore options to reduce the width of the vehicular access point to the school.

No designated bicycle facilities are proposed with this application. MCPS is recommended to work with MCDOT to implement separated bicycle lanes and an 11 foot-wide sidepath along the frontage of Gateshead Manor Drive as proposed in the 2018 *Bicycle Master Plan*. A pedestrian connection to this future facility currently exists and should be improved to accommodate bicycle access. Additionally, while public schools are exempt from bicycle parking requirements, such parking is still recommended. Short term bike parking is recommended at a rate of 0.05 per student and long-term bike parking at 0.10 per employee based on bicycle parking rates for private educational institutions in Section 6.2.4 of the County Code.

Vehicular parking for the proposal is adequate as proposed. 17 additional parking spots are planned for the Site, increasing the total from 87 to 104.

Transportation Impact Study Methodology and Findings

Based on the County's Subdivision Staging Policy, Yellow Policy Areas are subject to Critical Lane Volume ("CLV") Level of Service standards for intersections with a CLV of 1,350 or less. Additionally, the Highway Capacity Manual ("HCM") delay-based Level of Service is recommended for intersections with a CLV above 1,350. The intersections of Briggs Chaney Road and Robey Road, Robey Road and Greencastle Road, and Robey Road and four existing school access points were studied in February 2023. Robey and Briggs Chaney Roads is the closest intersection to the Subject Property, followed by Robey and Greencastle Roads to the east. Robey and Briggs Chaney Roads contain a stop-controlled intersection. At the time of the intersection analysis, the intersection was undergoing signalization. Robey and Greencastle Roads is being maintained as a stop-controlled intersection. A traffic signal warrant analysis was completed for the Robey/Greencastle intersection; it was found that signalization is not warranted based on existing conditions for 8-hour volume warrants. However, the Applicant should work with the Montgomery County Department of Transportation ("MCDOT") to study the feasibility of adding a pedestrian hybrid beacon or HAWK beacon at the existing mid-block crosswalk.

Pedestrian and Bicycle System Adequacy

As the Subject Property is located in a Yellow Policy Area with a projected generation of 200-349 peak hour person trips, the system adequacy test for pedestrians is limited to a 500-foot distance from the site. In relation to the Pedestrian Level of Comfort ("PLOC") within the 500-foot study area boundary, existing sidewalks were found to be somewhat comfortable to very comfortable in certain sections. A PLOC of somewhat comfortable was assigned to the sidepath on the opposite side of Robey Road, while segments of the sidewalk along the school's frontage range from somewhat comfortable to very comfortable. The only segment rated as uncomfortable is the Briggs Chaney/Robey intersection. However, a new traffic signal was recently installed at the intersection. At the commencement of the study, the signal was under construction and not operational. Furthermore, faded or missing

crosswalks were found to existing, although many are located off-site. Faded crosswalks are extant along the frontage of the Subject Property

Low levels of bicycle stress vary along Robey Road. A sidepath exists along the northern side of Robey Road from Briggs Chaney Road to Greencastle Road, resulting in a low level of traffic stress (“LTS”). Consequently, the southern portion of Robey Road, of which the site fronts, has a moderate to high LTS. No shared-use paths exist on the south side of Robey Road, resulting in a higher LTS. As discussed above, no additional bicycle infrastructure is recommended for Robey Road via applicable master plans. Other areas of moderate to high LTS include the Briggs Chaney and Robey Road intersection. A sidepath exists along the western side of Briggs Chaney Road, while the eastern side contains no bicycle facilities. The *Bicycle Master Plan* recommends a sidepath on the east side of Briggs Chaney Road, which is not proposed as part of this application.

Transit System Adequacy

At present, three bus routes operate on and around the Subject Property, including two Montgomery County Ride On routes and one Metrobus route. The Z8, Ride On Route 21, and Ride On Route 39 all operate during the weekday. Apart from the Z8, which has a much larger hours of operation, the Route 21 and Route 39 only operate during AM and PM peak hour periods. Of these three routes, only the Z8 has shorter headways (17 minutes during peak hours, 30 minutes during non-peak hours) compared to 35 minutes for the Route 39 and 45 minutes for the Route 21. The adequacy of the transit system is determined by the number of bus shelters within an approximate distance from the site. For Yellow Policy Areas, two shelters are required within 1,300 feet of the Subject Property. 19 transit stops exists within the study area. One shelter is located along the south face of Castle Boulevard, just east of Briggs Chaney Road intersection. There are two uncovered transit stops on Robey Road in front and across from the subject property. Although not a condition of this application, the Applicant should coordinate with the Montgomery County Department of Transportation (“MCDOT”) on the feasibility of providing a shelter at one or both of the Robey Road bus stops.

Land Use	Size	AM Peak Hour Person Trips			PM Peak Hour Person Trips			ADT
		In	Out	Total	In	Out	Total	
Current School Capacity	582 students	236	201	437	121	141	262	1321
Future School Capacity	705 students	286	243	529	146	171	317	1600
New Additional ITE Trips		50	42	92	25	30	55	279

Adjusted Vehicle Trips by Policy Area (Yellow)	49	41	89	24	29	53	
Total Person Trips			120			72	
Auto Passenger Trips			23			14	
Transit Trips			3			2	
Non-Motorized Trips			5			3	

*Trip generation rates are based on the ITE Trip Generation Manual, 10th Edition and adjusted as detailed in the 2022 LATR guidelines. Figures are rounded to nearest whole number. Source: The Traffic Group Traffic Impact Analysis submitted on June 8th, 2023.

Environment

The Application is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code) under Section 22A-4(d) as a project by “a government entity subject to a mandatory referral on a tract of land 40,000 square feet or larger...” The Site included in the Application is 11.9 acres in size, with an address of 13611 Robey Road, Silver Spring.

Environmental Guidelines

A Forest Conservation Exemption Request #42023215E, which was approved by Staff on July 10, 2023. Even though there are streams and environmental buffer on the property, no streams or environmental buffers are affected by this Project.

The Site is within the Little Paint Branch watershed, a Use I designation.

Forest Conservation

This project is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(T1), because the activity is a modification to a (1) non-residential property with; (A) no more than a total of 5,000 square feet of existing forest cleared at one time or cumulatively; (B) the modification does not result in the cutting, clearing, or grading of any forest in a stream buffer or any forest on a property located in a special protection area which must submit a water quality plan; (C) the modification does not require approval of a preliminary plan, administrative subdivision plan, or conditional use/special exception; (D) the modification does not increase the developed area by more than 50 percent, and any existing principal building, as defined in Chapter 59, is retained; and (E) the pending development application does not propose any residential uses. No disturbance is proposed in the forested areas on the property.

Staff confirmed an exemption request for a Simplified Natural Resource Inventory/Forest Stand Delineation (NRI/FSD No. 42023215E) on July 10, 2023.

Stormwater Management

The Montgomery County Department of Permitting Services (DPS) is currently reviewing a stormwater management concept plan for this proposal. The stormwater management plan includes planter box microbioretention areas and enhanced microbioretention facilities to serve the proposed building additions and new paved areas. Existing stormwater management facilities on site will be retained.

Sustainability

The project is not required to be registered for Leadership in Energy & Environmental Design (LEED) certification through the United States Green Building Council (USGBC). However, the addition will be designed in accordance with the 2014 MCPS Environmental Sustainability Management Plan. By following the principles listed within this plan, MCPS facilities aim to reduce impact on the natural world, provide healthy learning and working environments for the students and/or community, conserve operational costs, and serve as a teaching tool for the future leaders of the County. Sustainable aspects of the project include, but are not limited to:

- Following construction indoor Air Quality Management Plan and using low-emitting building materials to promote a healthy learning environment;
- Enveloping design with thermally efficient materials for energy conservation;
- Using highly reflective roof surfaces to reduce heat gain in the building and lessen HVAC requirements;
- Maximizing daylight in classrooms;
- Providing occupant control of lighting and HVAC within the addition to increase occupant comfort level;
- Installing water-conserving and low-flow plumbing fixtures;
- Selecting recycled and regionally manufactured products;
- Providing acoustical separation between different classroom types using acoustically rated assemblies;
- Designing the site to reduce stormwater runoff and maintain water quality standard;
- Mechanical equipment and domestic water heating systems will exceed the energy efficiency requirements of the current International Energy Conservation Code;
- LED lighting technology will be utilized to provide lighting levels in accordance with the Illuminating Engineering Society of North America (IESNA) recommendations and reduce

lighting energy consumption below current International Energy Conservation Code requirements;

- Selective replacement of existing HVAC units to improve overall building efficiency; and
- Minimization of background noise from HVAC equipment within classrooms and reducing the reverberation for better classroom environments through appropriate selection of sound absorbing materials.

SECTION 5:

COMMUNITY OUTREACH

After staff accepted the Mandatory Referral for review, local civic and homeowners' associations and other interested parties of this proposal were notified of the application. As of the date of this report, staff has received no requests for information or correspondence on the proposal.

Additionally, the Applicant held the following public meetings:

- November 1, 2022 Community Meeting #1 Presentation
- November 16, 2022 Community Meeting #2 Presentation

SECTION 6:

CONCLUSION

Based on information provided by the Applicant and the analysis contained in this report, Planning Staff concludes that the proposed addition is well-designed and is well suited for its intended purpose. The new school addition will become an attractive focal point for the community.

Staff recommends approval of the Mandatory Referral with the recommendations listed above and recommends this be transmitted to Montgomery County Public Schools.

SECTION 7:

Attachment A: Mandatory Referral Plan

Attachment B: MCDOT Letter

Attachment A

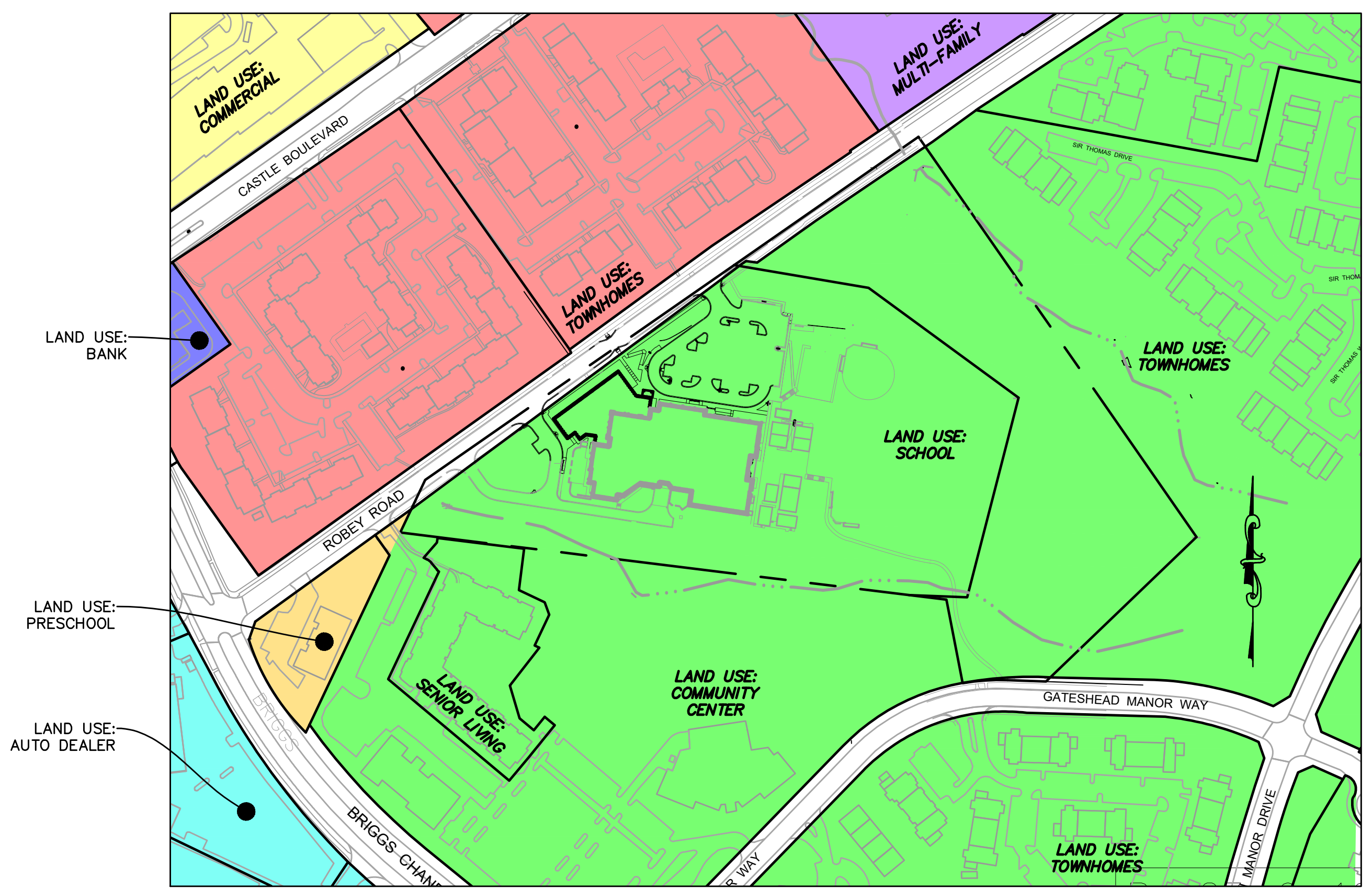
MANDATORY REFERRAL: MR2024001

MONTGOMERY COUNTY PUBLIC SCHOOLS

GREENCASTLE ELEMENTARY SCHOOL

GENERAL NOTES:

1. TOPOGRAPHIC AND BOUNDARY INFORMATION BASED ON FIELD SURVEY PERFORMED BY MERIDIAN SURVEYS, INC., DATED FEBRUARY 5, 2013. TITLE SEARCH WAS FURNISHED BY ANDREW R. SILVER & ASSOCIATES, INC. AND SUPPLEMENTED BY SURVEY PERFORMED BY MERIDIAN SURVEYS DATED NOVEMBER 2020.
2. THE HORIZONTAL DATUM OF THIS SURVEY IS MARYLAND STATE PLANE (NAD83-11) UTILIZING WSSC TRAVERSE NO. 20543, EL. 315.75. VERTICAL DATUM IS BASED ONWSSC (NGVD29).
3. THE LOCATION OF UTILITIES IS TAKEN FROM ABOVE GROUND IMPROVEMENTS AND FIELD LOCATED. INVERT ELEVATIONS HAVE BEEN OBTAINED WHERE ACCESS WAS AVAILABLE. ALL CONTRACTORS MUST CALL "MISS UTILITY" AT 1-800-257-7777 48 HOURS PRIOR TO ANY DESIGN, CONSTRUCTION OR EXCAVATION OF THE SITE.
4. BENCH MARKS:
 BENCHMARK #1-- N 514815.2413 E 1328343.6669 ELEV 369.67. LEFT FRONT CORNER CATCH BASIN, APPROXIMATELY 500' NORTHEAST OF INTERSECTION BRIGGS CHANEY ROAD, SOUTHEAST SIDE OF ROBEY ROAD.
 BENCHMARK #2-- N 515082.1821 E 1328718.1714 ELEV 361.14. LEFT FRONT CORNER OF CATCH BASIN, 1000' NORTHEAST OF BRIGGS CHANEY ROAD, SOUTHEAST SIDE OF ROBEY ROAD.
 BENCHMARK #3-- N 515277.8513 E 1328992.5717 ELEV 354.17. LEFT FRONT CORNER OF CATCH BASIN, 1500' NORTHEAST OF BRIGGS CHANEY ROAD, SOUTHEAST SIDE OF ROBEY ROAD.
5. PROPERTY IS KNOWN AS PARCEL P658 & P686.
6. THIS PROPERTY APPEARS ON TAX MAP KR562, AND IS CURRENTLY ZONED R-30 AND IS IN ELECTION DISTRICT NO. 05. WSSC 200' SHEET 218NE04.
7. NRCS WEB SOIL SURVEY IDENTIFIES SOILS AT THIS SITE AS GLENELG SILT LOAM (HSG-'B') AND BRINKLOW-BLOCKTOWN CHANNERY SILT LOAM (HSG-'C').
8. ALL PROPOSED WORK IS OUTSIDE THE MAPPED FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 24031C03800, DATED SEPT. 29, 2006.



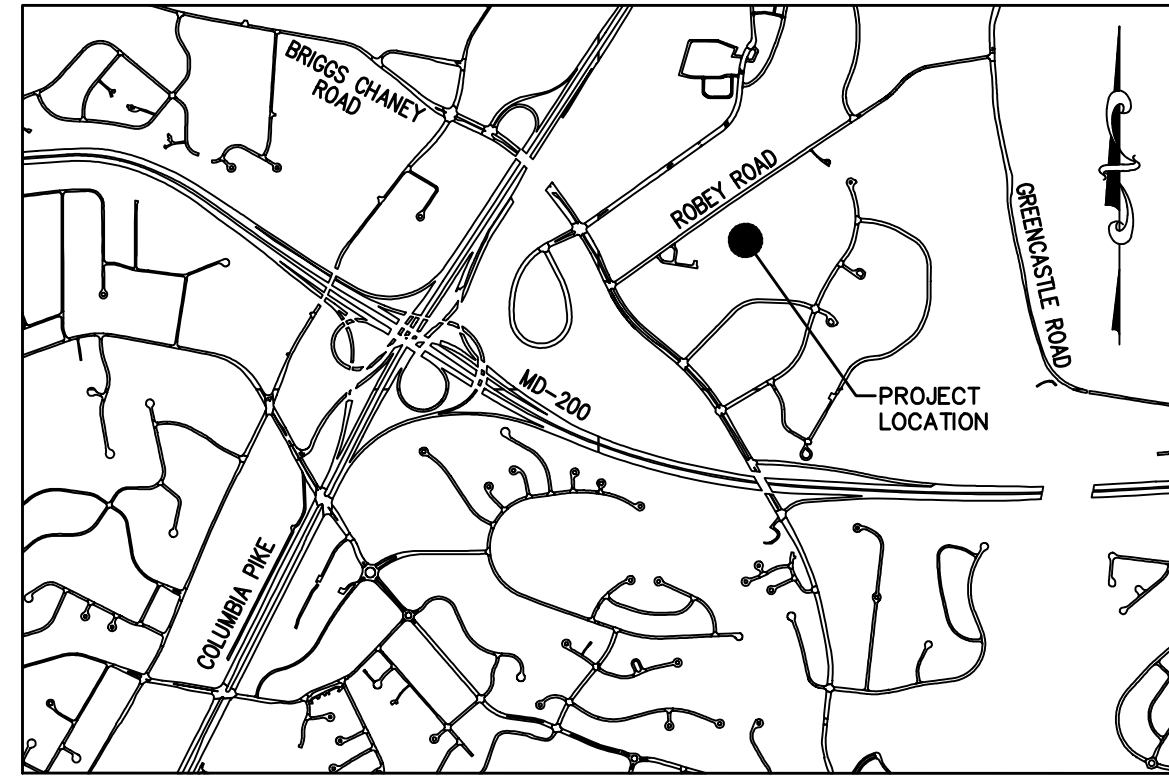
1 LOCAL AREA MAP
SCALE: 1"=200'

ZONING LEGEND

[Red]	R-20
[Green]	R-30
[Purple]	R-90
[Orange]	RT
[Blue]	CRN
[Yellow]	GRT
[Cyan]	GR

LEGEND

[Solid Line]	EXISTING PAVEMENT
[Dashed Line]	EXISTING BUILDING
[Dotted Line]	EXISTING PARCEL BOUNDARIES



2 VICINITY MAP
SCALE: 1"=2000'

MANDATORY REFERRAL SHEET INDEX

SHEET	SHEET NAME	SHEET NUMBER
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C8.01	CIRCULATION EXHIBIT	5
C8.02	TURNING MOVEMENTS	6
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L0.2	SIMPLIFIED NRI/FSD EXEMPTION PLAN	8
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PROPERTY ADDRESS
13611 ROBEY ROAD
SILVER SPRING, MD 20904

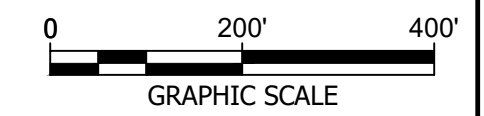
OWNER:
MONTGOMERY COUNTY PUBLIC SCHOOLS
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ROCKVILLE, MD 20850
c/o DANIEL LEE, PROJECT MANAGER
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DANIEL_L_LEE@MCPSPMD.ORG

ADDITIONS AND RENOVATIONS FOR:
GREENCASTLE ELEMENTARY SCHOOL
 MONTGOMERY COUNTY PUBLIC SCHOOLS
 13611 ROBEY ROAD
 SILVER SPRING, MARYLAND 20904

ISSUE

REV	DATE	DESCRIPTION
	06/05/23	SD STATE IAC SUBMISSION
	06/12/23	DD PRICING SET
	07/21/23	MANDATORY REFERRAL
	09/27/23	DD IAC SET
	10/06/23	SD IAC SUBMISSION

PROJECT NO.: 22-024
DATE: 10/16/23
MANDATORY REFERRAL COVER SHEET



C-0.2

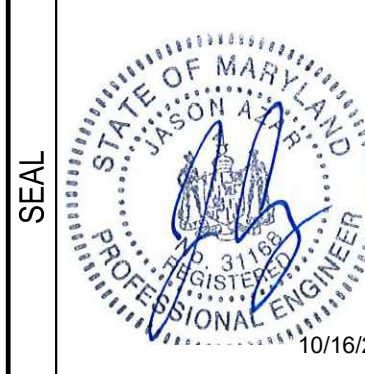
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TEL: 301-528-2000
www.clarkazar.com
A Woman Owned Small Business

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE No. 31168
 EXPIRATION DATE 01/22/2025



MANDATORY REFERRAL: MR2024001
 TAX MAP GRID: KR52
 WSSC GRID: 218NE04

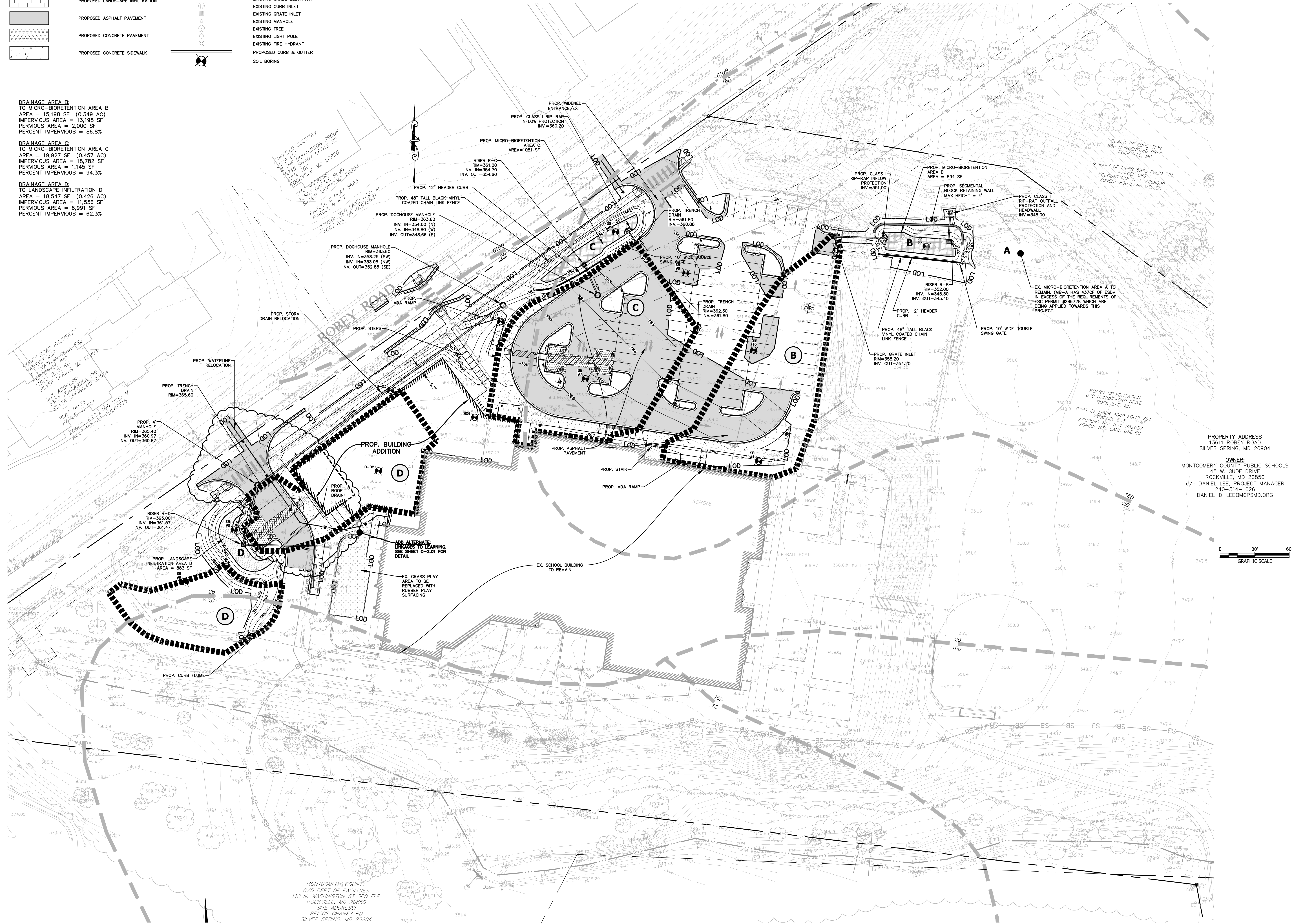
LEGEND

	EXISTING DRAINAGE DIVIDE		EXISTING CURB
	PROPOSED DRAINAGE AREA		EXISTING PROPERTY LINE
	PROPOSED STORM DRAIN		EXISTING EDGE OF PAVEMENT
	PROPOSED MICRO-BIORETENTION AREA		EXISTING BUILDING
	PROPOSED LANDSCAPE INFILTRATION		LIMITS OF DISTURBANCE
	PROPOSED ASPHALT PAVEMENT		EXISTING TREE LINE
	PROPOSED CONCRETE PAVEMENT		EXISTING GRADE ELEVATION
	PROPOSED CONCRETE SIDEWALK		EXISTING CURB INLET
			EXISTING GRATE INLET
			EXISTING MANHOLE
			EXISTING TREE
			EXISTING LIGHT POLE
			EXISTING FIRE HYDRANT
			PROPOSED CURB & GUTTER
			SOIL BORING

DRAINAGE AREA B:
TO MICRO-BIORETENTION AREA B
AREA = 15,198 SF (0.349 AC)
IMPERVIOUS AREA = 13,198 SF
PERVIOUS AREA = 2,000 SF
PERCENT IMPERVIOUS = 86.8%

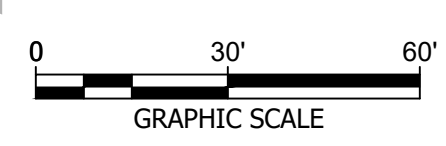
DRAINAGE AREA C:
TO MICRO-BIORETENTION AREA C
AREA = 19,927 SF (0.457 AC)
IMPERVIOUS AREA = 18,782 SF
PERVIOUS AREA = 1,145 SF
PERCENT IMPERVIOUS = 94.3%

DRAINAGE AREA D:
TO LANDSCAPE INFILTRATION D
AREA = 18,547 SF (0.426 AC)
IMPERVIOUS AREA = 11,556 SF
PERVIOUS AREA = 6,991 SF
PERCENT IMPERVIOUS = 62.3%



PROPERTY ADDRESS
13611 ROBEY ROAD
SILVER SPRING, MD 20904

OWNER:
MONTGOMERY COUNTY PUBLIC SCHOOLS
45 W. GUDE DRIVE
ROCKVILLE, MD 20850
c/o DANIEL LEE, PROJECT MANAGER
240-314-1026
DANIEL_D_LEE@MCPSPD.ORG



MONTGOMERY COUNTY
C/O DEPT OF FACILITIES
110 N. WASHINGTON ST 3RD FLR
ROCKVILLE, MD 20850
SITE ADDRESS:
BRIGGS CHANEY RD
SILVER SPRING, MD 20904

Proffitt & Assoc.
ARCHITECTS

48 SOUTH CARROLL STREET
FREDERICK, MARYLAND 21701
PHONE (301) 662-8532
FAX (301) 662-4192
info@proffittandassociates.com

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LICENSE No. 31168
EXPIRATION DATE 01/12/2025

SEAL

STATE OF MARYLAND
PROFESSIONAL ENGINEERS

10/16/23

MANDATORY REFERRAL: MR2024001
TAX MAP GRID: KR52
WSSC GRID: 218NE04

GREENCASTLE ES ADDITION
MONTGOMERY COUNTY PUBLIC SCHOOLS
13611 ROBEY ROAD
SILVER SPRING, MARYLAND 20904

REV	DATE	DESCRIPTION
06/05/23		SD STATE INC SUBMISSION
06/12/23		DD PRICING SET
10/16/23		MANDATORY REFERRAL

PROJECT NO: 22-024
DATE: 10/16/23
STORMWATER MANAGEMENT PLAN

C3.0

Attachment B



OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich
County Executive

Christopher R. Conklin
Director

October 25, 2023

Mr. Joshua Penn, Planner Coordinator
UpCounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reddie Drive
Wheaton, Maryland 20902

RE: Mandatory Referral No. MR2024001
Greencastle ES Addition

Dear Mr. Penn:

This letter replaces MCDOT's Mandatory Referral Plan letter dated September 20, 2023.

We have completed our review of the Mandatory Referral Plan dated August 25, 2023. Based on our review, we have the following comments:

Significant Comments

1. Robey Road is classified as a Neighborhood Connector with 2 travel lanes. The minimum right-of-way (ROW) of Robey Road per the Master Plan of Highways and Transitways is 70-feet. The existing ROW on Robey Road per plat #8444 is 70-feet. Thus, additional dedication is not required.
2. The TIS was reviewed and approved in the DOT letter dated September 20, 2023.
3. The applicant shall be responsible to widen the sidewalk to 6-foot-wide along the entire property frontage on Robey Road. Provide transitions to existing sidewalks to the north and south.
4. Revise the access points by making them at-grade with the sidewalk instead of implementing the proposed ADA ramps. Additionally, incorporate driveway aprons in the design.
5. Reduce the radii for ingress/egress point of the proposed accesses.
6. Install curb extensions with receiving ramps to the existing mid-block crossing to shorten the crossing distance and enhance pedestrian safety.
7. In order to promote pedestrian safety, we suggest that MCPS undertake a feasibility study to determine the potential for installing a pedestrian hybrid beacon or HAWK beacon at the existing mid-block crossing.

Plan Review Comments

1. **Storm Drain Analysis:**
 - a. If any portion of the subject site drains to an existing storm drain system maintained by Montgomery County, submit storm drain and/or flood plain studies, with computations, for review and approval by Department of Permitting Services (DPS) at or before the Permit Stage. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development ten (10) year storm runoff on same. If the proposed subdivision drains to an existing closed section street, include spread computations in the impact analysis.
 - b. The limits of the floodplain and the building restriction lines are to be shown on the plan where applicable. The floodplain is to be dimensioned from the property line.
2. Submit a completed, executed MCDOT Sight Distances Evaluation certification form, for all existing and proposed site entrances onto County-maintained roads, for our review and approval by Department of Permitting Services (DPS) at or before the Permit Stage. Profile of all intersection and driveways should meet sight distance requirements. If the sight distance cannot be met, the location of the driveway will be required to be moved to meet the requirement.
3. If you have any pedestrian safety concerns at Greencastle Elementary School, please contact Ms. Nima Upadhyay of our Division of Traffic Engineering at nima.upadhyay@montgomerycountymd.gov.
4. Upgrade pedestrian facilities as necessary at adjacent intersections to comply with current ADA standards.
5. 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.
6. Forest Conservation Easements are not allowed to overlap any easement.
7. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
8. 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. Sidewalks and handicap ramps, storm drainage and appurtenances, and street trees along Robey 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

Mr. Joshua Penn
Mandatory Referral No. MR2024001
October 25, 2021
Page 3

DPS.

If you have any questions or comments regarding this letter, please contact myself for this project, at (240) 777-7170 or at brenda.pardo@montgomerycountymd.gov.

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\Mandatory Referral\MR2024001 Greencastle ES Addition\Letters\MR2024001-Greencastle ES Addition-Rev 1_10.25.23](#)

cc:e: Correspondence folder FY 2024

Atiq Panjshiri
Sam Farhadi
Mark Terry
John Hoobler
Rebecca Torma

MCDPS RWPR
MCDPS RWPR
MCDOT DTEO
MCDOT DTEO
MCDOT OTP