



MEMORANDUM

September 2, 2015

TO: Planning Commission

FROM: Nicole Walters, Planner II, CPDS *Nicole Walters*

SUBJECT: Briefing on Project Plan Application PJT2015-00005 (Amendment to Approved Exploratory Application for Planned Residential Unit PRU2005-00022 500 West Montgomery Avenue, also known as Chestnut Lodge Parcel "I", Block A

Background:

In accordance with Section 25.15.07.e. of the Zoning Ordinance, the applicant (JNP Chestnut Lodge LLC) submits the referenced project plan application: a proposal to amend previously approved Exploratory Application for Planned Residential Unit PRU2005-00022, which was approved by the Mayor and Council's adoption of Resolution No. 3-06 on February 6, 2006. With the adoption of the new Zoning Ordinance in 2009, the PRU for Chestnut Lodge became a Planned Development, zoned PD-CL (Planned Development-Chestnut Lodge), but subject to the PRU governing documents.

Planned Residential Unit Exploratory Application (PRU2005-00022), allowed for 44 residential dwelling units on the site, consisting of 36 new single family detached homes with detached garages; the rehabilitation and the reuse of the Little Lodge as a single family dwelling unit, the rehabilitation and conversion of the Main Lodge into seven multi-family units, and the reconstruction of the existing Icehouse as an accessory structure. Frieda's Cottage was conveyed to Peerless Rockville for use as a single family dwelling unit and the Historic District Commission approved the demolition of the Upper Cottage and reconstruction of the Icehouse as well as the Stable to used as an accessory to the Little Lodge. The development standards for the single family lots were to be consistent with the R-90 zone development standards with regards to the lot size, maximum lot coverage and minimum setback requirements.

The Planning Commission approved Detailed Application PRU2006-0022A, which was site plan approval allowing the construction of the new homes, rehabilitation of Historic Structures, and Off-Site Improvements. Several amendments to the approved development have occurred. On July 28, 2010, Major Site Plan Amendment Application STP2011-00048, was approved by the Planning

Planning Commission
Page 2
September 2, 2015

Commission to allow for Michael Harris Homes, (a.k.a Streetscape) to construct 22-30 smaller homes with revised designs and optional breezeways.

On September 15, 2010, the Planning Commission approved Major Site Plan Amendment Application STP2011-00056, to allow for the extension of time to complete the Ice house renovation/rehabilitation.

Background Specific to Parcel "T":

The Chestnut Lodge subdivision created Parcel I, which was to contain the rehabilitated Main Lodge building. The size of the property is 71,510 square feet and is zoned Planned Development-Chestnut Lodge (PD-CL) with a designated equivalent zone of RMD-15 (Residential Medium Density). The approved Concept Plan application, allowed for the rehabilitation and the conversion of the Main Lodge into seven multi-family dwelling units. (Exhibit 1).

In 2009, the Main Lodge was destroyed by fire. Parcel "T" has since been sold to a new developer. The applicant filed PAM2015-00082 on March 4, 2015. Subsequent to that, the applicant held the required pre-application area meeting on April 21, 2015; which was attended by 17 people. A Development Review Committee meeting (DRC) was held on April 23, 2015 as required, and a Historic District Commission Courtesy review (HDC2015-00745) was conducted on June 18, 2015. On June 25, 2015, Project Plan Amendment Application PJT2015-00005 was filed. As required by the zoning ordinance, the applicant held a Post Application Area Meeting on July 28, 2015, which was attended by 16 people, and met with the Development Review Committee on July 30, 2015.

Proposed Development:

The applicant (JNP Chestnut Lodge LLC) proposes the following modifications to the previously approved Planned Residential Unit PRU2005-00022: 1) approval of seven (7) townhouse units instead of seven multifamily units on the former Main Lodge property; 2) approval of the maximum height to not exceed 55 feet. The approved resolution only allowed for new buildings to be 41 feet tall, and the underlying zone for the proposed townhouse use (RMD-15) only allows for new buildings to be 40 feet tall. (Exhibit 2).

Amendment Process

In order to amend previously approved PRU2005-00022, via implementing the development modifications as requested, the project plan must be formally approved by the Mayor and Council following a recommendation by the Planning Commission. In accordance with Section 25.14.07.e.2 of the Zoning Ordinance –Procedure: Any proposal to amend Planned Development Governing Documents requires the filing of a project plan amendment application with the Chief of Planning. Such Application must comply with and will be processed in accordance with the requirements for a Project Plan as set forth in Article 7 of the Ordinance.

Planning Commission
Page 3
September 2, 2015

In accordance with Section 25.07.07.6. of the Ordinance, the Planning Commission will receive a briefing by the applicant on the requested project plan application on September 9, 2015, followed by a briefing to the Mayor and Council on September 21, 2015. The purpose of the briefings is for the applicant to inform officials about the proposal, including a project overview and review schedule.

Following the Mayor and Council briefing, the applicant is encouraged to make any revisions to the proposal as needed, pursuant to any comments received at the briefing sessions and area meetings. Such plan revisions will be made before the request is scheduled for consideration by the Planning Commission, at a regularly scheduled meeting. The Planning Commission must review the project plan application, as revised, at a public meeting and provide an opportunity for public comment. Given that the property is in a Historic District, the HDC will likely conduct a courtesy review of the proposal prior to the review.

After its review, the Commission shall prepare and transmit its comments and recommendation on the application to the Mayor and Council.

Following the Commission review, the project plan application will be scheduled for a public hearing by the Mayor and Council. It is at this stage the applicant is encourage to revise plans based on comments and recommendations received from the Planning Commission. In accordance with the information provided and testimony presented during the public hearing by the Mayor and Council, they are charged with making findings as required by Section 25.07.01.b.2. of the Zoning Ordinance, with regard to the final project plan application request. If directed by the Mayor and Council, the applicant must hold another area meeting and receive comments on the proposed plan. Upon hearing all such evidence from the public hearing and area meeting, if needed, the Mayor and Council will render a final decision on the proposed project plan via adoption of a resolution. If the application is approved, the Mayor and Council will establish a time period in which construction of the approved project plan must commence. The Planning Commission must approve a Site Plan for the site, and the HDC must approve the site and building design prior to the construction.

Attachments:

- Exhibit 1 A- Maps (Aerial photo and Zoning Map)
- Exhibit 2- Project Plan Application (PJT2015-00005)
- Exhibit 3- Approved Resolution No. 3-06



Case Number: PJT2015-00005 Address: 500 W. Montgomery Avenue Parcel "I"

Project Name: Proposed 7 townhouse units instead of 7 multifamily units





LEGEND - Zoning Districts

- | | |
|--|--|
| R-400 - Residential Estate | MXB - Mixed-Use Business |
| R-200 - Suburban Residential | MXC - Mixed-Use Commercial |
| R-150 - Low Density Residential | MXCD - Mixed-Use Corridor District |
| R-90 - Single Unit Detached Dwelling, Restricted Residential | MXE - Mixed-Use Employment |
| R-75 - Single Unit Detached Dwelling, Residential | MXNC - Mixed-Use Neighborhood Commercial |
| R-60 - Single Unit Detached Dwelling, Residential | MXT - Mixed-Use Transition |
| R-40 - Single Unit Semi-detached Dwelling, Residential | MXTD - Mixed-Use Transit District |
| RMD-10 - Residential Medium Density | PD - Planned Development |
| RMD-15 - Residential Medium Density | PARK - Park Zone |
| RMD-25 - Residential Medium Density | IL - Light Industrial |

Zoning Overlays

- Rockville city limits
- Clusters
- Historic Preservation Parcels
- Lincoln Park Conservation Overlay
- Planned Developments
- Town Center Performance District
- Twinbrook Metro Performance District
- Special Exceptions

PROJECT DESCRIPTION AND SCOPE OF WORK NARRATIVE
PROJECT PLAN AMENDMENT – CHESTNUT LODGE PARCEL “I”

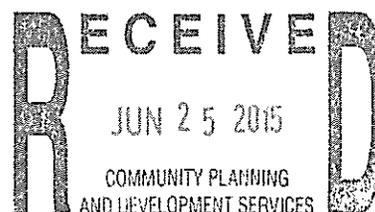
JNP Chestnut Lodge LLC (Applicant)
500 West Montgomery Avenue, Rockville

The subject property consists of 1.68 acres of land in the Planned Development-Chestnut Lodge (PD-CL) Zone (with a Designated Equivalent Zone of RMD-15) that is located at 500 West Montgomery Avenue, also known as Parcel “I”, Block A of the Chestnut Lodge Subdivision.

Background / Previous Approval

The property is currently improved with only an asphalt private driveway, but at one time was the site of the historic Main Lodge building at Chestnut Lodge. The original Chestnut Lodge Exploratory Application approval (PRU2005-00022) contemplated the rehabilitation and conversion of the historic Main Lodge structure into seven (7) multi-family luxury condominium units with an underground garage. The rehabilitation/conversion plan included an addition to the Main Lodge that would have housed three of the seven multi-family units designed as “one-level flats”. The other four units were to be two-story townhouses configured as two-over-twos within the existing Main Lodge structure.

The original Exploratory Application covering the entire Chestnut Lodge property approved a total development density of 44 residential dwelling units. The total density approved by the Mayor and Council was based on the level of development afforded by the then-applicable RS zoning classification on the property and was deemed consistent with applicable recommendations found in the City’s Comprehensive Master Plan, which also recommended application of R-90 development standards as it related to minimum lot size, maximum lot



coverage and minimum setback requirements. (See pages 2-14 and 2-15, City of Rockville Comprehensive Master Plan, Adopted November 12, 2002) The present Project Plan Amendment application continues to comply with all Master Plan recommendations relating to the Chestnut Lodge property. The project's total density of 44 units was calculated by dividing the property's total acreage by the minimum lot size in the RS Zone, which was 20,000 square feet, resulting in a density of 44.4 units (20.4 x 43,560/20,000). Accordingly, the Mayor and Council approved development of 44 residential dwelling units on the Chestnut Lodge property as follows: 36 new single family detached homes, the rehabilitation and sale of the Little Lodge as the 37th single family detached residence, and the rehabilitation and addition to the historic Main Lodge building to create seven (7) luxury condominiums with underground parking.

The single family detached portion of the Chestnut Lodge project has been completed. Unfortunately, however, due to the loss of the historic Main Lodge structure in a catastrophic fire in 2009, it has become infeasible to achieve the seven (7) remaining multi-family condo units as originally contemplated.

Project Plan Amendment

Accordingly, the current property owner of Parcel "I" has filed a Project Plan Amendment application that proposes to construct a total of seven (7) townhouse units on Parcel "I" in a configuration similar to what the original Main Lodge and new addition would have occupied on the site. Careful attention has been given to the proposed architectural design of the new structure. As evidenced by the Preliminary Building Elevation provided with this Pre-Application Meeting submission, the proposed design exudes a refined Victorian-era style that is not only reminiscent of the historic Main Lodge that once graced the site, but specifically

incorporates certain architectural elements, such as the tower and wrap-around porch, that had made the Main Lodge so visually distinct.

The proposed Project Plan submitted with this Amendment application continues to comply with the development standards previously approved in the Chestnut Lodge Exploratory Application for the Main Lodge parcel as follows:

	APPROVED IN CHESTNUT LODGE EXPLORATORY APPLICATION (PRU2005-00022)	PROPOSED BY PROJECT PLAN
Lot Area	Min. 9,000 SF	71,510 SF
Building Height	Max. 63 feet	Bldg: 48 feet Tower: 55.5 feet
Lot Coverage	Max. 25%	17.71%
Setbacks		
Front Yard (Bullard Circle)	Min. 30 feet	Min. 30 feet (closest point is at NE corner of Unit 7)
Side Yard	Min. 11 feet	68 feet
Rear Yard	Min. 25 feet	52 feet

Compliance with Comprehensive Master Plan

As previously indicated, the subject Project Plan Amendment complies with all recommendations relating to the Chestnut Lodge property found on page 2-15 of the City's Comprehensive Master Plan cited below. In particular, it does not exceed the total level of residential density (44 dwelling units) originally afforded by the property's former R-S Zone and approved for the Chestnut Lodge property in PRU2005-00022.

"A residential use on the property may be acceptable if the historic buildings and trees are protected. Development under a Special Development Procedure, such as... Planned Residential Unit (PRU), is recommended if the historic and tree preservation goals are achieved. Development under the Planned Residential

Unit development procedure is preferred for its flexibility in site design. However, the number of new residential dwellings on the property should be limited to the base level of development afforded by the R-S Zone, and by the goal of this plan to retain the setting of the historic structures and treed area along West Montgomery Avenue with as little disturbance as possible. The governing minimum lot size, maximum lot coverage and minimum setback requirements that apply to the property shall be those of the R-90 Zone in order that the new development be compatible with existing surrounding neighborhoods. In addition, landscaped buffer areas must be provided on the eastern, southern and western property boundaries, adjacent to existing residential dwellings. Given the property's relationship to the historic character of the West Montgomery Avenue streetscape, it is appropriate for an expanded portion of the property to be located within the West Montgomery Avenue Historic District, and for additional design review of new structures on the remainder of the site by the HDC to ensure their compatibility...."

Moreover, "townhouse dwellings" are a permitted use under the property's Designated Equivalent Zone of RMD-15. (See Section 25.11.03.a of the Zoning Ordinance)

The Project Satisfies All Other Applicable City Laws

Landscape, Screening and Lighting Manual – The Landscaping Plan submitted with this Amendment application fully complies with applicable provisions of the Landscape, Screening and Lighting Manual. The tree cover and other landscaping measures shown on the Landscaping Plan incorporate requirements of the Forest and Tree Preservation Ordinance as further reflected on the Project Plan's associated Amended Forest Conservation Plan. The existing lighting along Bullard Circle, approved and installed as part of the original Chestnut Lodge Exploratory Application, will remain unaffected by the subject Project Plan. No additional lighting is proposed, other than building mounted fixtures that will not produce glare or trespass onto adjacent properties.

Adequate Public Facilities – The Property will be served by adequate public facilities as follows:

- Water and Sewer: The Applicant has filed a water and sewer authorization request.
- Roads: A Traffic Impact Study is not required for this project as the proposed use is projected to generate less than 30 net new peak hour trips. Rather, a Transportation Statement has been prepared and submitted in conjunction with this Project Plan Amendment application as required by the City's Comprehensive Transportation Review manual.
- Utilities: Electric and gas service connections are proposed at the distribution lines in the right-of-way immediately adjacent to the property line.
- Schools: The subject property is served by the Richard Montgomery Cluster – in particular, Beall Elementary, Julius West Middle School and Richard Montgomery High School. In accordance with the Montgomery County Student Generation Rates for Housing Types utilized by Montgomery County Public Schools (dated December 6, 2013) and applied by the City to assess student generation of proposed residential projects, the proposed seven (7) unit townhouse project will generate the following number of students: 1.162 students at the elementary grade level, 0.504 students at the middle school level, and 0.693 students at the high school level. Based on the recent amendment of the City's APF Schools Test to be consistent with the County's methodology, there is adequate capacity at all grade levels to support the subject Project Plan Amendment.

Parking – In accordance with Zoning Ordinance Section 25.16.03.d., two parking spaces are required for each townhouse dwelling unit with 3 or more bedrooms. All of the proposed townhouse units will have 3 or more bedrooms. As such, a minimum of 14 parking spaces are required. The two (2) "end" townhouse units will have a three-car garage, while the remaining five (5) units will have a two-car garage, for a total of sixteen (16) private garage spaces. All the units will be able to accommodate at least two additional guest parking spaces behind their

respective garages. Three (3) additional visitor spaces are proposed to be located along the west side of the private driveway. No bicycle parking spaces are required.

Signage – Signage for the Chestnut Lodge development currently exists at the front entrance of the site on West Montgomery Avenue, which is not proposed to be changed.

Public Use Space – Not applicable.

Conclusion

The subject Project Plan Amendment satisfies all the required findings of Section 25.07.01.b.2 in that it:

1. Does not adversely affect health or safety of persons residing or working in the neighborhood;
2. Is not in conflict with the Plan;
3. Will not overburden existing and programmed public facilities as provided in the adopted Adequate Public Facilities Standards;
4. Will not constitute a violation of any provision of this chapter or of other applicable law; and
5. Will not adversely affect the natural resources or environment of the City or surrounding areas.

For the reasons identified herein and based on all plans and supporting materials submitted in conjunction with this subject application, we urge the Mayor and Council's approval of the foregoing Project Plan Amendment.

Respectfully submitted,

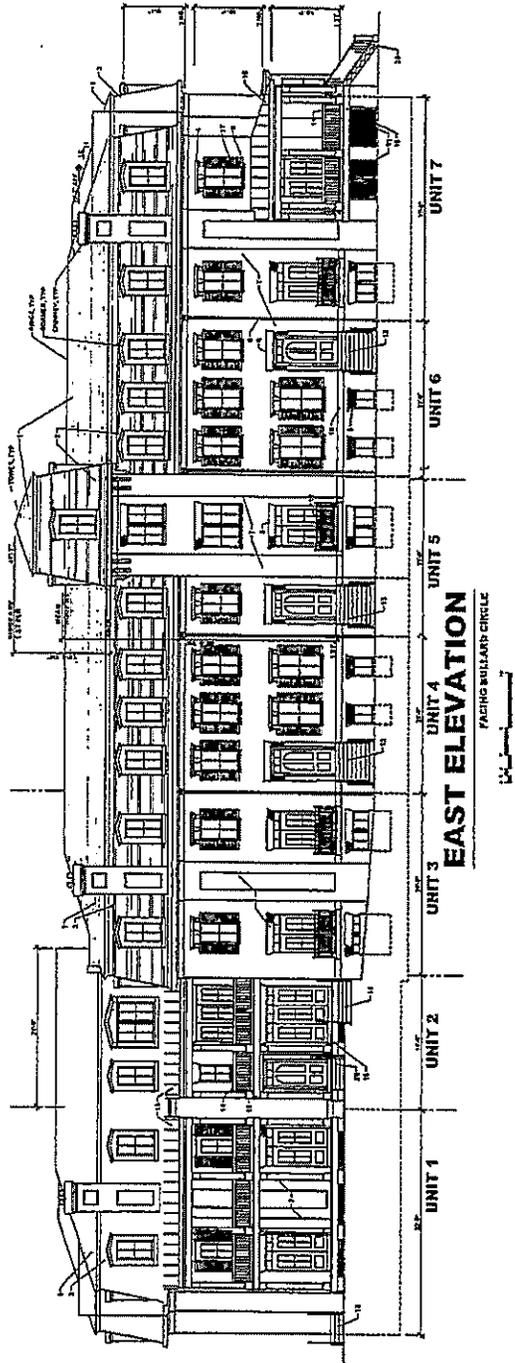
MILLER, MILLER AND CANBY

By: 

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slcho@mmcanby.com
Attorney for the Applicant

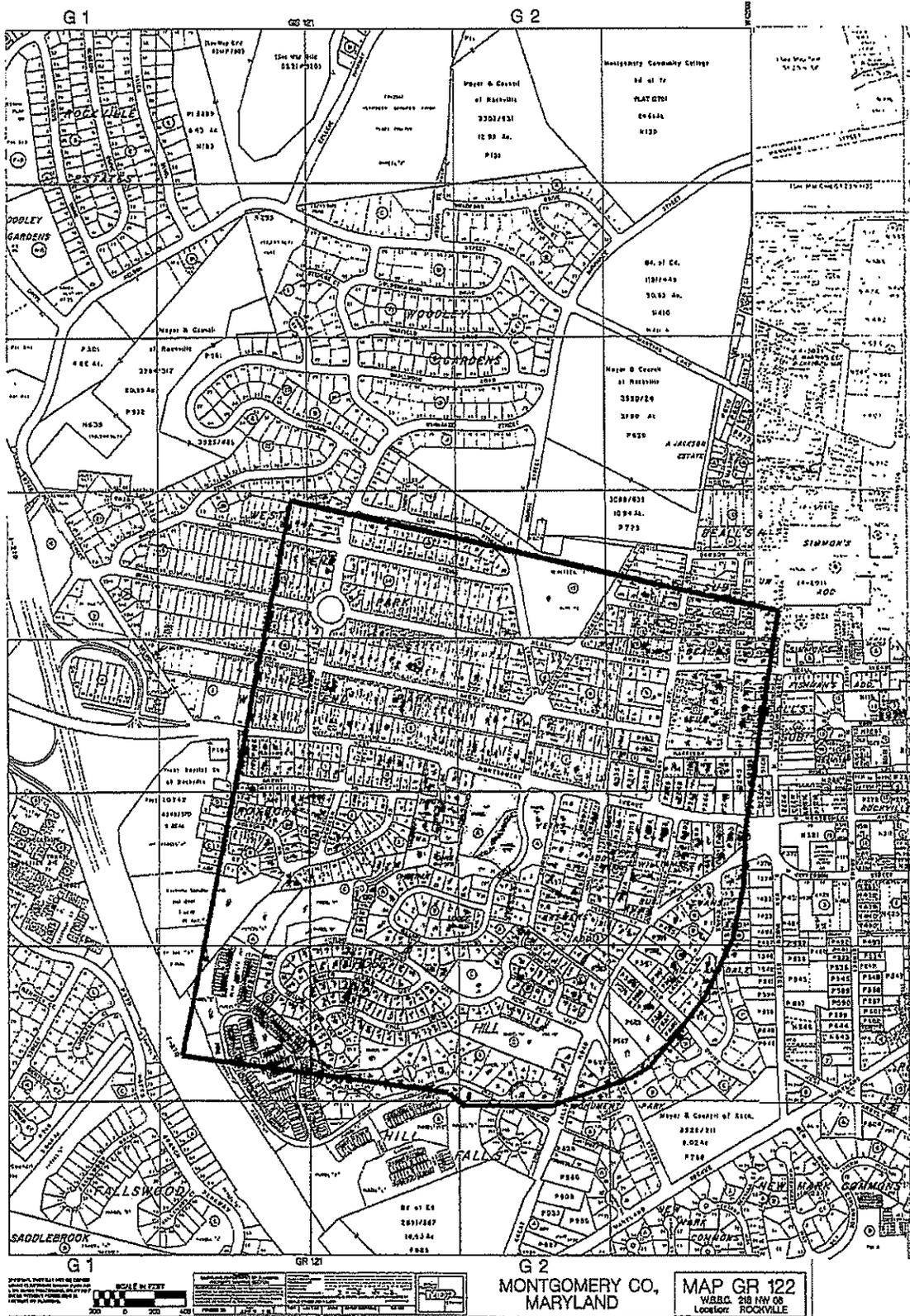
IN-PROGRESS

CREASER/O'BRIEN ARCHITECTS 100 O STREET NW SUITE 400 WASHINGTON, DC 20007	JNP - CHESTNUT LODGE LLC 2448 29TH STREET NW WASHINGTON, DC 20007	IN-PROGRESS	PRELIMINARY ELEVATION STUDY	7 UNIT TOWN HOMES
			RELEASE & REVISIONS	DATE: / /
PROJECT NO.		DRAWN BY:		SHEET NO. A-201
REVIEWED BY:		DATE:		TOTAL SHEETS: 21411



NOTE: GRADE LINES ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL GRADES TBD

- MATERIAL SCHEDULE**
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Zone	Maximum Density – DU/Acre	Tract Area – Min.	Minimum Tract Frontage	Maximum Building Coverage (percent of tract area)	Setbacks	Maximum Height	Additional Regulations
Residential Medium Density (RMD-10)	10	Min. 20,000 sq. ft 10 acres max. unless otherwise recommended in the Plan	50 ft.	25%	25 feet from a public street or tract boundary, except 50 feet from a roadway of arterial or greater designation. Setback from a public street may be reduced where recommended in the Master Plan.	35 ft.	Accessory buildings limited to 15 feet building height.
Residential Medium Density (RMD-15)	15	1 acre	50 ft.	30%	25 feet from a public street or tract boundary, except 50 feet from a roadway of arterial or greater designation. Setback from a public street may be reduced where recommended in the Master Plan.	40 ft.	Accessory buildings limited to 15 feet building height
Zone	Maximum Density – DU/Acre	Tract Area – Min.	Minimum Tract Frontage	Maximum Building Coverage (percent of tract area)	Setbacks	Maximum Height	Additional Regulations
Residential Medium Density (RMD-25)	25	2 acres	100 ft.	30%	25 feet from a public street or tract boundary, plus 3 feet for each 1 foot of building height above 45 feet. Main buildings must be set back from each other ½ the height of the building, plus 3 feet for each 1 foot of building height above 45 feet.	75 ft.	Accessory buildings limited to 15 feet building height. Where the tract adjoins property within any Park Zone or within any residential zone where single unit detached or semi-detached development exists, building height must not exceed a 30 degree proximity slope that begins at the common property boundary See Sec. 25.17.06 regarding building shadow regulations.

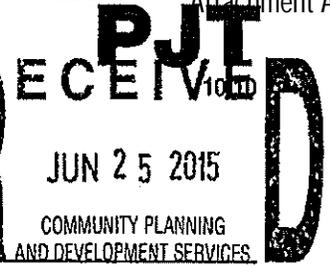
- b. *Moderately Priced Dwellings* – The Mayor and Council in approving a Project Plan application, may authorize an increase in the maximum number of dwelling units herein permitted where moderately priced dwelling units are included in the



Application for

Project Plan Application/Amendment

EXHIBIT 2 Attachment A



City of Rockville

Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: Cpds@rockvillemd.gov • Web site: www.rockvillemd.gov

Type of Application:

- Project Plan
 Project Plan Amendment (major)
 Project Plan Amendment (minor)

Please Print Clearly or Type

Property Address Information 500 West Montgomery Avenue, Rockville, MD 20852

Subdivision Chestnut Lodge Lot (S) Parcel "I" Block A

Zoning PD-CL Tax Account (S) 04-03594801

Applicant Information:

Please supply Name, Address, Phone Number and E-mail Address

Applicant JNP Chestnut Lodge LLC -- James Proakis, 2428 39th Street NW, Washington DC 20007; (240) 876-0085; jproakis@jnpccap.com

Property Owner Same as Applicant

Architect Creaser/O'Brien Architects -- Randy Creaser, 1420 Q Street NW, Suite 300, Washington DC 20009; (202) 289-9001; randy@creaserobrien.com

Engineer Dewberry -- Dan Pino, 201 Gaither Road, Suite 340, Rockville, MD 20850; (301) 337-2863; dpino@dewberry.com

Attorney Miller, Miller & Canby, Chartered -- Soo Lee-Cho, Esq., 200-B Monroe Street, Rockville, MD 20850; (301) 762-5212; slcho@mmcanby.com

Project Name CHESTNUT LODGE - PARCEL "I"

Project Description Amendment of Chestnut Lodge Exploratory Approvals in re Main Lodge New Construction

STAFF USE ONLY

Application Acceptance:

Application # PJT 2015-00005
 Pre-Application _____
 Date Accepted _____
 Staff Contact _____

OR

Application Intake:

Date Received 6/25/15
 Reviewed by _____
 Date of Checklist Review _____
 Deemed Complete: Yes No

Application Information:

Level of review and project impact:

This information will be used to determine your projects impact, per section 25.07.02 of the Zoning Ordinance for Project Plan and Site Plan applications only.

Tract Size 1.68 acres, # Dwelling Units Total 7 Square Footage of Non-Residential 0
 Residential Area Impact 100 %
 Traffic/ Impact/trips 2 net new peak

Proposed Development:

Retail 0 Sq. Footage Detached Unit _____ Parking Spaces 3 visitor spaces
 Office 0 Sq. Footage Duplex _____ Handicapped _____
 Restaurant 0 Sq. Footage Townhouse 7 # of Long Term 0
 Other _____ Sq. Footage Attached _____ # of Short Term 0
 Multi-Family _____
 Live _____
 MPDU 0

Existing Site Use(s) (to include office, industrial, residential, commercial, medical etc.) _____
 The site is currently vacant, but was once home to the historic Main Lodge building, which was lost in a fire in 2009.

Estimated Points Total:

To complete the table below, use the information that you provided above to calculate your total points from the chart below.

Points/Elements	1	2	3	4	Points
Tract size - Acres	1 or fewer	1.1 to 2.5	2.6 to 5	5.1 or greater	2
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	2
Square Footage of Non-Residential Space	5,000 or fewer square feet	5,001 to 10,000 square feet	10,001 to 50,000 square feet	50,001 or greater square feet	0
Residential Area Impact	No residential development in a residential zone within 1/4 mile of the project	35% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	65% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	Development is within single-unit detached unit area.	4
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	1
Points Total*					9
The total of the points determine the level of notification and the approving authority .					

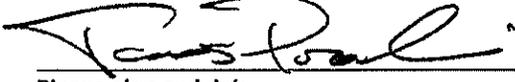
Based on The Impact Total Your Project will be:

- Project Plan Amendment
- Project Plan Amendment (major)
- Project Plan Amendment (Minor)

Previous Approvals: (if any)

Application Number	Date	Action Taken
PRU2005-00022 (Resolution No. 3-06)	February 6, 2006	Approved

A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.
 I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.



Please sign and date

James Proakis, JNP Chestnut Lodge LLC
 June 24, 2015

Application Checklist:

The following items are to be furnished as part of this application:

- Completed Application
- Filing Fee (to include Sign Fee)
- Pre-Application Meeting Number PAM2015-00082 and Documentation (Development Review Committee Mtg. notes)
- Proposed Area Meeting Date July 28, 2015 @ 6:30pm including location City Hall, Mayor and Council Chamber
- Concept Site development plan, prepared and certified by a professional engineer. (Twelve (12) copies - Fifteen (15) if on a state highway: (size 24 x 36)(folded to 8 1/2 X 11)

N/A per Forestry Dept.

Approved NRI/FSD (Natural Resources Inventory/Forest Stand Delineation Plan)

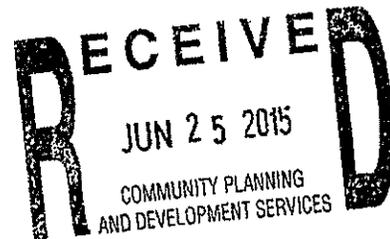
- Preliminary Building Elevations & Floor Plan (3 copies)
- CTR (Comprehensive Transportation Review) Report -with fee acceptable to Public Works (copy to CPDS).
- Concept Landscape Plan (6 copies) (size 24" X 36") (folded to 8 1/2" X 11").
- Preliminary Forest Conservation Plan (FCP)

Submitted to DPS.

Approved Stormwater Management Concept Plan (Approved SWM Concept not required per B. Ray)

Project narrative to include statement of justification that addresses compliance with all relevant Sections of the Zoning Ordinance, including but not limited to:

- Comprehensive Master Plan and other plan regulations
- Master Plan other Plans and Regulations
- Mixed Use Development Standards, including Layback slope and shadow study (Section 25.13)
- Landscape, Screening and Lighting Manual
- Adequate Public Facilities (Section 25.20)
- Parking (Section 25.16)
- Signs (Section 25.18)
- Public use space (Section 25.17)
- Water and sewer information for hydraulic review



- Additional Information as requested by staff
- Electronic Version of all materials (pdf format acceptable)
- Fire protection site plan

Comments on Submittal: (For Staff Use Only)

PJT

C. CRAIG HEDBERG
President

To: Mr. Emad Elshafei
Chief of Traffic and Transportation

From: C. Craig Hedberg PTP

Date: June 24, 2015

Subject: Transportation Statement - Chestnut Lodge Project Plan Amendment

This Transportation Statement summarizes the trip generation and transportation amenities associated with the Chestnut Lodge Project Plan Amendment. This Amendment involves substitution of 7 Town House Dwelling Units (THDU's) for the 7 Luxury Condominiums that were included in the Chestnut Lodge Project Plan approval.

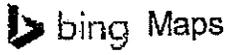
A. Introduction and Transportation Context

The Chestnut Lodge Property was originally approved for 37 Single Family Dwelling Units (SFDU's) and 7 Luxury Condominiums. The SFDU's have been constructed, and, in light of current market conditions, 7 Town House Dwelling Units (THDU's) are being proposed as a substitute for the Luxury Condominium units (the multi-story structure that was to be renovated to accommodate the Luxury Condominiums has been destroyed by fire). Exhibit 1 shows the location of the Chestnut Lodge Property.

The site is served via a single public residential street, Bullard Circle, which intersects West Montgomery Avenue (MD 28) opposite Laird Street at a signalized intersection. The northbound approach of Bullard Circle to West Montgomery Avenue consists of a through/left turn lane and a dedicated right turn lane. The posted speed on West Montgomery Avenue is 30 mph. West Montgomery Avenue consists of a single through lane in the east-west direction, as well as a center left turn lane. The MD SHA traffic volume map shows the 2014 AADT on West Montgomery Avenue to be 27,622 vehicles/day. Accessible Pedestrian Signals (APS) and Countdown Pedestrian Signals (CPS) have recently been installed at this intersection, and the traffic signal heads are also being upgraded.

There are brick sidewalks on both sides of West Montgomery Avenue, with concrete aprons in the south quadrants of the intersection containing curb ramps. There are bus stops immediately east of Laird Street/Bullard Circle, with a bus shelter located in the southeast quadrant of the intersection. There are additional bus stops to the east and west along West Montgomery Avenue. Ride On Routes 54 and 63 serve the stops located adjacent to the Chestnut Lodge access point. Within Rockville, both routes largely serve the area west of I-270 before traversing West Montgomery Avenue en route to the Rockville Metro Station. Schedule/route information for both Ride On routes are included in Attachment B.

- a). Ride On Route 54 links the Lakeforest Transit Center in Gaithersburg with the Rockville Metro



Bullard Circle, Rockville, MD 20850

CHESTNUT LODGE
PROJECT PLAN AMENDMENT

On the go? Use m.bing.com to see maps, directions, bus routes, and more

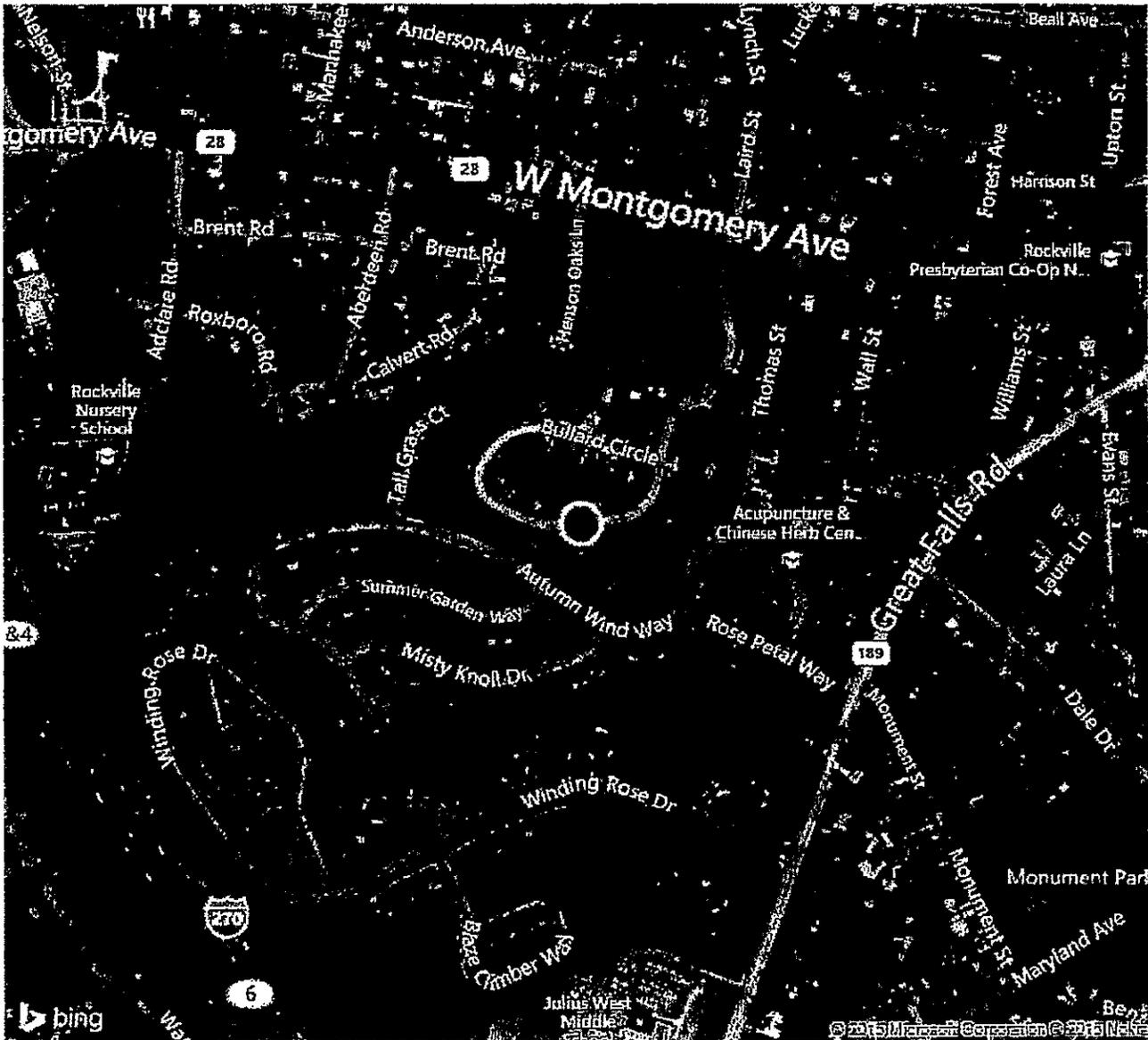
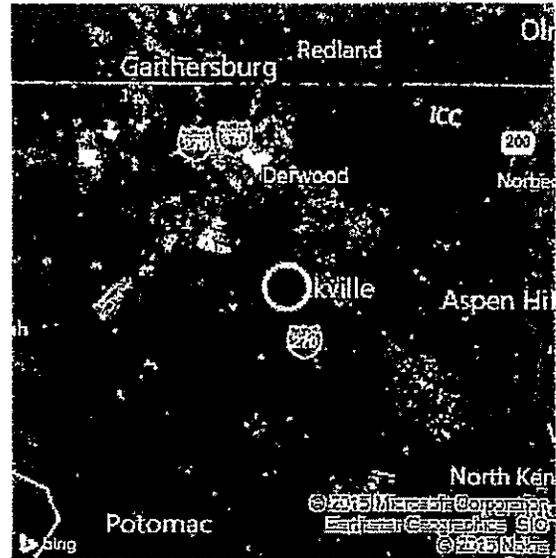


EXHIBIT 1

station. Service is provided from approximately 5:00 AM to 12:00 AM at half hour headways during the week, 7:00 AM to 10:00 PM on Saturday, and 7:00 AM to 8:00 PM on Sunday.

b). Ride On Route 63 runs between the Shady Grove Metro station and the Rockville Metro station. Route 63 provides weekday service between approximately 6:30 AM to 8:30 PM. Buses run at 30 minute headways.

B Trip Generation.

Table A below summarizes the weekday peak hour trip generation comparison between the 7 THDU's that are proposed and the previously-approved 7 Luxury Condominium Units. The trip generation rates for the THDU's were taken from the M-NCPPC LATR/TPAR Guidelines; the trip generation rates applied to the 7 Luxury Condominium units are from the Institute of Transportation Engineers {ITE} (9th Edition) Trip Generation Manual, which includes a category (Code 233) specifically titled "Luxury Condominium/Townhouse". The trip generation sources are included in Attachment A.

Table A
Weekday Peak Hour Trip Generation
7 THDU's vs. 7 Luxury Condominiums

Weekday Peak Hour Trip Generation Comparison 7 THDU's vs. 7 Luxury Condominiums	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
7 Town House Dwelling Units (THDU's)						
M-NCPPC Trip Generation Rates (<100 DU's)	0.08	0.40	0.48	0.56	0.27	0.83
A. 7 THDU's Weekday Peak Hour Trips	1	3	4	4	2	6
7 Luxury Condominiums						
Luxury Condominiums Trip Generation Rate (ITE Code 233)	0.13	0.43	0.56	0.35	0.20	0.55
B. 7 Luxury Condominiums Weekday Peak Hour Trips	1	3	4	3	1	4
Net Weekday Peak Hour Trip Change (A - B)	0	0	0	1	1	2

The substitution of 7 THDU's for 7 Luxury Condominiums will result in a no projected peak hour trip increase in the weekday AM peak hour and a projected increase of 1 inbound trip/1 outbound trip in the weekday PM peak hour. The weekday trip impact is therefore de minimis with this substitution.

C. On-Site Transportation.

As seen on the site plan accompanying this submission, the linkage between the site and the surrounding roadway network is provided by Bullard Circle. At the intersection with West Montgomery Avenue, Bullard Circle consists of a single 14' inbound lane and two 11' outbound lanes. South of this intersection, Bullard Circle narrows to a pavement width of 26' associated with a secondary residential street. This roadway provides the vehicular access to the single family residences within the Chestnut Lodge community. A five foot brick paver sidewalk on the east side of Bullard Circle provides pedestrian access between the Chestnut Lodge community and the brick sidewalks along both sides of West Montgomery Avenue. The brick paver sidewalks extend on both sides of Bullard Circle as it extends through the single family residences of Chestnut Lodge.

The subject Town House section of Chestnut Lodge is located on the west side of Bullard Circle in the location previously occupied by the multi-story structure that was to house the Luxury Condominium Units (which has been destroyed by fire). Seven units are proposed, with all the units facing Bullard Circle. The two end units have three car garages, while the remaining five units have two car garages. The garages are located to the rear of the units and will have access from the existing 18' private driveway currently serving a single family residence located southwest of the Town House site. This private driveway intersects Bullard Circle approximately 200 feet south of West Montgomery Avenue. There are three (3) guest parking spaces located on the west side of the private driveway, immediately northwest of the THDU's.

Pedestrian access from the Town Houses will be integrated into the pedestrian network serving the existing single family section of Chestnut Lodge. A semi-circular pedestrian walk is planned in the front of the Town Houses that will align with the lead-in walkway connections between the existing pedestrian walkway to the east of Bullard Circle and the pavement edge. The aligned pedestrian connections on each side of Bullard Circle are handicapped accessible. In addition to the semi-circular pedestrian walkway in front of the Town Houses, a pedestrian connection is planned between this walkway and the guest parking located on the west side of the private drive.

Bicycle access is provided on street within the development. Bicyclists from Chestnut Lodge residences can access the existing designated shared use lanes on Anderson Avenue by crossing at the Bullard Circle signalized intersection at West Montgomery Avenue and then proceed up Laird Street.

The Town House section of Chestnut Lodge will be served by the same trash pickup as is currently being provided to the single family section of the Chestnut Lodge community. Trash pick-up locations, utility infrastructure, right-of-way lines, buffer areas, lighting, etc. are illustrated on the accompanying site plan.

cc: Mr. Jim Proakis
Soo Lee Cho, Esq.

Attachments

46|chestnutCTR3

ATTACHMENT A

Ride On Route Schedules

EFFECTIVE: JANUARY 11, 2015

54

Ride On

Montgomery County Transit

Online at www.rideonbus.com
 Real Time Info at www.rideonrealtime.com

Service DAVE

DAILY

Approximate route
 (see bus stop sign)

14-15 min

7-8 min

13 min

14 min

18 min

24 min

4-7 min

11 min

Rockville Metro Station

WELCOME TO RIDE ON

RIDE ON is a community bus service operated by the Montgomery County Department of Transportation.

RIDE ON operates over 15 routes that serve all 11 Montgomery County Metro rail stations and 7 MARC stations.

For detailed information, or to have timetable mailed, call 311

Outside Montgomery County: 240-577-0211
 TTY (for hearing impaired): 240-271-8250

Visit our web site: www.rideonbus.com

Real Time information is available at: www.rideonrealtime.com

Regular Riding Address: rideon@montgomerycountymd.gov

Rockville Metro Station
 101 Monroe Street, 5th Floor
 Rockville, MD 20850

HOLIDAY SCHEDULE

New Year's Day: Special Schedule
 Martin Luther King, Jr. Day: Special Schedule
 President's Day: Special Schedule
 Memorial Day: Special Schedule
 Labor Day: Special Schedule
 Columbus Day: Special Schedule
 Veterans Day: Special Schedule
 Thanksgiving Day: Special Schedule
 Christmas Day: Special Schedule

For special school day, consult our website: www.rideonbus.com, or call 311

Thank You for Riding with Us!

Ride On

Montgomery County Transit

240-577-0211

www.rideonbus.com

54 To Lakeforest Transit Center

SUNDAY

SETHUPORTH LOCATIONS ON ROUTE (see map)

Station	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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54 to Rockville Metro Station
MONDAY THROUGH FRIDAY
SEE TRIP POINT LOCATION ON ROUTE MAP

1	2	3	4	5	6	7	8	9	10
4:57	5:03	5:09	5:15	5:21	5:28	5:34	5:41	5:47	5:54
5:52	5:58	6:04	6:10	6:17	6:23	6:30	6:36	6:43	6:50
6:57	6:59	7:01	7:02	7:03	7:04	7:05	7:06	7:07	7:08
7:07	7:15	7:21	7:27	7:33	7:39	7:45	7:51	7:57	8:04
8:07	8:13	8:19	8:25	8:31	8:37	8:43	8:49	8:55	9:02
9:07	9:13	9:19	9:25	9:31	9:37	9:43	9:49	9:55	10:02
10:07	10:13	10:19	10:25	10:31	10:37	10:43	10:49	10:55	11:02
11:07	11:13	11:19	11:25	11:31	11:37	11:43	11:49	11:55	12:02
12:07	12:13	12:19	12:25	12:31	12:37	12:43	12:49	12:55	1:02
1:07	1:13	1:19	1:25	1:31	1:37	1:43	1:49	1:55	2:02
2:07	2:13	2:19	2:25	2:31	2:37	2:43	2:49	2:55	3:02
3:07	3:13	3:19	3:25	3:31	3:37	3:43	3:49	3:55	4:02
4:07	4:13	4:19	4:25	4:31	4:37	4:43	4:49	4:55	5:02
5:07	5:13	5:19	5:25	5:31	5:37	5:43	5:49	5:55	6:02
6:07	6:13	6:19	6:25	6:31	6:37	6:43	6:49	6:55	7:02
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8:07	8:13	8:19	8:25	8:31	8:37	8:43	8:49	8:55	9:02
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2:07	2:13	2:19	2:25	2:31	2:37	2:43	2:49	2:55	3:02
3:07	3:13	3:19	3:25	3:31	3:37	3:43	3:49	3:55	4:02
4:07	4:13	4:19	4:25	4:31	4:37	4:43	4:49	4:55	5:02
5:07	5:13	5:19	5:25	5:31	5:37	5:43	5:49	5:55	6:02
6:07	6:13	6:19	6:25	6:31	6:37	6:43	6:49	6:55	7:02
7:07	7:13	7:19	7:25	7:31	7:37	7:43	7:49	7:55	8:02
8:07	8:13	8:19	8:25	8:31	8:37	8:43	8:49	8:55	9:02
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10:07	10:13	10:19	10:25	10:31	10:37	10:43	10:49	10:55	11:02
11:07	11:13	11:19	11:25	11:31	11:37	11:43	11:49	11:55	12:02
12:07	12:13	12:19	12:25	12:31	12:37	12:43	12:49	12:55	1:02

NOTES: AM PM

54 to Lakeforest Transit Center
MONDAY THROUGH FRIDAY
SEE TRIP POINT LOCATION ON ROUTE MAP

10	9	8	7	6	5	4	3	2	1
5:11	5:17	5:21	5:24	5:28	5:31	5:34	5:38	5:41	5:42
5:41	5:47	5:51	5:54	5:58	6:01	6:04	6:08	6:11	6:12
6:11	6:18	6:22	6:26	6:31	6:35	6:39	6:43	6:46	6:48
6:41	6:48	6:52	6:56	7:01	7:05	7:09	7:13	7:17	7:18
7:10	7:17	7:21	7:25	7:30	7:34	7:38	7:42	7:47	7:47
7:50	7:56	7:59	8:02	8:07	8:11	8:15	8:19	8:23	8:27
8:20	8:28	8:33	8:38	8:43	8:47	8:51	8:55	8:59	9:01
9:00	9:08	9:13	9:18	9:23	9:27	9:31	9:35	9:39	9:41
9:40	9:47	9:52	9:57	10:02	10:06	10:10	10:14	10:18	10:22
10:10	10:17	10:22	10:27	10:32	10:36	10:40	10:44	10:48	10:52
10:40	10:47	10:52	10:57	11:02	11:06	11:10	11:14	11:18	11:22
11:10	11:17	11:22	11:27	11:32	11:36	11:39	11:43	11:47	11:52
11:40	11:47	11:52	11:57	12:02	12:06	12:10	12:14	12:18	12:22
12:10	12:17	12:22	12:27	12:32	12:36	12:39	12:43	12:47	12:52
12:40	12:47	12:52	12:57	1:02	1:06	1:10	1:14	1:18	1:22
1:10	1:17	1:22	1:27	1:32	1:36	1:39	1:43	1:47	1:52
1:40	1:47	1:52	1:57	2:02	2:06	2:10	2:14	2:18	2:22
2:10	2:17	2:22	2:27	2:32	2:36	2:39	2:43	2:47	2:52
2:40	2:47	2:52	2:57	3:02	3:06	3:10	3:14	3:18	3:22
3:10	3:17	3:22	3:27	3:32	3:36	3:39	3:43	3:47	3:52
3:20	3:27	3:33	3:38	3:43	3:47	3:51	3:55	3:59	4:01
3:50	3:57	4:03	4:08	4:13	4:17	4:21	4:25	4:29	4:33
4:00	4:08	4:13	4:18	4:23	4:27	4:31	4:35	4:39	4:41
4:10	4:17	4:22	4:27	4:32	4:36	4:40	4:44	4:48	4:52
4:20	4:27	4:33	4:38	4:43	4:47	4:51	4:55	4:59	5:03
4:30	4:37	4:43	4:48	4:53	4:57	5:01	5:05	5:09	5:13
4:40	4:47	4:53	4:58	5:03	5:07	5:11	5:15	5:19	5:23
4:50	4:57	5:03	5:08	5:13	5:17	5:21	5:25	5:29	5:33
5:00	5:07	5:13	5:18	5:23	5:27	5:31	5:35	5:39	5:43
5:10	5:17	5:23	5:28	5:33	5:37	5:41	5:45	5:49	5:53
5:20	5:27	5:33	5:38	5:43	5:47	5:51	5:55	5:59	6:03
5:30	5:37	5:43	5:48	5:53	5:57	6:01	6:05	6:09	6:13
5:40	5:47	5:53	5:58	6:03	6:07	6:11	6:15	6:19	6:23
5:50	5:57	6:03	6:08	6:13	6:17	6:21	6:25	6:29	6:33
6:00	6:07	6:13	6:18	6:23	6:27	6:31	6:35	6:39	6:43
6:10	6:17	6:23	6:28	6:33	6:37	6:41	6:45	6:49	6:53
6:20	6:27	6:33	6:38	6:43	6:47	6:51	6:55	6:59	7:03
6:30	6:37	6:43	6:48	6:53	6:57	7:01	7:05	7:09	7:13
6:40	6:47	6:53	6:58	7:03	7:07	7:11	7:15	7:19	7:23
6:50	6:57	7:03	7:08	7:13	7:17	7:21	7:25	7:29	7:33
7:00	7:07	7:13	7:18	7:23	7:27	7:31	7:35	7:39	7:43
7:10	7:17	7:23	7:28	7:33	7:37	7:41	7:45	7:49	7:53
7:20	7:27	7:33	7:38	7:43	7:47	7:51	7:55	7:59	8:03
7:30	7:37	7:43	7:48	7:53	7:57	8:01	8:05	8:09	8:13
7:40	7:47	7:53	7:58	8:03	8:07	8:11	8:15	8:19	8:23
7:50	7:57	8:03	8:08	8:13	8:17	8:21	8:25	8:29	8:33
8:00	8:07	8:13	8:18	8:23	8:27	8:31	8:35	8:39	8:43
8:10	8:17	8:23	8:28	8:33	8:37	8:41	8:45	8:49	8:53
8:20	8:27	8:33	8:38	8:43	8:47	8:51	8:55	8:59	9:03
8:30	8:37	8:43	8:48	8:53	8:57	9:01	9:05	9:09	9:13
8:40	8:47	8:53	8:58	9:03	9:07	9:11	9:15	9:19	9:23
8:50	8:57	9:03	9:08	9:13	9:17	9:21	9:25	9:29	9:33
9:00	9:07	9:13	9:18	9:23	9:27	9:31	9:35	9:39	9:43
9:10	9:17	9:23	9:28	9:33	9:37	9:41	9:45	9:49	9:53
9:20	9:27	9:33	9:38	9:43	9:47	9:51	9:55	9:59	10:03
9:30	9:37	9:43	9:48	9:53	9:57	10:01	10:05	10:09	10:13
9:40	9:47	9:53	9:58	10:03	10:07	10:11	10:15	10:19	10:23
9:50	9:57	10:03	10:08	10:13	10:17	10:21	10:25	10:29	10:33
10:00	10:07	10:13	10:18	10:23	10:27	10:31	10:35	10:39	10:43
10:10	10:17	10:23	10:28	10:33	10:37	10:41	10:45	10:49	10:53
10:20	10:27	10:33	10:38	10:43	10:47	10:51	10:55	10:59	11:03
10:30	10:37	10:43	10:48	10:53	10:57	11:01	11:05	11:09	11:13
10:40	10:47	10:53	10:58	11:03	11:07	11:11	11:15	11:19	11:23
10:50	10:57	11:03	11:08	11:13	11:17	11:21	11:25	11:29	11:33
11:00	11:07	11:13	11:18	11:23	11:27	11:31	11:35	11:39	11:43
11:10	11:17	11:23	11:28	11:33	11:37	11:41	11:45	11:49	11:53
11:20	11:27	11:33	11:38	11:43	11:47	11:51	11:55	11:59	12:03

NOTES: AM PM

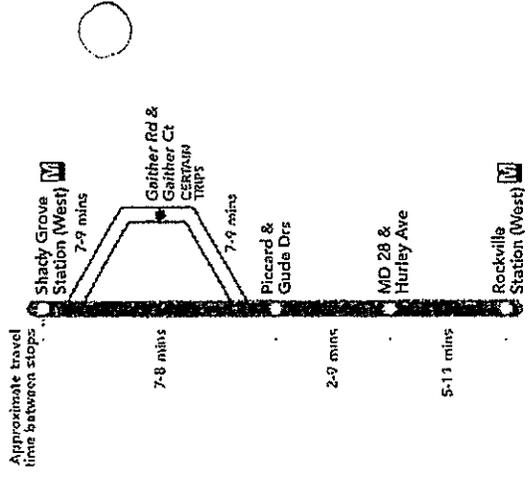
54 to Rockville Metro Station
SATURDAY
SEE TRIP POINT LOCATION ON ROUTE MAP

1	2	3	4	5	6	7	8	9	10
7:02	7:08	7:10	7:15	7:18	7:23	7:27	7:32	7:36	7:39
7:32	7:38	7:40	7:44	7:48	7:53	7:58	8:03	8:07	8:10
8:02	8:08	8:10	8:14	8:18	8:23	8:28	8:33	8:37	8:40
8:32	8:38	8:40	8:44	8:48	8:53	8:58	9:03	9:07	9:10
9:02	9:08	9:10	9:14	9:17	9:21	9:26	9:31	9:35	9:38
9:32	9:38	9:40	9:44	9:47	9:51	9:56	10:01	10:05	10:08
10:02	10:08	10:10	10:14	10:17	10:21	10:26	10:31	10:35	10:38
10:32	10:38	10:40	10:44	10:47	10:51	10:56	11:01	11:05	11:08
11:02	11:08	11:10	11:14	11:17	11:21	11:26	11:31	11:35	11:38
11:32	11:38	11:40	11:44	11:47	11:51	11:56	12:01	12:05	12:08
12:02	12:08	12:10	12:14	12:17	12:21	12:26	12:31	12:35	12:38
12:32	12:38	12:40	12:44	12:47	12:51	12:56	13:01	13:05	13:08
1:02	1:08	1:10	1:14	1:17	1:21	1:26	1:31	1:35	1:38
1:32	1:38	1:40	1:44	1:47	1:51	1:56	2:01	2:05	2:08
2:02	2:08	2:10	2:14	2:17	2:21	2:26	2:31	2:35	2:38
2:32	2:38	2:40	2:44	2:47	2:51	2:56	3:01	3:05	3:08
3:02	3:08	3:10	3:14	3:17	3:21	3:26	3:31	3:35	3:38
3:32	3:38	3:40	3:44	3:47	3:51	3:56	4:01	4:05	4:08
4:02	4:08	4:10	4:14	4:17	4:21	4:26	4:31	4:35	4:38
4:32	4:38	4:40	4:44	4:47	4:51	4:56	5:01	5:05	5:08
5:02	5:08	5:10	5:14	5:17	5:21	5:26	5:31	5:35	5:38
5:32	5:3								

EFFECTIVE: JANUARY 11, 2015



63



Ride On
Montgomery County Transit

Telephone 311
Online at www.rideonbus.com
Real Time Info at www.rideonrealtime.com

SERVICE DAYS
MONDAY - FRIDAY

WELCOME TO RIDE ON

RIDE ON is a community bus service operated by the Montgomery County Department of Transportation.

RIDE ON operates over 75 routes that serve all 13 Montgomery County MetroRail stations and 7 MARC stations.

For detailed information, or to have timetables mailed, call 311.

Outside Montgomery County.....240-777-0311
TTY (for hearing impaired).....301-251-4850

Visit our web site at:
www.rideonbus.com

Real Time information is available at:
www.rideonrealtime.com

Regular Mailing Address:
Montgomery County DOT
Division of Transit Services
101 Monroe Street, 5th Floor
Rockville, MD 20850

HOLIDAY SCHEDULE

New Year's Day..... Sunday Schedule
Martin Luther King, Jr. Day..... Special Schedule
Presidents' Day..... Special Schedule
Memorial Day..... Sunday Schedule
Independence Day..... Saturday Schedule
Labor Day..... Sunday Schedule
Columbus Day..... Weekday Schedule
Veterans Day..... Special Schedule
Thanksgiving Day..... Sunday Schedule
Christmas Day..... Sunday Schedule

For special schedules, consult our website,
www.rideonbus.com, or call 311

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Follow us on Twitter: twitter.com/rideonmct
Subscribe to email alerts at: www.montgomerycountymd.gov/gordelivery

Thank You for Riding with Us!



Ride On
Montgomery County Transit

♻️ Printed on recycled paper with soy based ink

63 Shady Grove Metro Station - Rockville Metro Station - Piccard Drive - Rockville Metro Station

Legend

- Bus route
- Point of interest
- School
- Express service
- Schedule timepoint
- Metrolink station
- Metrolink line
- Federal highway
- State highway
- Amtrak station
- MARC station
- Subject to change

Stops along the route include: Shady Grove, Rockville, Piccard & Gude, MD 28 & Hurley, Gaither Rd & Gaither Ct, and Rockville Station (West).

HOW TO RIDE A BUS

- Check schedule for timepoint nearest your location. Wait at the blue and white RIDE ON bus stop sign. Arrive several minutes before scheduled time. Have exact fare ready (drivers do not make change).
- Not all stops are listed on a public timetable.
- If you are unfamiliar with your stop, sit or stand behind the line near the front of the bus and ask the bus driver to notify you when your stop is approaching.
- Ask the bus driver if you are not sure if the bus goes to your stop.
- If you have Internet access (at home or somewhere else, such as a public library), it may be easier for you to use an online trip planner rather than a paper timetable.
- Be mindful of changes in the schedule, for holidays or bad weather.
- Please observe the following rules for all patrons: No eating, drinking, or smoking.
- Electronic devices may be played with earphones set at low level.

HOW TO READ A TIMETABLE

- Find the schedule for the day of the week and the direction you wish to ride.
- Find the timepoints closest to your origin and destination. The timepoints are shown on the route map and indicate the time the bus is scheduled to be at the particular location. Your nearest bus stop may be between timepoints.
- Read down the column to see the times when a trip will be at the given timepoint. Read the times across to the right to see when the trip reaches other timepoints.

**63 To Shady Grove Metro Station
MONDAY THROUGH FRIDAY**

SEE TIMEPOINT LOCATION ON ROUTE MAP

Station (West)	1	2	3	4	5	Station (West)
Rockville Station (West)	5:52	6:11	6:33	6:59	7:25	Shady Grove Station (West)
Garther Rd & Guide Drs	6:25	6:36	6:44	6:52	7:02	
Picard & Hurley Ave	6:55	7:02	7:06	7:14	7:22	
MD 28 & Hurley Ave	7:25	7:33	7:38	7:47	7:57	
Rockville Station (West)	7:55	8:03	8:08	8:17	8:27	
	8:25	8:33	8:38	8:47	8:57	
	8:55	9:02	9:06	9:14	9:24	
	9:25	9:32	9:36	9:43	9:53	
	9:55	10:02	10:06	10:13	10:23	
	10:25	10:32	10:36	10:43	10:53	
	10:55	11:02	11:06	11:13	11:23	
	11:25	11:32	11:36	11:43	11:53	
	11:55	12:02	12:06	12:13	12:23	
	12:25	12:32	12:36	12:43	12:53	
	12:55	1:02	1:06	1:13	1:23	
	1:25	1:32	1:36	1:43	1:53	
	1:55	2:02	2:06	2:13	2:23	
	2:25	2:32	2:36	2:43	2:53	
	2:55	3:02	3:07	3:16	3:25	
	3:25	3:33	3:37	3:46	3:55	
	3:55	4:03	4:07	4:16	4:25	
	4:25	4:33	4:37	4:46	4:55	
	4:55	5:03	5:08	5:16	5:26	
	5:25	5:33	5:38	5:46	5:56	
	5:55	6:03	6:08	6:16	6:26	
	6:25	6:33	6:38	6:46	6:56	
	6:55	7:03	7:08	7:16	7:26	
	7:25	7:33	7:38	7:46	7:56	
	7:55	8:02	8:06	8:13	8:23	

NOTES:

There is NO Saturday or Sunday service on this route

**63 To Rockville Metro Station
MONDAY THROUGH FRIDAY**

SEE TIMEPOINT LOCATION ON ROUTE MAP

Station (West)	1	2	3	4	5	Station (West)
Shady Grove Station (West)	6:20	6:27	6:35	6:42	6:50	Rockville Station (West)
Garther Rd & Guide Drs	6:55	7:02	7:10	7:17	7:25	
Picard & Hurley Ave	7:25	7:33	7:41	7:48	7:58	
MD 28 & Hurley Ave	7:55	8:03	8:11	8:18	8:28	
Rockville Station (West)	8:25	8:33	8:41	8:48	8:58	
	8:55	9:03	9:01	9:08	9:18	
	9:25	9:31	9:31	9:38	9:48	
	9:55	10:01	10:01	10:08	10:18	
	10:25	10:31	10:31	10:38	10:48	
	10:55	11:01	11:01	11:08	11:18	
	11:25	11:31	11:31	11:38	11:48	
	11:55	12:01	12:01	12:08	12:18	
	12:25	12:31	12:31	12:38	12:48	
	12:55	1:01	1:01	1:08	1:18	
	1:25	1:31	1:31	1:38	1:48	
	1:55	2:01	2:01	2:08	2:18	
	2:25	2:31	2:31	2:38	2:48	
	2:55	3:02	3:10	3:17	3:27	
	3:25	3:32	3:40	3:47	3:57	
	3:55	4:02	4:10	4:17	4:27	
	4:25	4:33	4:41	4:49	4:59	
	4:55	5:03	5:11	5:19	5:29	
	5:25	5:33	5:41	5:49	5:59	
	5:55	6:03	6:11	6:19	6:29	
	6:25	6:32	6:40	6:46	6:55	
	6:55	7:02	7:10	7:16	7:25	
	7:25	7:32	7:40	7:46	7:55	
	8:05	8:12	8:20	8:26	8:34	

NOTES:

Please arrive at your stop several minutes ahead of your bus' scheduled arrival. Since safe service is a priority at Ride On, buses may be delayed due to traffic or weather.

FARES	
Regular Fare, Token, or SmarTrip®	\$1.75
SmarTrip® Fare Transfer from Metrolink	\$1.25
Seniors and persons with disability with valid ID (including attendant-eligible) except during free periods:	\$0.85
Each	\$0.85
Senior/Disabled SmarTrip®	\$0.85
Senior/Disabled SmarTrip® Transfer from Metrolink	\$0.35
Seniors age 65 years or older with a Senior SmarTrip® card or valid Metro Senior ID Card or with valid Medicare Card and Photo ID from 9:30 am - 3 pm, Mon - Fri	FREE
Person with disability with Metro Disabled Identification Card from 9:30 am - 3 pm, Mon - Fri	FREE
Person with disability with Metro Disability ID Card - Attendant Eligible from 9:30 am - 3 pm, Mon - Fri - Attendant rides half fare or free depending on time	FREE
MetroAccess - Certified Customer with ID	FREE
MetroAccess - Companion	FREE
Children under age 5	FREE
Limit 2 children per paying passenger	FREE
Local Bus Transfer with SmarTrip®	FREE
Children 5 to 18 with a student ID or Youth Card SmarTrip® Card	FREE
Monday - Friday, 2-8 pm	FREE

GUARANTEED RIDE HOME
When you take Metrobus, Metrorail and Ride On to work, you are eligible to participate in the free Commuter Connections Guaranteed Ride Home Program. To register and to receive program details call:
Commuter Services at 301-770-POOL(7665).

METROACCESS
Alternative paratransit service to this Ride On route for people with certified disabilities is available. Call MetroAccess at 301-562-5360.



ATTACHMENT B

Trip Generation Sources

Table A-3
Fast Food Restaurants

	Formula/Rate	Directional Distribution			
		AM		PM	
		Enter	Exit	Enter	Exit
Weekday peak-hour trip-generation rates of fast food restaurants vary based on their type of menu selection (e.g., hamburgers vs. tacos vs. chicken) and their location relative to traffic volume on the adjacent roadway.	Develop trip-generation rates based on driveway counts from existing similar fast food restaurants at similar locations (e.g., McDonald's Restaurant on major highways) if data are available or can be obtained from previous studies. Otherwise, use ITE trip-generation data.	53%	47%	53%	47%

Table A-4
Residential

Applicable Size	Formula/Rate	Directional Distribution			
		AM		PM	
		Enter	Exit	Enter	Exit
Single-Family Detached	<u>Under 75 units</u> AM: T = 0.95 (U) PM: T = 1.11 (U)				
	<u>75 units or over</u> AM: T = 0.62 (U) + 25 PM: T = 0.82 (U) + 21	25%	75%	64%	36%
Townhouses	<u>Under 100 units</u> AM: T = 0.48 (U) PM: T = 0.83 (U)				
	<u>100 units and over</u> AM: T = 0.53 (U) - 5 PM: T = 0.48 (U) + 35	17%	83%	67%	33%
Garden and Mid-Rise Apartments (one to nine stories)	<u>Under 75 units</u> AM: T = 0.44 (U) PM: T = 0.48 (U)				
	<u>75 units and over</u> AM: T = 0.40 (U) + 3 PM: T = 0.47 (U) + 1	20%	80%	66%	34%
High-Rise Apartments (ten or more stories)	<u>Under 100 units</u> AM: T = 0.40 (U) PM: T = 0.46 (U)				
	<u>100 units and over</u> AM: T = 0.29 (U) + 11 PM: T = 0.34 (U) + 12	25%	75%	61%	39%

T = weekday peak-hour vehicle trips U = housing units

Note: For residential units in the Bethesda, Friendship Heights, and Silver Spring CBD Policy Areas, use Appendix C. For residential units in all other Metro Station Policy Areas, the number of trips in Table A-4 may be reduced by 18 percent.

Luxury Condominium/Townhouse (233)

Average Vehicle Trip Ends vs: Occupied Dwelling Units
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.

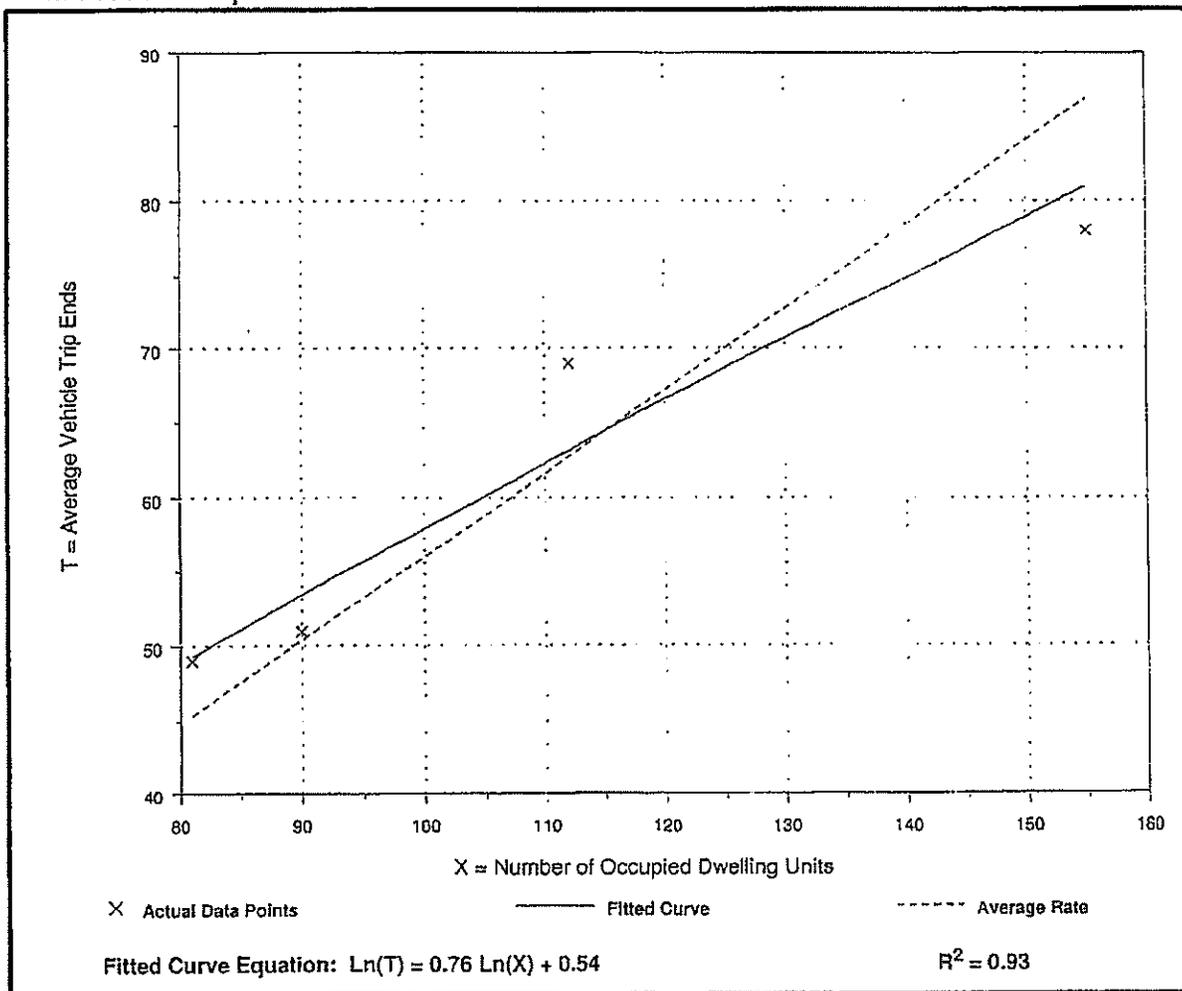
Number of Studies: 4
 Avg. Num. of Occupied Dwelling Units: 110
 Directional Distribution: 23% entering, 77% exiting

Trip Generation per Occupied Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.50 - 0.62	0.75

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Luxury Condominium/Townhouse (233)

Average Vehicle Trip Ends vs: Occupied Dwelling Units
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.

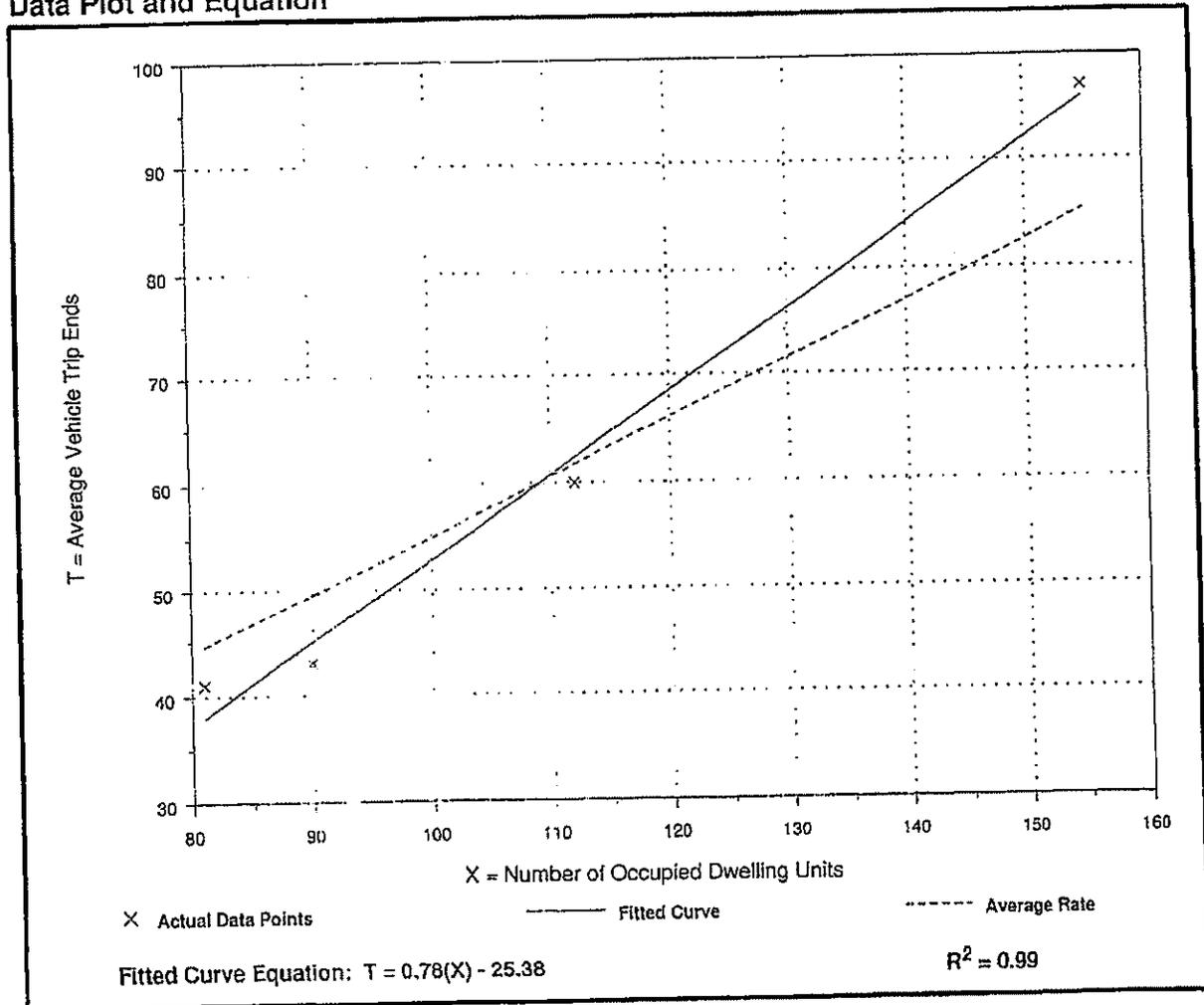
Number of Studies: 4
 Avg. Num. of Occupied Dwelling Units: 110
 Directional Distribution: 63% entering, 37% exiting

Trip Generation per Occupied Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.55	0.48 - 0.63	0.74

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Resolution No. 3-06

RESOLUTION:

To approve, with conditions, the exploratory application for Planned Residential Unit Application No. PRU2005-00022, as modified, Chestnut Lodge Properties, Inc., Applicant

WHEREAS, Chestnut Lodge Properties, Inc., 7979 Old Georgetown Road, Suite 800, Bethesda, Maryland 20815, filed Planned Residential Unit Exploratory Application PRU2005-00022, for a residential development on the approximately 20.43-acre Chestnut Lodge site located at 500 West Montgomery Avenue. The site is generally south of West Montgomery Avenue, west of Thomas Street, north of Autumn Wind Way and east of Tall Grass Court and Henson Oaks Lane, including approximately 7.69 acres (335,093 sq. ft.) located within the West Montgomery Avenue Historic District as well as the Rose Hill Barn portion of the Rose Hill Farm Historic District consisting of approximately .80 acre (35,000 sq. ft.). The site is currently improved with seven structures of historic significance, including the main Chestnut Lodge hospital facility known as the "Main Lodge," the former home of Dr. Bullard known as the "Little Lodge," the former home of Frieda Fromm-Reichmann known as "Frieda's Cottage," the former Nurses' residence known as the "Upper Cottage," the Icehouse, the Stable, and the Barn with an attached Creamery; and

WHEREAS, as originally filed, Exploratory Application PRU2005-00022 requested approval of 44 residential dwelling units on the site consisting of 36 new single family detached homes with detached garages, the rehabilitation and reuse of the Little Lodge as a single family dwelling unit and the rehabilitation and conversion of the Main Lodge into seven multi-family units, with the reconstruction of the existing Icehouse as an accessory structure. The Application also proposed conveying Frieda's Cottage to Peerless Rockville, Inc. for its use as an

Resolution No. 3-06

-2-

eleemosynary institution, conveying the Barn/Creamery to the owners of the adjacent Rose Hill Mansion property, and placing the 8 acre open space within the West Montgomery Historic District in a conservation and maintenance easement; and

WHEREAS, the proposal was subsequently modified to provide for the conveyance of Frieda's Cottage to Peerless Rockville for use as a single family dwelling unit; and

WHEREAS, on July 21, 2005, the Rockville Historic District Commission approved the Applicant's request (HDC2005-00336) to demolish the Upper Cottage and reconstruct the Icehouse at the Chestnut Lodge property; and

WHEREAS, consistent with the Historic District Commission's actions, the Applicant modified its proposal to provide for the reconstruction of the Stable as an accessory use to the Little Lodge; and

WHEREAS, pursuant to Section 25-556 of the Zoning and Planning Ordinance, the Planning Commission, at its meetings of August 15, 2005 and September 14, 2005, reviewed the subject application as modified and on a motion approved by a 5 to 1 vote recommended approval of the proposed development, as modified, and subject to certain conditions. By memorandum dated September 23, 2005 the Planning Commission's recommendation was transmitted to the Mayor and Council; and

WHEREAS, pursuant to Section 25-557 of the Zoning and Planning Ordinance, the Mayor and Council gave notice that a public hearing on said Application would be held by the Mayor and Council of Rockville in the Council Chambers at Rockville City Hall on September 26, 2005, at 7:00 p.m. or as soon thereafter as it may be heard, at which parties in interest and citizens would have an opportunity to be heard; and

Resolution No. 3-06

-3-

WHEREAS, on September 26, 2005, the said Application came on for hearing at the time and place indicated in said notice; and

WHEREAS, on December 13, 2005 the Mayor and Council conducted an on-site meeting so as to better understand the site conditions and to discuss issues pertaining to the proposed development; and

WHEREAS, the Mayor and Council further considered the Application at its meetings on November 28, 2005 and January 9, 2006; and

WHEREAS, the Applicant further modified the proposal so as to provide for the rehabilitation of the Barn/Creamery for use as an accessory structure to one of the new single family detached houses, along with certain other modifications to address concerns raised by the Mayor and Council; and

WHEREAS, said matter having been fully considered by the Mayor and Council, the Mayor and Council having found and determined that the proposed development, as modified, and subject to the requirements and conditions set forth herein:

1. WILL NOT AFFECT ADVERSELY THE HEALTH OR SAFETY OF PERSONS WHO WILL RESIDE OR WORK IN THE NEIGHBORHOOD OF THE PROPOSED DEVELOPMENT.

2. WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO PROPERTY OR IMPROVEMENTS LOCATED OR TO BE LOCATED IN OR ADJACENT TO THE DEVELOPMENT AND IS COMPATIBLE WITH THE ADJACENT AND SURROUNDING COMMUNITY.

The proposed single-family and condominium residential development, as conditioned below, is comparable to the density of the surrounding neighborhoods while providing adaptive reuse of the major historic structures on the site as dwelling units – the Main Lodge building, the

Resolution No. 3-06

-4-

Little Lodge and Frieda's Cottage. (Frieda's Cottage is also herein approved for any other use permitted in the R-S Zone, subject to the applicable approval process and requirements for that use.)

The development's reduced setbacks are consistent with smart growth practices and are comparable to other Planned Residential Unit (PRU) developments and Comprehensive Planned Developments (CPDs) within the City of Rockville. These reduced setbacks reflect the resurgence of traditional development patterns, and, when coupled with open space and good design, promote the public welfare by fostering a positive community identity. The proposed setbacks for the new single family homes are similar to the setbacks in the adjacent Rose Hill and Thirty Oaks (Buckingham) neighborhoods.

Extensive landscape buffers surrounding the new development will mitigate any negative aesthetic impacts of the development, including the size and height of the new homes and garages, on the surrounding neighborhoods.

**3. WILL NOT BE CONTRARY TO THE REQUIREMENTS
CONTAINED IN DIVISION 5 OF ARTICLE XII OF THE
ZONING AND PLANNING ORDINANCE.**

The proposed development contains certain common areas that will be owned by the Homeowners Association or similar entity (hereinafter referred to as "Homeowners Association" or "HOA"), which will serve as open space and neighborhood passive parks. The Mayor and Council finds that these areas are consistent with the requirements for open space and common areas. The Mayor and Council further finds that the location, size, shape and topography of such areas are well suited for their intended purposes and that preservation of the common area located in the West Montgomery Historic District portion of the site (identified as Parcels A and

B on attached Exhibit "A") in its natural state would minimize disruption of the environment and foster protection of wildlife, natural features, and historic vistas.

4. WILL NOT BE INCONSISTENT WITH THE INTENT OR PURPOSE OF ARTICLE XII OF THE ZONING AND PLANNING ORDINANCE.

The intent and purpose of the Planned Residential Unit (PRU) Special Development Procedure is to promote a creative approach to development; accomplish a more desirable environment than would be possible with the strict application of the requirements of the Zoning and Planning Ordinance, including preserving natural features and providing more open space than standard requirements; promote the efficient use of land; enhance the appearance and value of neighborhoods; and provide a cohesive neighborhood that is compatible with existing neighborhoods. The proposed development, with the conditions imposed herein, satisfies these requirements by producing an attractive and cohesive neighborhood environment with significant open space and buffers and parkland, while also preserving, through rehabilitation and reuse, significant historic features of the site. The proposed development blends well and is compatible with the surrounding properties and the adjacent historic districts.

5. WILL NOT OVERBURDEN EXISTING PUBLIC SERVICES, INCLUDING WATER, SANITARY SEWER, PUBLIC ROADS, STORM DRAINAGE AND OTHER PUBLIC IMPROVEMENTS.¹

The proposed development will be adequately served by City water and sewer service.

The proposed development is comparable to the density that would be available under the standard development in the R-S Zone. There is no appreciable difference between the

Resolution No. 3-06

-6-

minimal number of vehicular trips generated on West Montgomery Avenue by the proposed development under the PRU procedure and the trip generation of a standard development at the density recommended in the Master Plan for the site. The City and the State Highway Administration have an established policy of not expanding West Montgomery Avenue to accommodate additional vehicular traffic. The various on-site and off-site improvements and other traffic mitigations will help minimize the traffic impact of the proposed development by promoting alternative modes of transportation and facilitating pedestrian access and connectivity.

Both on-site and off-site storm drainage will be improved as a result of the proposed project. The use of the two stormwater management ponds, Great Falls and Bullards Park, located within the Rose Hill community will provide channel protection volume and water quality volume for the proposed development in accordance with the latest *Maryland Department of Environment's* regulations and guidelines as detailed in the *2000 Maryland Stormwater Design Manual*.

6. WILL NOT PROVIDE FOR ANY C-1 ZONE USES PER THE MASTER PLAN RECOMMENDATIONS

The Master Plan does not recommend any C-1 uses for this development and no C-1 uses have been provided; and

WHEREAS, the Applicant has requested and the Mayor and Council has agreed to, and does by virtue of this Resolution, waive and/or modify certain development standards for the residential lots and structures thereon, including but not limited to modification of setback requirements and waiver for certain lots of the requirement that accessory structures be located

¹ Ordinance 24-05, adopted on November 1, 2005, exempts this development from changes made to the required findings for a Planned Residential Unit Development pertaining to the adequacy of public facilities.

Resolution No. 3-06

-7-

only in the rear yard, as reflected on attached Exhibit "A" and in the conditions and requirements set forth herein; and

WHEREAS, the Applicant has requested and the Mayor and Council has agreed to, and does by virtue of this Resolution, waive and/or modify certain requirements of Chapter 21, entitled "Streets and Public Improvements," of the Rockville City Code as reflected in the conditions and requirements set forth herein; and

WHEREAS, the Applicant has requested and the Mayor and Council has agreed to, and does by virtue of this Resolution, waive the requirement of section 25-553 of Chapter 25, entitled "Zoning and Planning," of the Rockville City Code that land be conveyed to the City as a public park; such waiver being subject to the condition that a public access easement and forest conservation easement be placed on approximately 213,500 square feet of the front portion of the development, identified as Parcels A and B on attached Exhibit "A"; and

WHEREAS, the Mayor and Council of Rockville, having made the above-referenced findings based upon the entire record in Planned Residential Unit Application No. PRU2005-00022, the Planning Division Staff Report dated September 8, 2005, the July 21, 2005 action of the Rockville Historic District Commission, the memorandum dated September 23, 2005 to the Mayor and Council from the Planning Commission, and including the public hearing held on September 26, 2005 and the December 13, 2005 site visit, has determined that the subject Application, as modified by the requirements and conditions set forth herein, would promote the health, safety and general welfare of the citizens of the City of Rockville.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, that the Planned Residential Unit Development Application No.

PRU2005-00022 as modified, be, and the same is, hereby approved, subject to the conditions and requirements set forth herein.

1. The Exploratory Plan. The property shall be developed substantially in accordance with the revised exploratory plan dated January 20, 2006 and attached hereto and incorporated herein as Exhibit "A" (the "Exploratory Plan"). To the extent that there is a conflict between any of the written terms and conditions in the body of this Resolution and any of the exhibits attached hereto, the written terms and conditions in the body of this Resolution shall control.

2. Land Use.

a. The development shall consist of not more than 36 new single family detached dwelling units with detached garages and other related accessory structures, 7 residential condominium units (in the Main Lodge building), and two rehabilitated buildings (Little Lodge and Frieda's Cottage) each to be used as single family detached homes.² New garages serving the new single family dwellings outside of the Historic Districts shall be used as garages only and shall not be converted to any other use. This condition shall be contained in a Homeowners Association Declaration of Covenants and/or in a covenant recorded on each lot. The construction of the 36 new single family detached dwelling units is conditioned upon the reconstruction/rehabilitation of the historic structures as described herein.³ The Planning Commission and the Historic District Commission may not impose any condition at Detailed Application stage or the historic review stage, respectively, that would require the Applicant to

² Frieda's Cottage may also be used for any other use allowed in the R-S zone, subject to the applicable approval process and requirements for that use.

³ Per Section 16.c. of this Resolution, the reconstruction/rehabilitation of the historic structures shall be completed in accordance with a construction phasing plan to be approved by the Planning Commission.

Resolution No. 3-06

-9-

reduce the number of new single family dwelling units to less than 36 units or the multi-family dwelling units to less than seven (7) units.

b. The development shall also include the reconstruction of the Stable and the Icehouse, and the rehabilitation of the Rose Hill Barn/Creamery to be used as accessory structures as approved by the Historic District Commission and Planning Commission at the Detailed Application stage consistent with the terms and conditions contained herein.

c. The development shall also include open space to be conveyed to a Homeowners Association as common area. Such open space shall include, but not necessarily be limited to that property identified as Parcels A, B, C, and I in attached Exhibit "A." The final boundaries of the open space areas shall be determined by the Planning Commission at the Detailed Application stage. Such open space shall include such improvements and easements as approved by the Planning Commission at the Detailed Application stage consistent with the conditions and requirements of this Resolution.

3. Development Standards.⁴

The development shall comply with the development standards and uses set forth below and with those development standards of the R-90 Zone not inconsistent with the standards and uses set forth below:

a. The new single family detached dwelling units:

i. Minimum lot size: 9,000 square feet.

ii. Maximum lot coverage: 25% per lot. (The lot area includes the street tree panels encompassing the street trees.)

⁴ The Applicant may install temporary construction/sales trailer(s) on the site, subject to compliance with all applicable permitting requirements.

Resolution No. 3-06

-10-

iii. Minimum rear yard set back:

A. Lots 28 and 37: 11 feet.

B. Lots 17, 18, and 19: 35 feet.

C. All other lots: 25 feet.

iv. Minimum front yard setback measured from the right-of-way line. (Right-of-way line generally begins at the front of the sidewalk.)

A. Front yards abutting Autumn Wind Way (Lots 14, 15 and 16): 30 feet.

B. All other lots: 23 feet.

v. Minimum side yard setback: 11 feet.

vi. Maximum height⁵ of single family detached dwelling units: 35 feet.

vii. New detached garages, will be permitted in the side yards, except for lots abutting Autumn Wind Way (identified on Exhibit "A" as Lots 14, 15 and 16), where new detached garages will be permitted in the front yards abutting Autumn Wind Way and in the side yards. New detached structures are subject to the following limitations:

A. Height: not to exceed 18 feet and one story

B. Minimum front yard setback from the public right-of-way:

(1) Lots 14, 15, and 16: 30 feet

(2) Lot 32: 23 feet.

(3) All other lots: 45 feet.

C. Minimum rear yard setback:

(1) Lots 17, 18, 19 and 20: 35 feet.

(2) Lots 21, 22, 23, and 24: 15 feet.

⁵ Height shall be measured in accordance with the definition of "Building, height of" as contained in Chapter 25, "Zoning and Planning" of the Rockville City Code in effect as of the date of adoption of this Resolution. All height measurements shall be made from the development's internal road (Bullards Circle).

(3) All other lots: 3 feet.

D. Minimum side yard setback: 3 feet.

viii. Except for the new detached garages and the Icehouse, accessory structures are permitted only in the rear yard of the single family lots.⁶

ix. Encroachments in the setback areas on the new single family detached dwelling units may be allowed as permitted by the Zoning and Planning Ordinance as contained in Chapter 25 of the Rockville City Code, except that bay windows, vestibules, and balconies that are less than 10 feet in width may project no more than three (3) feet into side yards, and in no event shall the separation between any two houses be less than 19 feet measured at the closest points.

b. The Main Lodge containing the residential condominium units:

i. Minimum lot area: 9,000 square feet.

ii. Maximum height:

A. Existing building: 63 feet tall.

B. New addition: 41 feet tall.

iii. Maximum lot coverage: 25 percent.

iv. Minimum setbacks:

A. Front yard: 30 feet.

B. Side yard: 11 feet.

C. Rear yard: 25 feet.

c. Frieda's Cottage, to be renovated for single family use or other use allowed in the R-S

Zone:

Resolution No. 3-06

-12-

- i. Minimum lot size: 9,000 square feet.
 - ii. Minimum front yard setback: 12 feet.
 - iii. Maximum height: 35 feet.
 - iv. Maximum coverage: 25 percent per lot.
- d. The Little Lodge, to be renovated for single family use:
- i. Minimum lot size: 9,000 square feet.
 - ii. Minimum front yard setback: 23 feet.
 - iii. Minimum rear yard setback: 25 feet.
 - iv. Minimum side yard setback: 11 feet.
 - v. Maximum height: 35 feet.
 - vi. Maximum coverage: 25 percent per lot.
- e. Reuse of existing historic buildings as accessory structures:
- i. The Stable may be located in the rear yard and shall be rehabilitated/reconstructed for use as an accessory structure to the Little Lodge. No accessory apartment will be permitted in the Stable.
 - A. Maximum height not to exceed 23 feet or two stories.
 - B. Minimum rear lot line setback: 0 feet.
 - C. Minimum side lot line setback: 0 feet.
 - ii. The Icehouse may be located in the front yard and shall be reconstructed for use as an accessory structure.
 - A. Maximum height: 15 feet.

⁶ Should it be determined that the location of the Barn as shown on Exhibit A is deemed to be in the front yard of a lot, such location shall be permissible, and the minimum front yard setback for the Barn shall be 7 feet.

Resolution No. 3-06

-13-

B. Minimum front yard setback: as determined by the final location of the internal road (Bullards Circle) as approved by the Planning Commission at the Detailed Application stage.

C. Minimum side and rear yard setback: 3 feet.

iii. The Rose Hill Barn/Creamery shall be rehabilitated for use as an accessory structure to one of the new single family detached dwelling units, as generally shown on Exhibit "A." No accessory apartment shall be permitted in the Barn/Creamery.

A. Minimum rear yard setback: 7 feet.

B. Minimum side yard setback: 11 feet.

C. Maximum height: 22 feet.

D. Maximum gross floor area: 3,550 square feet, which includes the Creamery.

E. An easement, in a form acceptable to the City Attorney, shall be placed across the land located between the Barn/Creamery and the Rose Hill Mansion property line so as to protect and preserve the historic relationship between the two structures in accordance with the recommendations of the Chestnut Lodge Design Guidelines. The easement shall prohibit placement of any structure or improvement (including but not limited to fences and landscaping) in the easement area without the approval of the Historic District Commission.

f. The parcel of land identified as Parcel J on attached Exhibit "A" shall be included in the easement described in the preceding section 3.e.iii.E. If the owners of the Rose Hill Mansion do not consent to the acquisition of Parcel J, said parcel shall become the property of the Homeowners Association and maintained as part of the development's common area, or, if approved by the Planning Commission, may be incorporated into an adjacent single family lot.

Resolution No. 3-06

-14-

g. Parcel C as shown on Exhibit "A" must have a minimum lot area of 8,000 square feet, and shall become the property of the Homeowners Association and maintained as part of the development's common area. The amenities to be provided on this parcel will be approved at Detailed Application stage. A public pedestrian access easement, in a form acceptable to the City Attorney, shall be placed across Parcel C prior to the issuance of the thirtieth (30th) building permit.

4. Historic District

a. Those portions of the development located within the West Montgomery Avenue and Rose Hill Farm Historic Districts (including but not limited to the Main Lodge (Parcel I), the Little Lodge (Lot 1) Frieda's Cottage (Parcel H), the Stable, the Barn/Creamery, the Icehouse, Parcel J, portions of Lots 10, 11, 12, and 13, and the tree lawn within Parcels A and B as shown in attached Exhibit "A") are subject to review and approval by the Historic District Commission as required by applicable law.

b. Appropriate conservation easements shall be placed across these areas as may be required by the conditions and requirements of this Resolution in a form acceptable to the City Attorney prior to the issuance of any grading permit. In addition, a public pedestrian access easement in a form acceptable to the City Attorney shall be placed across all of Parcels A and B prior to the issuance of the thirtieth (30th) building permit.

c. The Historic District Commission shall provide a "courtesy" review of the following:

i. Detailed Application; and

ii. The architectural designs (inclusive of size, scale, massing, and materials) of structures that may be constructed on those lots along the perimeter of the West Montgomery Avenue and Rose Hill Farm Historic Districts. The Applicant may request this review either at

the Detailed Application stage or at the Certificate of Approval stage to satisfy the requirements of the City's Technical Guides for Exterior Alteration for review of new construction along the perimeter of historic districts, except that nothing herein shall prevent the Historic District Commission from requesting additional information deemed necessary to complete its review.

5. Architectural Design. At the Detailed Application stage and following applicable review by the Historic District Commission, the Planning Commission shall review and approve the architectural designs for the project generally consistent with Exhibit "A" and with the proposed Victorian architectural style, details, and elements as set forth in the "Chestnut Lodge" project brochure submitted on April 27, 2005.

6. Forest Conservation.

a. All tree preservation and planting requirements of the City's Forest and Tree Preservation Ordinance (FTPO) shall be met on site.

b. The Applicant shall work closely with the City's Forestry staff to develop a Forest Conservation Plan to facilitate preservation of quality specimen trees within the Historic District. A conservation easement shall be placed over Parcels A, B, H and I, and Lot 1 to ensure long-term protection of trees within the Historic Districts designated for preservation in accordance with the Forest and Tree Preservation Ordinance (FTPO).

c. Invasive exotic tree and plant species shall be removed and eradicated throughout the site, except that, subject to the approval of the City Forester, such trees and/or plants may remain where they are deemed to be integral to the historic fabric and context of the landscape.

7. Landscape Plan

a. The Applicant shall submit a detailed landscape plan for approval by the Planning Commission at the Detailed Application stage. The landscape plan shall be generally consistent

Resolution No. 3-06

-16-

with the conceptual landscape plan attached hereto as Exhibit "B" (the "Conceptual Landscape Plan"), and with the streetscape design and landscape amenity features shown on the conceptual drawings provided in the "Chestnut Lodge" project brochure submitted on April 27, 2005.

b. The detailed landscape plan shall provide for, but not be limited to, the following:

i. Three (3) trees per each single family residential lot as required by the Subdivision Regulations of the Zoning and Planning Ordinance. Required street trees may not be used to meet this requirement.

ii. Street trees as required by the Zoning and Planning Ordinance, consistent with the following:

A. The street trees in the portion of the site outside of the West Montgomery Avenue and Rose Hill Farm Historic Districts shall have a seven foot tree panel (measured from face of curb to front of sidewalk) with street trees planted at a minimum size of 2.5 inches in caliper in accordance with City specifications for planting alongside streets.

B. No utilities can be placed within the tree panel except for lateral connections and, if approved by the Department of Public Works, underground transformer vaults. The location of utilities shall be determined at the Detailed Application stage.

iii. Screening of all mechanical equipment from view from the public rights-of-way.

iv. The 10 foot and 20 foot landscape buffers described below.

v. Landscaping of Parcels A, B, C, H, and I and Lot 1.

c. The landscape plan shall include standards for the design and location of fencing within the development.

8. Historic District Tree and Landscape Maintenance Plan.

a. The Applicant shall submit, for approval by the City, a comprehensive tree maintenance and landscape maintenance plan providing for the protection, preservation, maintenance, and replacement of mature trees and landscaping within the West Montgomery Avenue Historic District portion of the development (Parcels A, B, I, H, and Lot 1 as shown on Exhibit "A")⁷, and the preparation of a budget to maintain the trees and landscaping.

b. The maintenance plan shall include, among other items, the submission of a three-year work program highlighting:

i. Tree maintenance measures.

ii. Lawn maintenance program, particularly the lawn area fronting West Montgomery Avenue.

iii. A budget containing the estimated costs of the maintenance programs and the means by which such programs will be funded.

c. The first maintenance plan shall be submitted and approved at the Detailed Application stage and shall serve as a baseline for future maintenance plans. With respect to the submission of subsequent maintenance plans, the City shall have 30 days from the date of submission to review and approve the maintenance plan and work program. Following consultation with any professional arborist, forester, landscaper or other similar professional retained by the Applicant or its successor Homeowners Association, the City may require modifications to the maintenance plan and/or work program. If the City does not provide any written comments within 30 days of

Resolution No. 3-06

-18-

receipt of the submission, the maintenance plan and work program shall be deemed to be approved by the City.

iii. The City may require the Applicant, or a successor Homeowners Association, to submit annual reports to the City describing conformance with the work program.

iv. The requirement that Applicant submit a work program every three years for the City's review will be perpetual, unless modified or terminated with the approval of the City.

v. In addition to the right of the City to take enforcement action pursuant to the Rockville City Code for the violation of any conditions or requirements set forth herein,⁸ if the City determines that Applicant or its successor Homeowners Association has failed to adopt or fully adhere to an approved maintenance program for Parcels A and/or B, the City shall, after notice to the Applicant or successor Homeowners Association, have the right (but not the obligation) to enter the property and perform the repairs and maintenance as the City deems necessary. Any such repairs and/or maintenance performed on the site may be assessed to the Applicant or its successor Homeowners Association and collected as a debt owed the City.

9. Buffers.

a. The Applicant shall plant or reinstall the landscaping within the 20 foot buffer area between the Rose Hill development and the Chestnut Lodge site, as generally shown on attached Exhibit "F") (the "Rose Hill Landscape Buffer")⁹, consistent with, or exceeding the requirements

⁷ Planting of significant trees and landscaping in the West Montgomery Avenue and the Rose Hill Farm Historic Districts and removal or substantial cutting of historically significant trees in the Historic Districts requires the approval of the Historic District Commission.

⁸ Failure to comply with any condition or requirement of this Resolution, including but not limited to the Historic District Tree and Landscape Maintenance Plan, shall constitute a violation of the City's Zoning and Planning Ordinance as contained in Chapter 25 of the Rockville City Code, and as may be subsequently amended or recodified.

⁹ The entire 20-foot buffer area along Autumn Wind way is located on the Chestnut Lodge site. In the remainder of the buffer area, 10 feet of the buffer is located on the Chestnut Lodge site and 10 feet is located on property within the Rose Hill development.

Resolution No. 3-06

-19-

of, the approved Rose Hill landscape plan. Applicant shall install additional plantings within the Rose Hill buffer to enhance screening qualities of that buffer. Any changes to the Rose Hill landscape plan must first be submitted to and approved by the Chief of Planning. The Applicant shall be relieved of the requirement to plant on any portion of the Rose Hill Buffer located on property within the Rose Hill development where the owner of said property fails to give Applicant permission to plant.

b. The Applicant shall install a 10-foot landscape buffer along the rear property line of the lots (Lots 21 through 24 as shown on Exhibit "A") that back up to the properties at 11, 12, and 14 Henson Oaks Lane in the Thirty Oaks development, as generally shown on attached Exhibit "F" (the "Thirty Oaks Landscape Buffer").

c. An easement(s), in a form acceptable to the City Attorney's office, shall be placed across the Thirty Oaks Landscape Buffer area and that portion of the Rose Hill Landscape Buffer area located on the Chestnut Lodge site. This easement(s) shall be in addition to the required Forest Conservation easement. The Homeowners Association shall be responsible for the maintenance of the Thirty Oaks Landscape Buffer and that portion of the Rose Hill Landscape Buffer located on the Chestnut Lodge site, and such requirement shall be included in the Homeowners Association Declaration of Covenants. The easement(s) shall not prevent the installation of fences in either the Thirty Oaks or Rose Hill Landscape Buffer areas, provided that the fences are in compliance with the design standards for fences to be approved at the Detailed Application stage, the requirements of the Homeowners Association Declaration of Covenants, all City permitting requirements, and further provided that no fence may be placed in any area subject to a Forest and Tree Conservation Easement without the written approval of the City Forester, which approval is rarely granted.

Resolution No. 3-06

-20-

d. At Detailed Application stage the Planning Commission may require additional screening as deemed necessary and appropriate, without substantially altering the site layout as generally represented in Exhibit "A."

e. The Applicant shall install a split-rail fence along the southern boundary line of those properties in the Thirty Oaks (Buckingham) neighborhood that are adjacent to that portion of the proposed development designated as Lots 21, 22, 23, and 24 on Exhibit "A." The fence must be installed prior to the issuance of the occupancy permit for any one of Lots 21, 22, 23 and 24. The Applicant must give the affected adjoining Thirty Oaks property owners written notice seeking their consent to the installation of the fence. The Applicant shall be relieved of the requirement to install the fence to the extent that any affected property owner fails to consent to the installation, or the timing of the installation, of the fence on his or her property within thirty (30) days of receipt of the written notice from the Applicant, or fails to obtain all necessary approvals for the fence installation from the Thirty Oaks Homeowners Association or other required approvals. Once installed, maintenance of the fence shall become the responsibility of the affected property owner.

10. Vehicular and pedestrian ways.

a. A publicly owned and maintained internal road identified on attached Exhibit "A" as "Bullards Circle" (the "internal road") shall be constructed so as to provide access from West Montgomery Avenue through the site. The internal road shall comply with the secondary road standards contained in Chapter 21, "Streets and Public Improvements," of the Rockville City Code and with the City of Rockville Standards and Details for Construction, except as modified herein.

Resolution No. 3-06

-21-

i. The portion of the internal road located within the West Montgomery Avenue Historic District:

A. Standard curb and gutter, or modified curb as approved by the Department of Public Works, shall be provided along both sides of the road to be shown on plans to be approved at the Detailed Application stage.

B. The dedicated right-of-way may be less than 60 feet. Final road design and alignment shall be approved at the Detailed Application stage. City utilities shall be placed within the right-of-way or within easements as determined by the Department of Public works during detailed engineering.

C. A sidewalk shall be constructed on the east side of the internal road so as to provide pedestrian access to the Lodge while preserving as many significant trees as possible. The sidewalk shall be located outside of the right-of-way, and shall be owned and maintained by the Homeowners Association. Final design and alignment of the sidewalk shall be determined at Detailed Application stage.

ii. The portion of the internal road located outside of the Historic Districts:

A. A 40 foot right-of-way shall be dedicated from front of sidewalk (behind the seven (7) foot tree lawn as measured from face of curb per City standards) to front of sidewalk to encompass the roadway section, curb and gutter, driveway aprons and seven (7) foot tree lawn panel. (A typical roadway section is attached hereto as Exhibit "C.")

B. Water meters, sewer cleanouts and other City appurtenances shall be placed within the right-of-way in front of the sidewalk (within the seven (7) foot tree lawn). Electric transformers shall not be placed within the public right-of-way unless such placement is approved by the City's Department of Public Works.

Resolution No. 3-06

-22-

C. Driveway aprons within the right-of-way are permitted to be brick, provided that the Applicant and/or its successor Homeowners Association assumes responsibility to maintain, repair, and replace said aprons. The City Attorney may require the execution of a driveway maintenance agreement.

D. A ten (10) foot Public Utility Easement (PUE) must be provided behind the right-of-way. No non-utility related permanent structures are permitted within the PUE. Sidewalks shall be permitted in the PUE.

b. An emergency vehicle access and paved pedestrian path connecting Autumn Wind Way and the internal road shall be constructed on a parcel of land located between Tall Grass Court and Summer Garden Way. The parcel and the emergency access and pedestrian path located thereon shall be owned and maintained by the Applicant or its successor Homeowners Association. The parcel shall be reserved for a potential future road and sidewalk, and upon the written request of both the Rose Hill Homeowners Association and the Chestnut Lodge Homeowners Association, with the consent of the City, the parcel shall be dedicated to the City, at no cost, as a public right-of-way. The Declaration of Covenants for the Homeowners Association shall authorize the Homeowners Association to make such dedication and prohibit the transfer of the parcel to any other entity except the City, without the consent of the City. The final dimensions and location of this parcel shall be determined at the Detailed Application stage and shown as an exhibit as part of the Detailed Application approval. The Planning Commission may waive or modify the setback and lot coverage standards and/or reduce the buffer requirements set forth in this Resolution to the extent reasonably necessary to accommodate, on any adjoining lot that may be impacted by the final location and dimension of this parcel, a new single family residence generally consistent with the size, massing, and Victorian architectural

style, details and elements shown in the "Chestnut Lodge" project brochure submitted on April 27, 2005.

c. All alleys shall be constructed in accordance with Chapter 21, entitled "Streets and Public Improvements," of the Rockville City Code and the City's Standards and Details for Construction.

d. A minimum six (6) foot wide pedestrian connection shall be provided between Bullards Circle and Thomas Street as shown on Exhibit "A".

e. All sidewalks, alleys, and pedestrian paths will be privately owned and maintained by the Homeowners Association. A Public Access Easement (PAE) shall be granted across the sidewalks, alleys, and pedestrian ways in a form acceptable to the City Attorney.

11. Traffic and Transportation.

a. A signing and pavement marking plan shall be submitted to the Department of Public Works and approved by the Chief of Traffic and Transportation before the issuance of a Public Works Permit. All internal and external traffic control devices (i.e. signs, signals, marking, and devices placed on, over or adjacent to a roadway or pathway to regulate, warn, or guide pedestrians and/or vehicular traffic) shall comply with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).

b. The Applicant shall contribute \$6,500 to the City's bus shelter CIP Fund for installation of a bus shelter in the vicinity of the development. The contribution must be paid prior to the issuance of the first building permit.

c. Bicycle lockers providing a total of at least five (5) bicycle parking spaces shall be provided for the condominium units at a safe and convenient location as determined at the Detailed Application stage. The bicycle lockers may be located in the reconstructed Icehouse if

Resolution No. 3-06

-24-

the Historic District Commission approves the relocation of the Icehouse to the Main Lodge site, and if deemed appropriate by the Planning Commission at the Detailed Application stage.

d. The Applicant shall contribute \$6,000 to the City's Transportation Improvement CIP Fund for the upgrading of the existing traffic signals to include pedestrian countdown signals (12 signal heads @ \$500 each) at West Montgomery Avenue and Great Falls Road and at West Montgomery Avenue and Laird Street. The payment must be made prior to the issuance of the first building permit. The Applicant shall relocate and/or otherwise modify the traffic signals if such relocation or modification is necessary to accommodate the construction of the internal road.

e. The Applicant shall make a Transportation Demand Management (TDM) contribution of \$600 per dwelling unit, except for Frieda's Cottage. These funds will be used for various programs designed to reduce the number and impact of vehicle trips within Planning Area 4 (West End and Woodley Gardens East-West). A payment of \$600 shall be made before the issuance of each single family dwelling building permit. A payment of \$4,200 shall be made prior to the issuance of the building permit for the Main Lodge.

12. Off-Site Improvements.

a. The Applicant shall construct the off-site improvements described in this section 12 per the City's Standards and Details for Construction. The phasing and details of the improvements will be finalized during Detailed Application review. The Applicant shall provide the City with the information necessary for the City to acquire all rights of ways, easements, and/or authorizations that may be needed for the construction of the improvements.

b. The Applicant shall install a five (5) foot concrete sidewalk along the west side of Laird Street from West Montgomery Avenue to Anderson Avenue, along with any necessary and

Resolution No. 3-06

-25-

incidental improvements, including, but not limited to, curb and gutter, street pavement, driveway aprons, drainage improvements, and tree/grass panels where feasible, per the City's Standards and Details for Construction.

c. The Applicant shall construct a five (5) foot concrete sidewalk on the east side of Lockett Street from Anderson Avenue to Beall Avenue, along with any necessary and incidental improvements, including, but not limited to, curb and gutter, street pavement, driveway aprons, and tree/grass panels where feasible, per the City's Standards and Details for Construction.

d. The Applicant shall construct a five (5) foot concrete sidewalk on one side (to be determined at Detailed Application stage) of Harrison Street between Forest Avenue and North Van Buren Street, along with any necessary and incidental improvements, including, but not limited to, curb and gutter, driveway aprons, and tree/grass panels where feasible, per the City's Standards and Details for Construction.

e. If the Department of Public Works determines that the off-site mitigation projects described in subsections b, c, and/or d of this section are not able to be constructed, the Department of Public Works will select another project in Planning Area 4 to be constructed by Applicant, or will require the Applicant to make a payment to the City's Pedestrian Safety CIP Fund in the amount of the cost estimate of the project that could not be constructed.

f. The Applicant shall upgrade Thomas Street as described in the concept below and as generally shown on attached Exhibit "D," or as modified by the City pursuant to subsection g. of this section 12. Final design and timing to be approved by the Department of Public Works during detailed engineering and subject to the City's acquisition of any necessary rights-of-way, construction easements and/or authorizations from abutting property owners. The upgrade will include the following, to be constructed per the City's Standards and Details for Construction:

Resolution No. 3-06

-26-

i. East side improvements include a four (4) foot brick paver sidewalk, curb and gutter, driveway aprons and necessary and incidental drainage improvements including pavement replacement and grading from West Montgomery Avenue to the dead end of Thomas Street.

ii. West side improvements include a five (5) foot brick paver sidewalk from the proposed path on the north side of Frieda's Cottage on Parcel B (as shown on Exhibit "A") to the dead end of Thomas Street. Improvements shall also include curb and gutter, driveway aprons, and necessary and incidental drainage improvements including pavement replacement and grading from the end of the asphalt curb to the dead end on Thomas Street. Thomas Street shall be widened to the standards of a City secondary residential street in front of the three proposed new homes and Frieda's Cottage. This widening shall occur on the west side of Thomas Street.

iii. The design of the improvements shall provide for adequate drainage and shall be reviewed and approved by the Department of Public Works during detailed engineering. Drainage for the entire street will be reviewed during detailed engineering.

g. If the Department of Public Works determines that the Thomas Street improvements are not able to be constructed as generally shown on Exhibit "D," the Department of Public Works will require modification of the improvements as necessary to facilitate the improvement of Thomas Street, which modified improvements shall be constructed by the Applicant.

h. The Applicant shall, in consultation with City staff, coordinate outreach to the adjacent property owners and surrounding neighborhoods so as to provide information and solicit input with respect to the improvements required by this section 12. The Applicant shall submit concept drawings for all off-site improvements, including Thomas Street, prior to submission of the Detailed Application.

13. Utilities.

a. At the Detailed Application stage the Applicant must demonstrate to the satisfaction of the City's Department of Public Works that:

- i. the water capacity and pressure is sufficient to serve the development; and
- ii. the receiving pipes for the sanitary sewer are of sufficient capacity to serve the development.

b. The location of storm drains and water and sewer lines shall be determined during detailed engineering and approved by the Department of Public Works. The Applicant shall grant the City an easement for all such lines and drains located outside of the right-of-way.

14. Stormwater Management.

a. Stormwater Management shall be provided by the Great Falls Pond and Bullards Park Pond in accordance with the conditions set forth in the conditional approval of the stormwater management concept dated October 15, 2004 (attached hereto as Exhibit "E"), subject to amendment by the Department of Public Works. At Detailed Application stage the Planning Commission may require the Applicant to protect the existing bamboo vegetation in conjunction with the retrofit of the Bullards Park pond.

b. Conceptual site grading will be approved by the Planning Commission at the Detailed Application stage.

c. The Applicant is required to ensure that any runoff from the new homes will not create stormwater runoff that will impact the existing surrounding homes.

15. Publicly Accessible Art In Private Development.

a. The Applicant is required to provide for art for the Chestnut Lodge development in accordance with the Publicly Accessible Art in Private Development Ordinance (adopted

Resolution No. 3-06

-28-

February 2004). The required expenditure for the entire project calculated as follows in accordance with the current rates is \$15,684.90:

Single family residential units	
38 units x \$323.40 per d.us =	\$12,289.20
Multi-family Residential units	
7 units x \$485.10 per d.u. =	\$3,395.70
Total	\$15,684.90

b. Many options for compliance are available to the Applicant. Options may include, but are not limited to visual art on-site, donation to the City's Friends of the Arts fund or to an eligible arts organization, build arts infrastructure or space for arts activities or partner with another development within the same planning area. The Art in Private Development manual is available on the City's website (www.rockvillemd.gov) under the City Business section.

16. Construction Management and Phasing.

a. The Applicant shall develop a plan for ingress and egress of construction traffic for review and approval by the Planning Commission at the Detailed Application stage. This plan shall identify temporary sidewalks, interim lighting, fencing around the site and construction vehicle parking and routes. The plan shall ensure safe pedestrian and vehicular travel outside the site during construction.

b. The Applicant shall identify a designee(s) and alternate designee(s) who will serve as liaison to the community throughout the duration of construction. The designee or an alternate designee shall be accessible throughout the hours of construction, including weekends. Prior to the issuance of the first grading permit, the Applicant shall provide in writing a contact name and phone number to the Chief of Planning and to residents whose property abuts the site and to the presidents of surrounding Homeowners Associations and civic associations.

c. With the submission of the first Detailed Application for the development, the Applicant shall submit for review and approval by the Planning Commission a phasing plan that shall include the timing of the rehabilitation of the Chestnut Lodge main building, the Rose Hill Barn, the Little Lodge, the Stable, and the Icehouse and the construction of the new 36-single family homes. Completion of the rehabilitation of the Main Lodge building, Rose Hill Barn, Little Lodge, the Stable, and the Icehouse shall occur prior to the earlier of the following events: (1) the issuance of the 33rd building permit for a new single family home or (2) a date certain as specified in the phasing plan. The phasing plan shall also provide for the timing of the conveyance of Frieda's Cottage to Peerless Rockville and the timing of its subsequent rehabilitation .

d. The Applicant shall produce a photographic record of development, starting with a photographic record of the site as it appears before demolition and ending during construction. These photographs shall comply with the following specifications:

i. Pre- demolition. Before issuance of the clearing, grading and demolition permit the Applicant shall submit views of north, south, east and west facades of the buildings to be demolished or reconstructed, as well as at least one photo of the site before any clearing or grading including the existing physical relationship with adjacent buildings and streets. The photographic record shall also include all historic aspects of the facades of the building to be demolished or reconstructed. Applicant must comply fully with documentation and other conditions of HDC Certificate of Approval Application HDC2005-00336 as approved July 21, 2005.

ii. Cleared site. Subsequent to demolition, the Applicant shall submit views of the cleared site facing north, south, east and west, with adjacent buildings and streets included.

Resolution No. 3-06

-30-

iii. Site Completion. Prior to the issuance of the final occupancy permit, the Applicant shall submit views of the north, south, east and west facades of all completed building or buildings, as well as at least one view of the completed project in context of adjacent buildings and streets.

17. Homeowners Association (HOA)

a. A Homeowners Association (HOA) or similar entity shall be created by the Applicant for this development. Prior to the issuance of the fourth (4th) building permit for a new single family dwelling, but in no event later than the issuance of the first occupancy permit for a dwelling unit in the development, the documents establishing the Homeowners Association shall be reviewed and approved by the City Attorney for consistency with the intent, conditions, and purpose of this Resolution and the approved Detailed Application .

b. The Applicant shall subject the development to a declaration of covenants, which covenants, among other things, shall set forth the obligation of the Homeowners Association. These obligations shall include, but are not limited to (i) the maintenance of the areas owned by the Homeowners Association as labeled on Exhibit A as parcels "A," "B," and "C," and by the condominium association for Parcel "I," as well as the private sidewalks, alleys, pedestrian paths, retaining walls; (ii) the maintenance of the Rose Hill Landscape Buffer and the Thirty Oaks Landscape Buffer; (iii) the maintenance of brick driveway aprons located within the public rights-of-way; (iv) the maintenance of the emergency access road and related pedestrian path; and (v) at the request of both the Rose Hill and Chestnut Lodge Homeowners Associations, and with the consent of the City, the dedication of the parcel encompassing the emergency access road to the City as a public right-of-way. The Homeowners Association documents shall establish a mechanism for funding the cost of maintaining the areas that are the responsibility of the HOA

under this Resolution. The Homeowners Association documents shall also include provisions that prohibit the Homeowners Association from abrogating its responsibility for the maintenance of the trees in the Historic Districts and its other obligations imposed by the conditions of this Resolution. The Homeowners Association documents shall be approved by the City Attorney.

c. Prospective purchasers of property in the development will be provided with copies of the Homeowners Association documents and declaration of covenants prior to entering into a contract to purchase property in the development as required by applicable law. In addition, the Applicant and its sales and marketing agents shall clearly identify for prospective homeowners those sections in the Homeowners Association documents that relate to how the Homeowners Association will manage the landscape buffers and Parcels A and B.

d. The property to be owned by the Homeowners Association shall be conveyed to the Homeowners Association prior to the issuance of the fourth (4th) building permit for a single family dwelling unit in the development, but in no event later than the issuance of the first occupancy permit for a dwelling unit in the development. The conveyance documents are subject to the review and approval of the City Attorney as required by section 25-592 of Chapter 25, "Zoning and Planning" of the Rockville City Code.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Mayor and Council at its meeting of February 6, 2006.


Claire F. Funkhouser, CMC, City Clerk

Resolution No. 3-06

-32-



Resolution No. 3-06

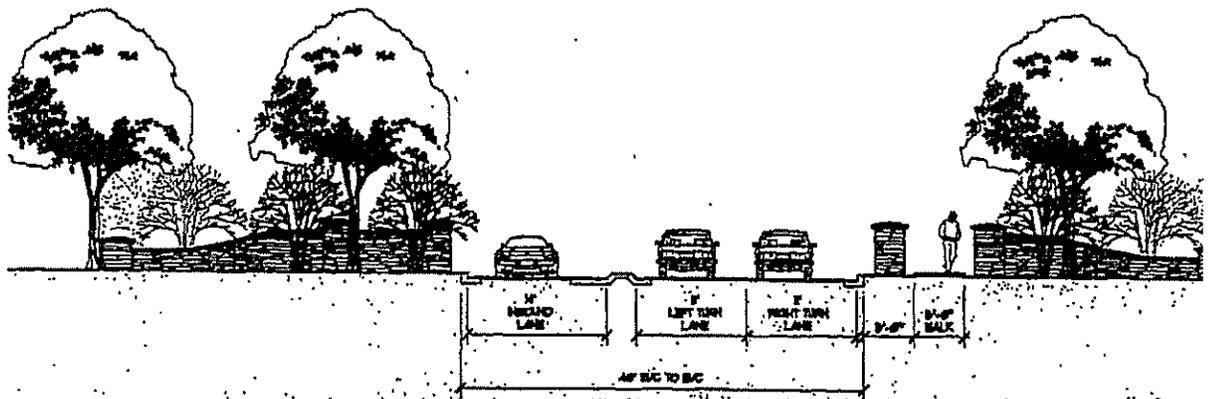
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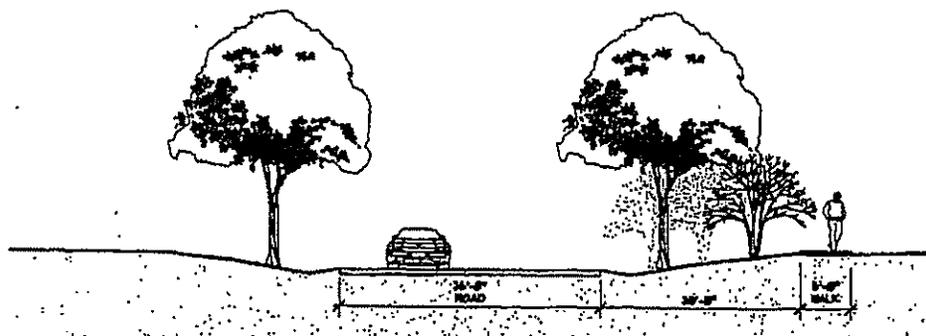
ES Engineering Solutions, Inc.
 ROCKVILLE OFFICE
 1200 Pleasant Drive, Suite 100 Rockville, MD 20851 (301) 241-7338 (301) 241-1400
 Highway Planning Services, Inc. 10000 Rockville Road, Suite 100 Rockville, MD 20851 (301) 241-7338

<p>ROCKVILLE</p>	CLIENT: _____ PROJECT: _____ SHEET: _____	DATE: _____ DRAWN BY: _____ CHECKED BY: _____	DEPARTMENT OF PUBLIC WORKS CITY OF ROCKVILLE MARYLAND AT WORK ROCKVILLE, MARYLAND	DATE PROJECT STARTED: _____ DATE PROJECT COMPLETED: _____ DATE APPROVED BY CITY: _____ DATE APPROVED BY STATE: _____	IS ONLY COMPLETE: _____ DATE: _____	EXPLORATORY APPLICATION COMPOSITE SITE PLAN	CHESTNUT LO CITY OF ROCKVILLE 4TH ELECTION DISTRICT
	(This row contains various administrative fields and checkboxes, many of which are blank or partially filled in the original image.)						

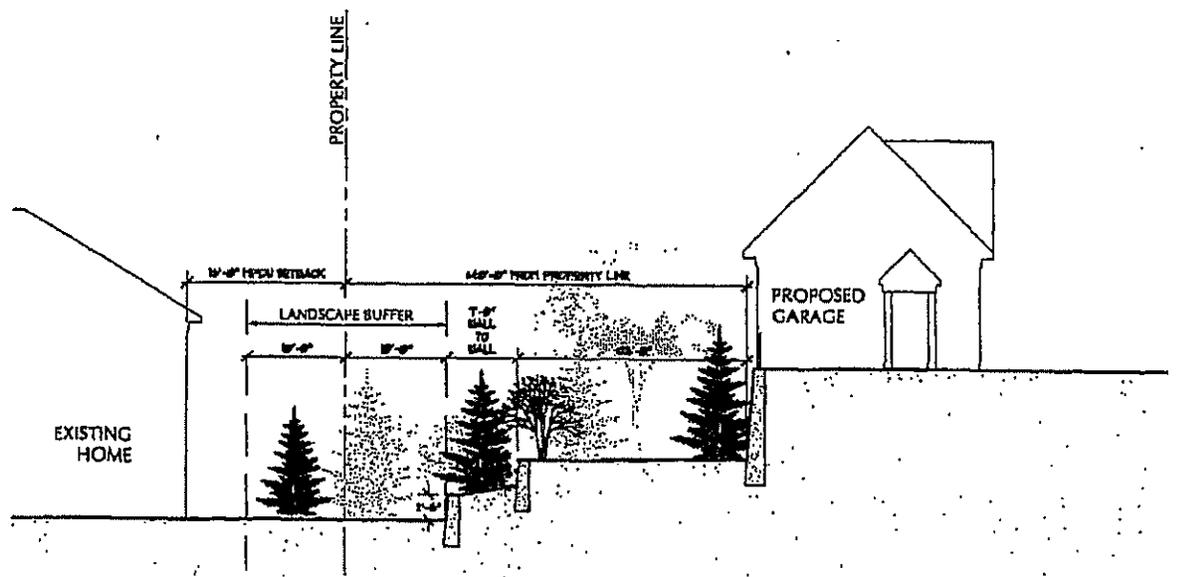
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A COMMUNITY ENTRANCE (FACING OUT TOWARDS WEST MONTGOMERY AVE)
1/8" = 1'-0"



B ENTRANCE ROAD SECTION
1/8" = 1'-0"



C TYPICAL BUFFER PLANTING SECTION
1/8" = 1'-0"

38

No. 6 0000000002 - General Engineering/Superior Services, Inc., January 21, 2020 - 1.5 hrs. fees

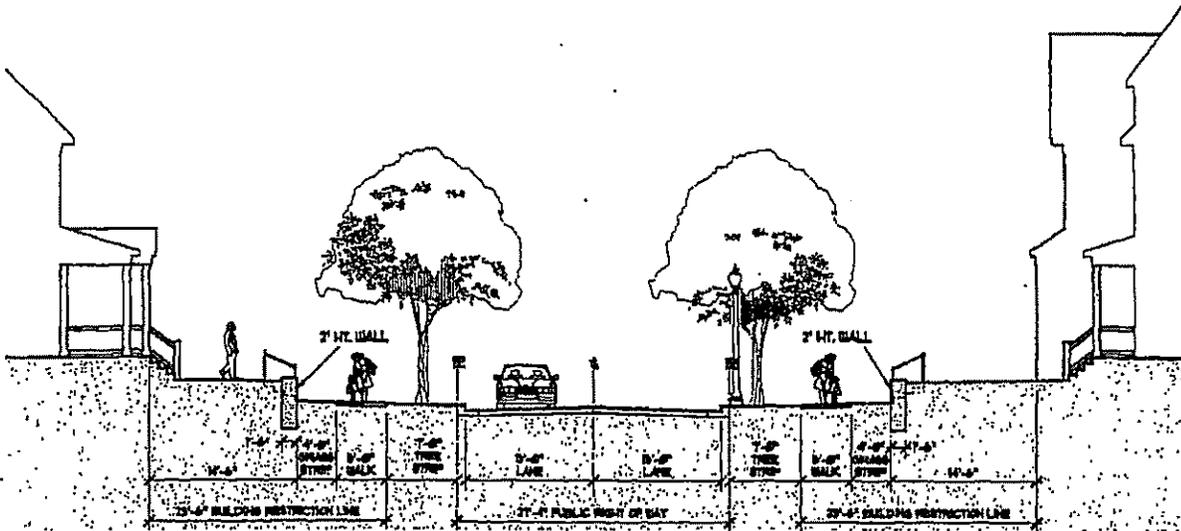


Superior Services, Inc.
ROCKVILLE OFFICE
1390 Picocone Drive, Suite 100
Rockville, MD 20850
T. 301.948.2730 F. 301.948.1067

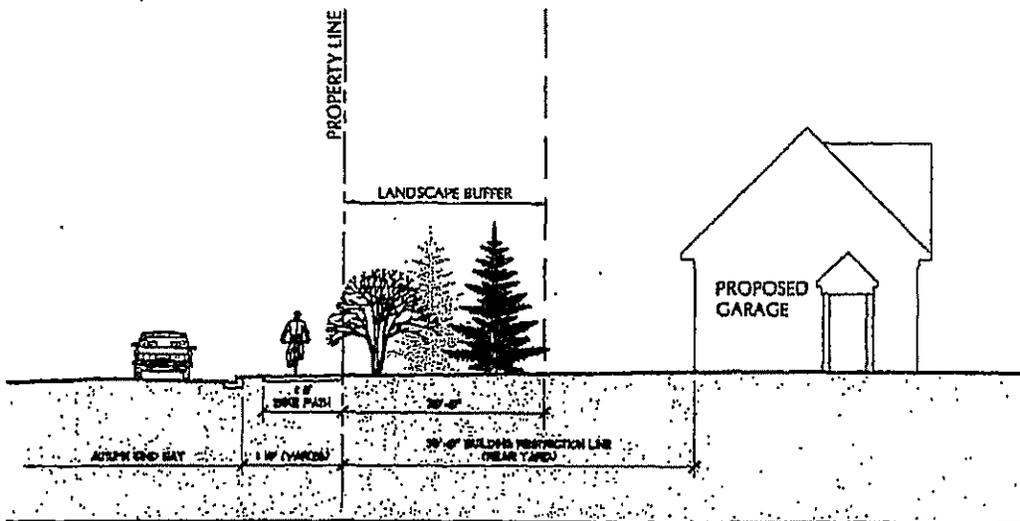
Scale:
Landscape
Planting
Detail
Landscape
Utility

DATE	DESCRIPTION	BY	DATE
1/27/23			

Engineering
Planning
Surveying



D TYPICAL STREET SECTION
1/8" = 1'-0"



E SECTION AT BIKE PATH
1/8" = 1'-0"

NOT FOR CONSTRUCTION



MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST OBTAIN THE EXACT LOCATION AND DEPTHS OF ALL EXISTING UTILITIES AND UTILITY COVERS BY DIGGING TEST PITS AT SPOTS WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-392-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TYPICAL 112" MINIMUM, INVESTIGATE TO LOCATE EXACT THE DEPTHS AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE

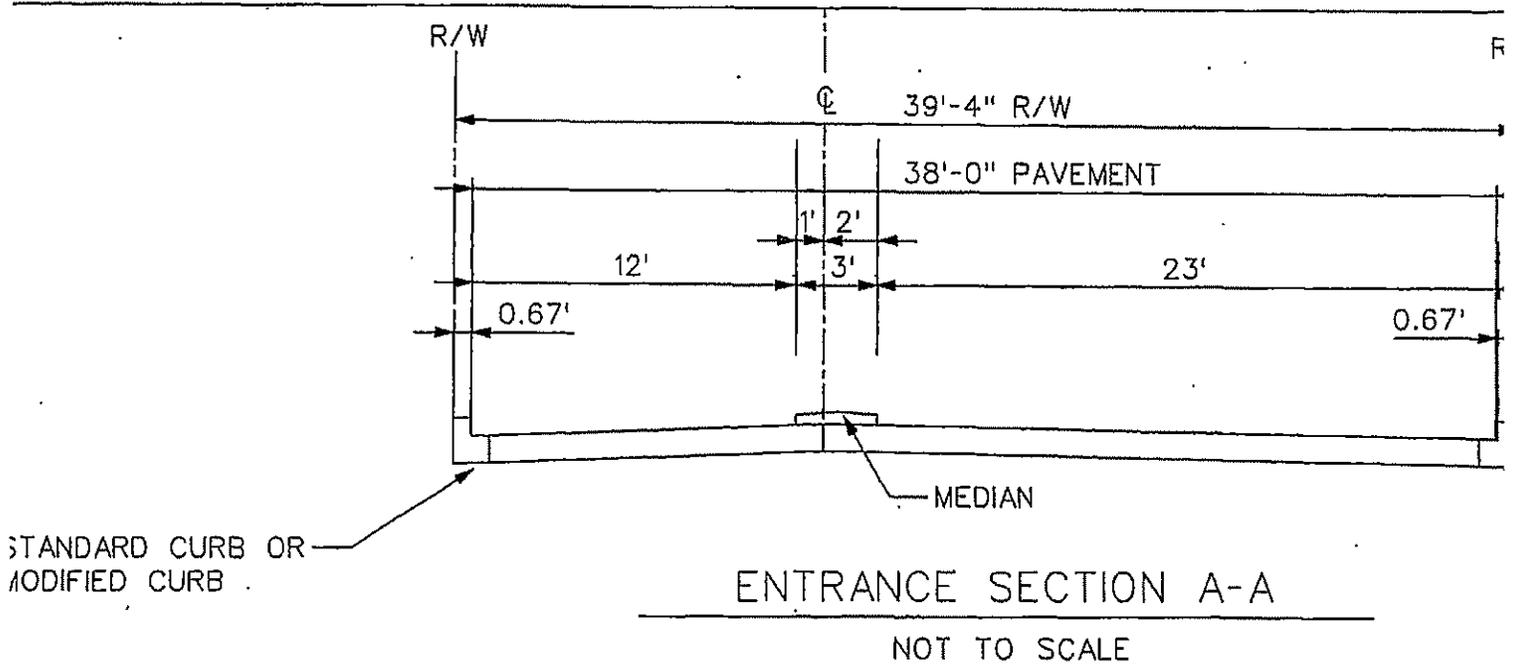
**LEWIS
 LANDSCAPE
 SCULLY
 ARCHITECTS
 GIONET**
 2228 W. Grand Ave. Suite 202
 St. Louis, MO 63103

8874

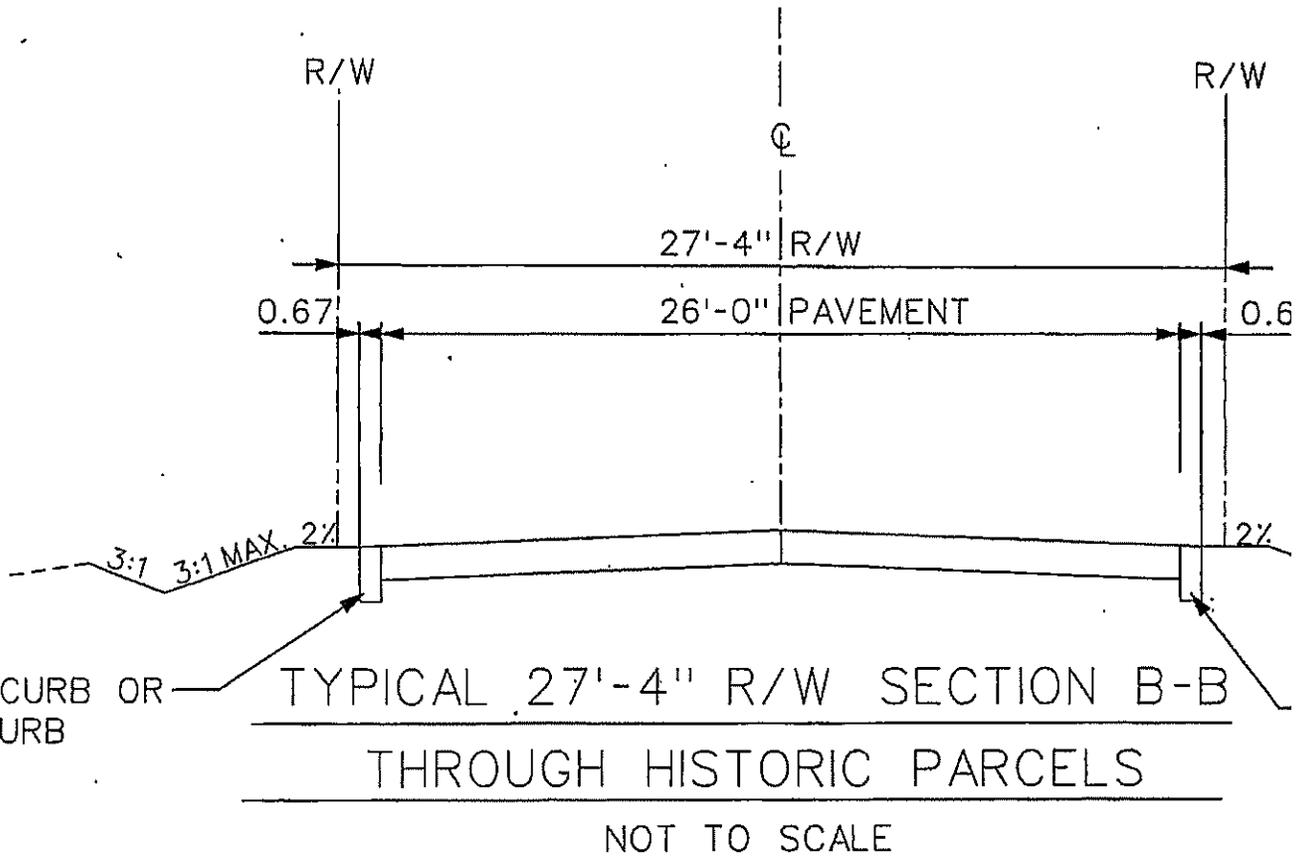
SECTIONS

PROJECT NO.	9
SHEET	10

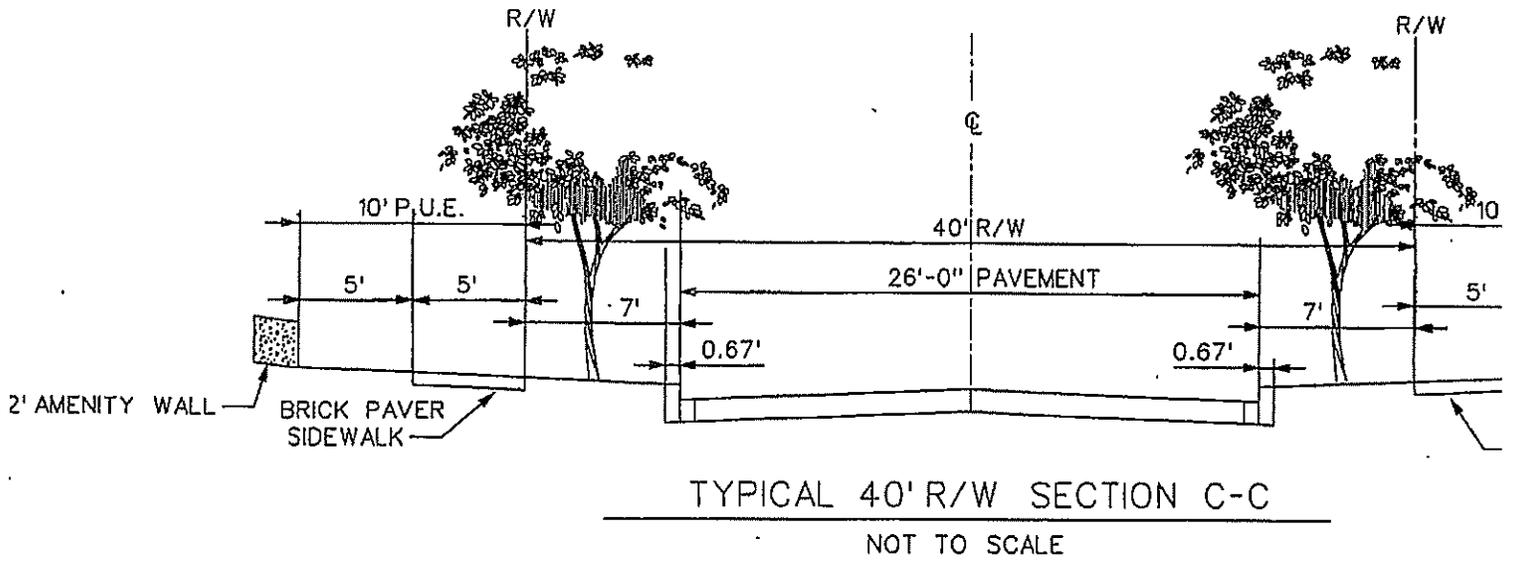
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40



211



42

Exhibit "E"



October 15, 2004

City of Rockville
Maryland Avenue
Rockville, Maryland
20850-2364
www.rockvillemd.gov

Mr. Dan Pino
Loiederman Soltesz Associates
1390 Piccard Drive
Rockville, Maryland 20850

Public Works
240-314-8500
TTY 240-314-8187
FAX 240-314-8539

Subject: Chestnut Lodge
Stormwater Management Concept
SMP2005-00002

Public Works Operations
240-314-8570
FAX 240-314-8589

Dear Mr. Pino: *Dan*

Vehicle Maintenance
240-314-8485
FAX 240-314-8499

Your stormwater management (SWM) concept dated July 9, 2004 for Chestnut Lodge is conditionally approved. The Chestnut Lodge site is 22-acres and is located adjacent to West Montgomery Avenue (MD28) and east of I-270. The proposed development will demolish several building structures; construct 36 single-family dwelling units and roads. Two stormwater ponds, Great Falls and Bullards Park, located within the Rose Hill community, are providing Stormwater management.

Water Treatment Plant
240-314-8555
FAX 240-314-8554

The proposed development will result in 5.45 acres of imperviousness requiring SWM. Additionally, SWM will be required for adjacent rights-of-way (Thomas Street and West Montgomery Avenue). The SWM concept proposes the following measures:

1. Channel Protection Volume (Cp_v) and Water Quality Volume (WQ_v) for the entire drainage area will be provided via the reconstruction of the Great Falls and Bullards Park ponds within the Rose Hill community.
2. Recharge volume will be provided within each existing forebays by either sand trenches or filter beds.
3. Stormwater management credit is being requested for the area draining toward West Montgomery Avenue.
4. The stormwater management facilities are controlling off-site runoff; therefore, a request has been made that both ponds be publicly maintained.

This SWM concept is approved subject to the following conditions, which must be addressed at the detailed engineering stage:

1. Provided that both ponds are upgraded to 2000 guidelines and the ponds provide treatment [Channel Protection Volume (Cp_v), Water Quality Volume (WQ_v) and Overbank Flood Protection (Qp_{10})] for the entire contributing drainage area, the City will assume ownership and maintenance of these facilities;

MAYOR
Larry Giammo

COUNCIL
Robert E. Dorsey
John F. Hall, Jr.
[Redacted] Hoffmann
[Redacted] Robbins

MANAGING CITY MANAGER
Aerine Tuck Parriah

CITY CLERK
Aire F. Funkhouser

CITY ATTORNEY
[Redacted]

Mr. Dan Pino
Loiederman Soltesz Associates
October 15, 2004
Page 2

2. The stormwater management ponds shall provide Overbank Flood Protection (Qp10) for the contributing drainage areas;
3. The drainage area maps and computations shall reflect the proposed development plan and existing field conditions;
4. Detailed calculations of imperviousness shall be provided for the contributing drainage areas;
5. Prior stormwater management waivers approved by the Department of Public Works on the Chestnut Lodge property are no longer valid. Your computations (detailed engineering) must be revised to include management of these areas;
6. All existing pond computations shall be based on approved as-built (surveyed) drawings;
7. Stormwater management shall be provided for all adjacent rights of way (Thomas Street and West Montgomery Avenue);
8. The ponds shall treat 1-inch of water quality over the entire contributing drainage area;
9. Staff supports the idea of using stormwater credits for management of imperviousness located in the Historic District. However, since the concept submission did not address specific details on these credits, staff will review the SWM credit issue at the time of detailed engineering at which time we may or may not approve;
10. Provide further documentation of existing ponds where recharge in the forebays was approved by other jurisdictions. Also, provide justification that recharge in the forebays will be practical;
11. If staff does not approve of recharge in the forebays, either full water quality treatment will be required or upstream recharge will be recommended;
12. Perform a storm drain study to ensure existing pipes adjacent to the project site have capacity to carry the storm flows from your development;
13. Post financial security based on the approved construction estimates in a format acceptable to the City Attorney. Approval is coordinated through Public Works staff;

Mr. Dan Pino
Loiederman Soltesz Associates
October 15, 2004
Page 3

14. Submit a Rockville stormwater management permit application, permit fees, and SWM Database Sheet associated with the SWM plans;
15. Provide safe conveyance of storm flows;
16. Lot to lot drainage must be minimized and lawns shall be grading at a minimum of 3%;
17. Rose Hill community must agree to the pond modifications and agree to convey both ponds to Rockville for future ownership and maintenance.

If you have any questions, please contact John W. Hollida, Civil Engineer II, of my staff at 240-314-8513.

Sincerely,



Susan T. Straus, P.E.
Chief Engineer/Environment

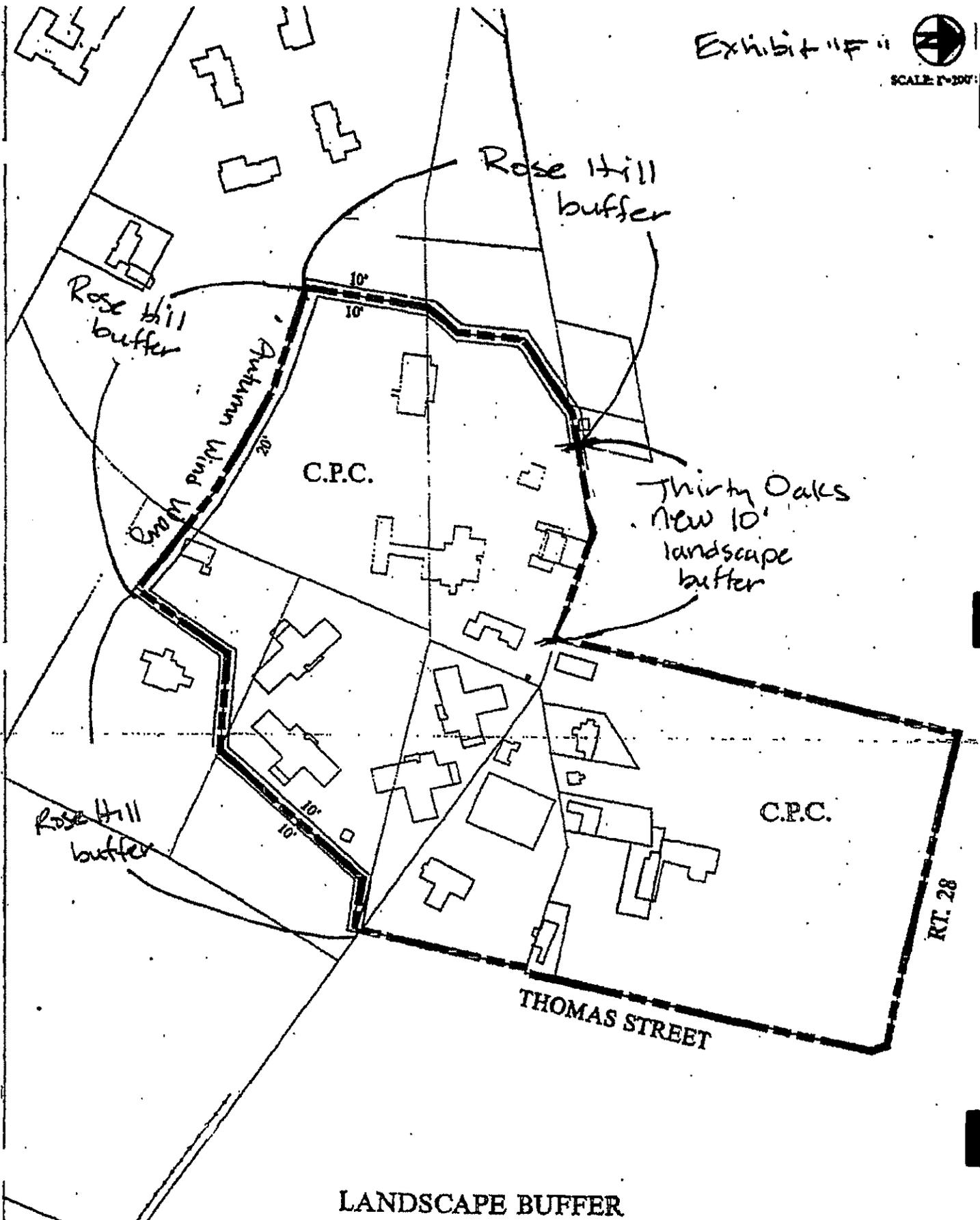
STS/JWH/akm

cc: Bob Spalding, Chief of Planning
Mark Wessel, Civil Engineer III
John W. Hollida, Civil Engineer II-Environment
Permit Plan
Day File

Exhibit "F"



SCALE: 1"=100'



LANDSCAPE BUFFER