

ATTACHMENT B - AGENCY APPROVAL LETTERS



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

September 16, 2024

Mr. Kyle Walker, PE
Soltesz
2 Research Place, Suite 100
Rockville, MD 20850

Re: **SITE DEVELOPMENT STORMWATER
MANAGEMENT PLAN** Request for ELP
Bethesda at Rock Spring
Project Phase: Phase 2
Site Plan No. 820240130
Preliminary Plan #: 120210040
SM File #: 286375
Tract Size/Zone: 33.6 Acres/CRF-1.5
Total Concept Area: 440,968 sf/10.12 Ac.
Parcel(s): N737
Watershed: Cabin John Creek/Class I
Redevelopment: Yes

Dear Mr. Walker:

Based on a review by the Department of Permitting Services Review Staff, the Site Development Stormwater Management Plan for **Phase 2** of the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via micro-bioretenion and green roof.

The following items will need to be addressed during the final stormwater management design 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 for illustrative purposes 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.

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**.



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

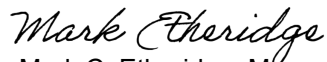
ATTACHMENT B - AGENCY APPROVAL LETTERS

Mr. Kyle Walker, PE
September 16, 2024
Page 2 of 2

This letter must appear on the final stormwater management design 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 C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: scm

cc: N. Braunstein
SM File # 286375

ESD: Required/Provided 43,865 cf / 44,016 cf
PE: Target/Achieved: 1.80"/1.81"
(Includes Excess ESDv PH 1A, 1B: 1,729 CF)
STRUCTURAL: 0 cf
WAIVED: 0 ac.

ATTACHMENT B - AGENCY APPROVAL LETTERS



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

Scott Bruton
Director

September 27, 2024

Mr. Parker Smith
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: ELP Bethesda at Rock Spring Phase 2
Site Plan # 820240130

Dear Mr. Smith:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval. Fifteen percent (15%) of the independent living units must be provided as moderately priced dwelling units (MPDUs) and must comply with the requirements of 25A and related regulations. The bedroom mix of MPDUs must match the ratio that market-rate bedrooms bear to the total number of market-rate units. The final MPDU bedroom mix, unit layouts, and locations will be determined at the Agreement to Build stage.

The applicant should also continue to work with DHCA to determine how to maintain affordability of the MPDUs for MPDU participants.

Sincerely,

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

montgomerycountymd.gov/311



240-773-3556 TTY

ATTACHMENT B - AGENCY APPROVAL LETTERS



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

May 23, 2024

Mr. Kyle Walker, PE
Soltesz
2 Research Place, Suite 100
Rockville, Maryland 20850

Revision to **SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN**
Request for ELP Bethesda/The Grandview
Project Phase: 1B
Preliminary Plan #: 120210040
Site Plan #: 82022012A
SM File #: 286375
Tract Size/Zone: 33.68 acres/CRF-1.5
Total Concept Area: 8,987 sq ft/0.21 Acres
Parcel(s): N737
Watershed: Cabin John Creek
Redevelopment (Yes/No): Yes

Dear Mr. Walker:

Based on a review by the Department of Permitting Services Review Staff, the **revised** Site Development Stormwater Management Plan for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via micro-bioretenion. This revision proposes to move the marketing center from Phase 1B to Phase 2. It provides a surplus ESD volume of 1,729 cubic feet which may be used to meet the target ESD volume for future phases.

The following items will need to be addressed during the final stormwater management design 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 for 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.
5. **This approval supersedes the approval letter dated January 7, 2022.**



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www.montgomerycountymd.gov/permittingservices

ATTACHMENT B - AGENCY APPROVAL LETTERS

Mr. Kyle Walker, PE

May 23, 2024

Page 2 of 2

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 final stormwater management design 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 C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: scm

cc: N. Braunstein
SM File # 286375

ESD: Required/Provided 46,222 cf / 47,951 cf
PE: Target/Achieved: 1.80"/1.87"
STRUCTURAL: 0 cf
WAIVED: 0 ac.

DPS-ROW CONDITIONS OF APPROVAL

June 10, 2024

820240130 ELP Bethesda at Rock Spring Phase 2

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-SITE-820240130-C.102.pdf V4” uploaded on/ dated **“5/8/2024”** and

The following needs to be addressed prior to the certification of site plan:

1. All frontage improvements need to be per 820210190 and ROW permits 384655 and 393076.
2. Please coordinate with MCDOT-Transit Andy Wexler at andrew.wexler@montgomerycountymd.gov to ensure of pedestrian or bicycle connections to the existing bus stops that abut the site.

ATTACHMENT B - AGENCY APPROVAL LETTERS



Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 26-Sep-24
TO: Keely Laretti
Soltész, Inc
FROM: Marie LaBaw
RE: ELP Bethesda Phase 2
820240130 (see 120210040 820210190 820220120)

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **26-Sep-24** .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 to be processed prior to occupancy *****



August 21, 2024

S. Marie LaBaw, PhD, PE
Fire Department Access and Water Supply
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, MD 20850

Re: ELP Bethesda at Rock Spring Phase 2 - Performance Based Design Review
Site Plan #820240130

Dear Marie,

On behalf of our client, ELP Bethesda c/o Erickson Living Management LLC, we are requesting the review and approval of a site plan performance-based design in conjunction with a proposed assisted living development on the property described below. Previously a preliminary plan fire access review was done for this property and layout.

The subject property is approximately 33.64 net lot acres and is bounded by Route I-270 spur and highway to the west, Fernwood Drive to the north and east, and a hotel and office property to the south. The property is currently developed with a senior living building and garage approved for Phase 1A of the property. Previously a preliminary plan for the entire site was approved and a site plan for Phase 1A and 1B of the property was approved and is now under construction. The project proposes to construct an assisted living development, including 1300 independent living units, 160-210 assisted living units, 30-50 skilled nursing units, 80,000 -130,000 indoor amenity space, and 5300 s.f. of retail. The heights of the buildings are proposed to range in height with a maximum height of 150 feet. The Central Internal Drive and plaza in front of Building RB 2.4 will primarily be fire access above a proposed parking garage. The remaining fire access drives will be on-grade. The current site plan review is for Phase 2 to construct RB 2.1, 2.2, 2.3, 2.4 and the underground garage and private Central Internal Drive now called Rock Spring Drive above.

As discussed and approved during the Preliminary Plan review of project #120210140, both Rock Spring Drive (previously Central Internal Drive) and the plaza to access the front door of Building RB 2.4 will meet the loading requirements of Admin interpretation 09-01 to support aerial operations for punching shear loads. Concrete paving, mountable curb, and asphalt paving will be designed to meet this requirement. The plaza space is bordered by planters and parking to designate fire access across the plaza to the front door of building RB 2.1. Since the plaza and drive provides access and support for 20 x 50' fire department paving for trucks and outriggers to 50' from the front doors of Buildings RB 2.1, RB 2.2, RB 2.3, RB 2.4 and the marketing center, as well as providing additional fire access along Fernwood Drive, Rock Spring Drive private, and fire department vehicular access, we believe that the performance based design in this case will provide adequate access for fire apparatus to these buildings. The concrete paving and curb will meet apparatus loading to be no less than 85,000 lbs at grade.

Finally, along Fernwood Road as previously approved, secondary fire access is being provided with operational bays spaced along the road to provide 20' x 50' of paving for fire department trucks and outriggers to set up in front of the center, mountable curb and concrete paving is proposed to expand the 16' drive to 20' wide. The concrete paving and curb will meet apparatus loading to be no less than 85,000 lbs at grade.

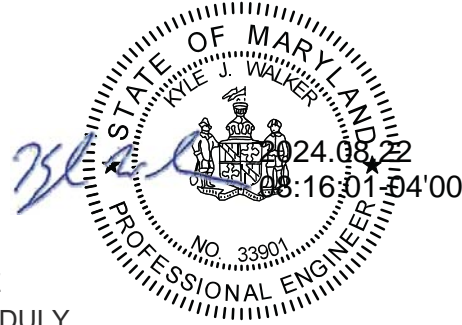
ATTACHMENT B - AGENCY APPROVAL LETTERS



Please contact us with questions or if you need additional information.

Sincerely,

Kyle Walker
Soltész, Inc.



PROFESSIONAL CERTIFICATION

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,

LICENSE NO. 33901, EXPIRATION DATE: 6/6/2026

FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, 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: SAC FM: 43 DATE: 9/26/2024

ATTACHMENT B - AGENCY APPROVAL LETTERS



MONTGOMERY COUNTY FIRE AND RESCUE SERVICE

Date: 07/23/2024

Fire Lane Establishment Order

Pursuant to Section 22-33, Montgomery County Code, 1971, as amended, you are hereby notified that a Fire Lane has been established as described in this order. You are hereby ordered to post fire lane signs and paint curbs/pavement as identified below. When signs or paint work has been completed, this order will authorize the enforcement of this Fire Lane by appropriate police or fire officials. Compliance with this order must be achieved within 30 days of receipt when any of the following conditions are met:

- One or more structures addressed from the subject road are occupied;
- The road or accessway is available for use and at least one building permit for an address on the subject road has been issued; or
- The road or accessway is necessary fire department access.

LOCATION: Rock Spring Drive (private)

Delineate all areas where indicated by signs and/or paint.

- SIGNS** -- (See attached diagram for location of sign placement)



(Red letters on white background)

Signs must be posted so that it is not possible to park a vehicle without being in sight of a sign. Signs may be no further apart than 100 feet.

- PAINT** -- (See attached diagram when painting is required)

Paint must be traffic yellow with lines of sufficient width to be readily identifiable/readable by motor vehicle operators.

Signature of Order Writer/I.D. #

Cc: Fire Code Enforcement Section
Attachment: Fire Lane Diagram

ATTACHMENT B - AGENCY APPROVAL LETTERS

FIRE LANE ESTABLISHMENT FORM

BUILDING OR SUBDIVISION NAME: ELP Bethesda at Rock Spring Ph. 2 RB 2.1, 2.2, 2.3, & 2.4

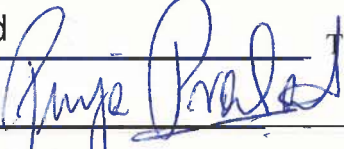
FIRE LANE LOCATION/ADDRESS: Rock Spring Drive (private)

See attached drawing for designated fire lanes:

I have received the drawing and instructions for installing the designated fire lanes on property not owned by state or local government.

NAME AND TITLE OF PROPERTY REPRESENTATIVE

NAME: Priya Prasad TITLE: Vice President - Development

SIGNATURE: 

PHONE: (410) 402-1743 DATE: 07/31/24

ADDRESS (where processed order will be mailed):

701 Maiden Choice Lane, Baltimore, MD 21228

The designated fire lanes are the minimum necessary for fire/rescue access and are in accordance with Section 22-33 of the Fire Safety Code.

NAME: _____ SIGNATURE: _____

STA.#: _____ I.D.#: _____ DATE: _____

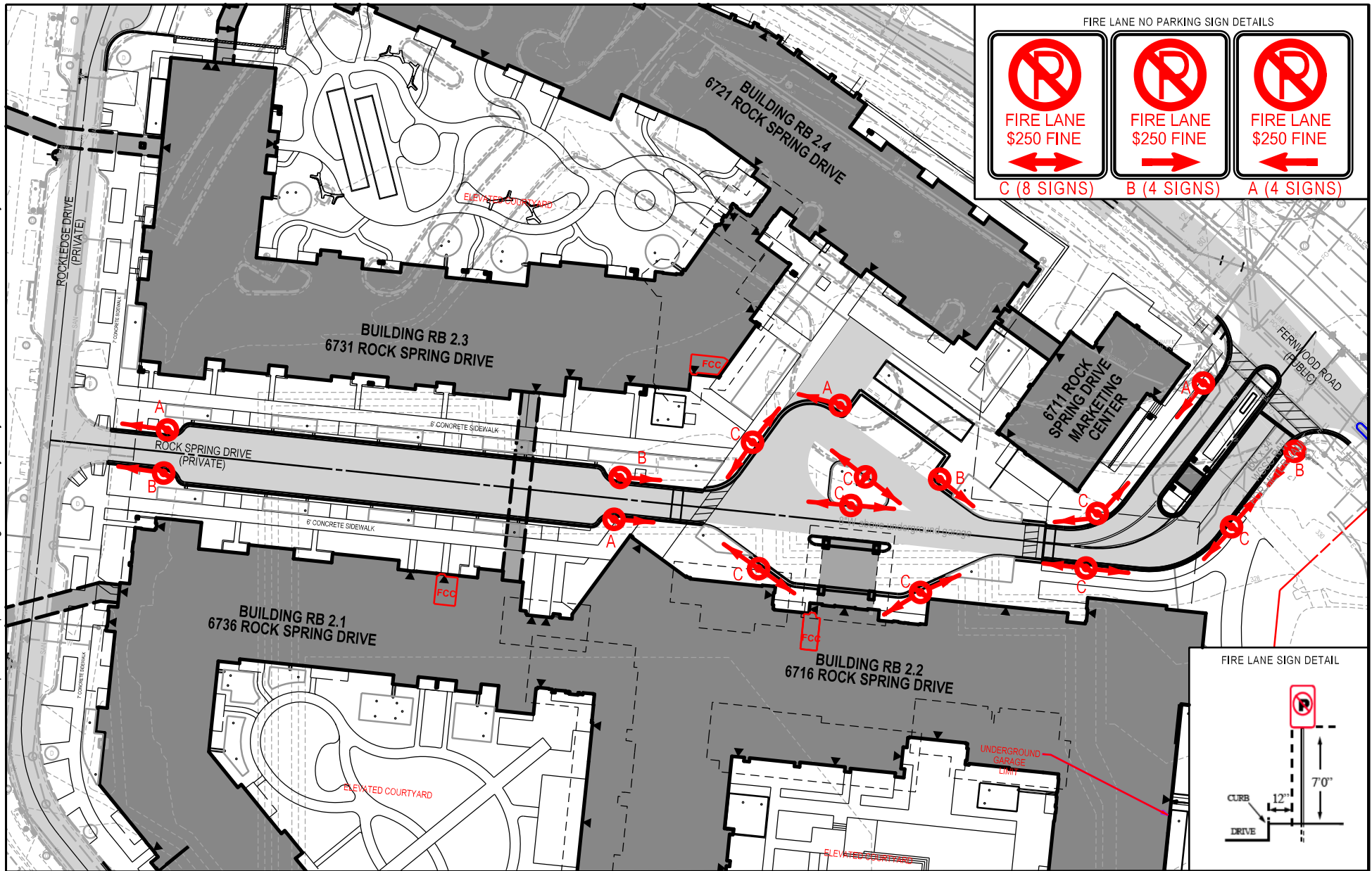
Comments: _____

Fire Lane Installed Per Order

NAME: _____ DATE: _____

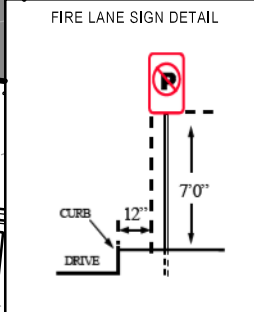
ATTACHMENT B - AGENCY APPROVAL LETTERS

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FIRE LANE NO PARKING SIGN DETAILS

FIRE LANE \$250 FINE	FIRE LANE \$250 FINE	FIRE LANE \$250 FINE
C (8 SIGNS)	B (4 SIGNS)	A (4 SIGNS)



FIRE LANE LEGEND

FIRE LANE SIGNS



SOLTESZ, INC.
 2 Research Place, Suite 100
 Rockville, MD 20850
 P.301.948.2750 F.301.948.9067
 www.solteszco.com

FIRE LANE SIGN PLAN
ELP BETHESDA AT ROCK SPRING PH.2
 7TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

JOB NO.	0693-04-00	SCALE	1"=80'	DATE	SEPT 2024	
					SHEET	1
					OF	1

ARCHITECT
Hord Coplan Macht, Inc.
700 E. Pratt St, Suite 1200
Baltimore, MD 21202
p. 410.837.7311 f. 410.837.6530

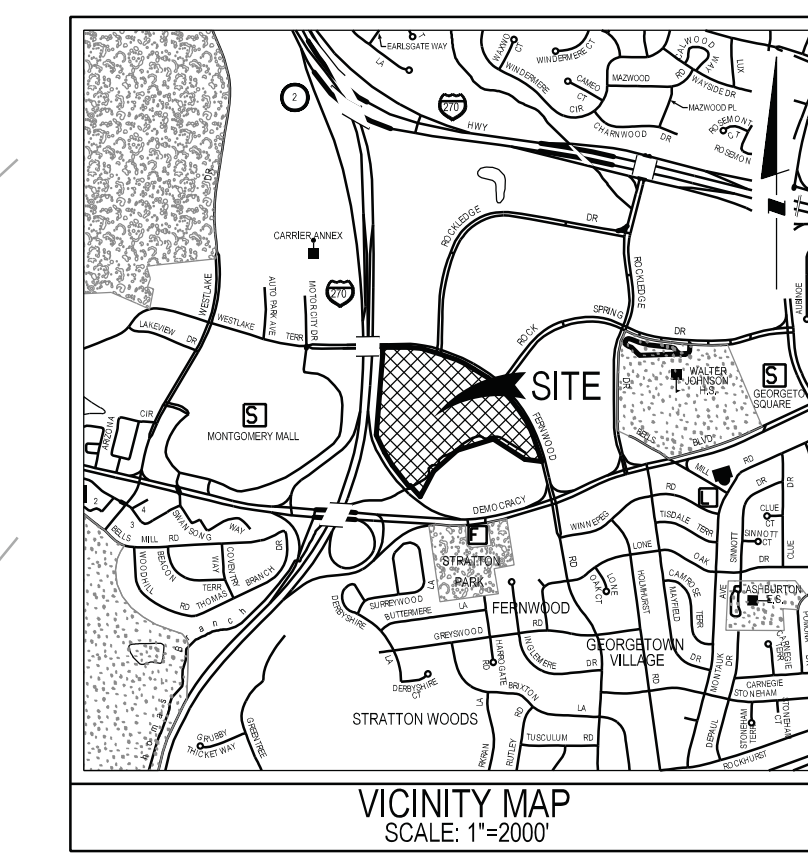
STRUCTURAL ENGINEER
SK&A
12455 Park Potomac Ave., Suite 300
Potomac, MD 20854
p. 301.881.1441 f. 703.893.4067

M/E/P ENGINEER
IMEG CORP.
7500 E. Orchard Rd., Suite 250-S
Greenwood Village, CO 80111
p. 303.796.6000 f. 303.796.6099

CIVIL ENGINEERS
Soltesz
2 Research Place, Suite 100
Rockville, MD 20850
p. 301.948.2750 f. 301.948.9067

LANDSCAPE ARCHITECT
Parker Rodriguez
101 North Union Street, Suite 320
Alexandria, VA 22314
p. 703.548.5010

CODE CONSULTING
Campbell Code Consulting
7834 Taggart Court
Elkridge, MD 21075
p. 410.259.1248



SCALE: 1"=60'



PLANNING DEPARTMENT USE ONLY (E-PLANS)
DWIGHT D EISENHOWER HIGHWAY (SPUR)
FORMERLY WASHINGTON NATIONAL PIKE
L 338 F 411, SUP. PLAT 19624

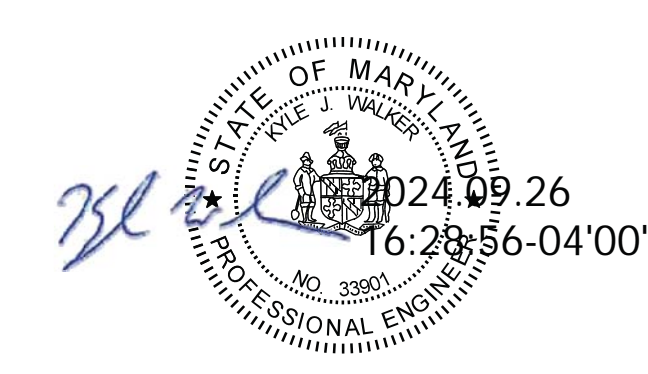
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ELP BETHESDA AT ROCK SPRING PHASE 2
6736 Rock Spring Drive
Bethesda, MD 20817



2 Research Place, Suite 100
Rockville, MD, 20850
P. 301.948.2750
F. 301.948.9067
www.solteszco.com



LEGEND

- FIRE ACCESS LANE - PHASE 1A
- FIRE ACCESS LANE - PHASE 2
- FIRE ACCESS LANE PHASE 2 ON ELEVATED DECK
- LOWEST LEVEL OF FIRE ACCESS, BUILDING HEIGHT MEASUREMENT POINT FOR FIRE ACCESS
- MC104.01 MOUNTABLE CURB
- OVERHEAD WALKWAY
- FLUSH CURB
- BUILDING EXIT
- EXISTING / PROPOSED FIRE HYDRANT
- EXISTING / PROPOSED ANNUCIATOR PANEL
- EXISTING / PROPOSED FIRE DEPARTMENT CONNECTION

NOTES:

- THIS EXHIBIT IS FOR FIRE COVERAGE ONLY.
- PER CODE, THE MINIMUM 20' FIRE ACCESS LANE HAS BEEN PROVIDED.
- MINIMUM 300' DISTANCE BETWEEN PROPOSED AND EXISTING FIRE HYDRANTS HAS BEEN PROVIDED.
- ELEVATED DECKS MUST MEET MCFRS APPARATUS LOADING FOR PUNCHING SHEAR LOADS TO MEET MCFRS INTERPRETATION 09-01
- FIRE ACCESSIBLE LANES ON GRADE OR ON DECK MUST MEET MCFRS APPARATUS LOADING TO BE NO LESS THAN 85,000 LBS OR MEET TERTIARY ROAD SUBGRADE.
- FIRE ACCESS AROUND EACH BUILDING WILL BE COMPLETED PRIOR TO OCCUPANCY. ALL ROADS WILL BE COMPLETED PRIOR TO OCCUPANCY OF BLDG 2.1. THE DROP OFF PLAZA WITH FIRE ACCESS TO BUILDINGS RB 2.3 AND 2.4 WILL BE CONSTRUCTED PRIOR TO OCCUPANCY OF BOTH BUILDINGS.

FIRE CODE ENFORCEMENT
Fire Department Access Review
Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, 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: SAC PM: 43 DATE: 9/26/2024

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 33901 EXPIRATION DATE: 6/6/2026

no.	date	revision
7		
8		
9		

Project Name
ELP BETHESDA AT ROCK SPRING PHASE 2
Project Number
0693-04-00
Date
9/26/2024
Scale
1" = 60'
FIRE ACCESS PLAN
Drawing

1 of 1
SITE PLAN