

**CITY OF ROCKVILLE PLANNING DIVISION
STAFF REPORT & RECOMMENDATION**

January 21, 2009

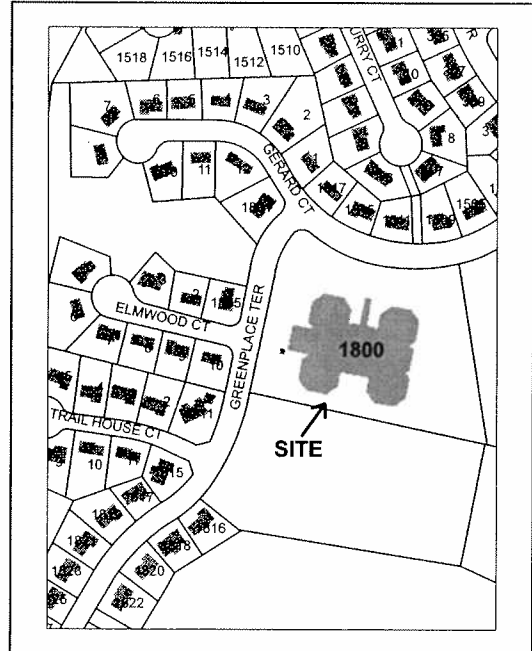
SUBJECT:

FINAL RECORD PLAT: PLT2009-00493
Plat of Subdivision, Lot 1
Fallsmead Elem. School

APPLAICANT: Montgomery Co. Public Schools
C/o Mary Pat Wilson
Division of Construction
2096 Gaither Road
Rockville, Maryland 20850

PROPERTY LOCATION: Fallsmead Elementary School
1800 Greenplace Terrace
Rockville, Maryland 20850

DATE FILED: September 5, 2008



PROPERTY DESCRIPTION:

Size: 8.9342 acres (389,175 square feet)
Zone: R-150 (Medium Density Residential) Zone

Present Use: The subject property is home to Fallsmead Elementary School. In accordance with previously approved Special Exception SPX2006-00367 and Use Permit USE2007-00706, the applicant (Montgomery County Public Schools – MCPS) renovated/modernized approximately 2,292 square feet of existing floor space within the existing school and constructed a new one-story addition approximately 16,622 square feet in size. Also in accordance with said application approvals, MCPS implemented the following building and site improvements: a) expanded and reconfigured staff and visitor site parking facilities, b) constructed a new on-site school bus turnaround loop, c) installed new outdoor paved play areas, and d) removed modular classroom buildings previously used prior to the noted school expansion and renovation. The purpose of the renovation and new building addition was to enhance existing floor space and create new classrooms and ancillary support space.

The subject school site is located on the southeast corner of Greenplace Terrace and Gerard Street. The school's mailing address is 1800 Greenplace Terrace. The school opened in 1974 and as noted is located on approximately 8.9 acres of land, zoned for R-150 (Medium Density Residential) land usage. The site has vehicular access on both Greenplace Terrace and Gerard Street. Single-family detached residential dwellings bound the school property to the north, south, and west, and to the east the site abuts Rockmead Park. The school is located in the

Rockshire residential subdivision. The school, after the expansion is approximately 67,470 square feet in size, and serves grades kindergarten to fifth (5th) grades.

STAFF COMMENTS: The subject final record plat is submitted as required via previously approved Use Permit USE2007-00706. Under the final record plat as submitted, the applicant proposes to consolidate the site's two deeded parcels into a single record lot (See Exhibit 1).

The school renovation and expansion project was completed during the summer of 2008. As noted at the time of the processing and approval of USE2007-00706, the building addition and renovation project was as designed to provide classrooms for additional student enrollment, eliminate modular/portable classroom buildings, and to add kindergarten classrooms for the all-day kindergarten program. Other core facility and support space was also created, including art and music rooms, a computer lab, and an expanded instructional media center. Other support space for staff offices, storage rooms, and additional restrooms were also to be created.

As constructed, the school's new and/or expanded parking facilities and new school bus loop are accessed via Gerard Street or Greenplace Terrace respectively (See Exhibit 2). The proposed bus turnaround that can only be accessed via Greenplace Terrace was designed to maintain physical separation between the bus loop and the new expanded staff/visitor site parking lot to the east. Such physical separation of the site's new staff/visitor parking lot and the new bus loop, are designed to ensure that school bus and service delivery vehicles do not interfere with or pose a safety concern to the on-site traffic flow movement of staff/visitor passenger vehicles.

The school (at the time SPX2006-00367 was granted by the Board of Appeals) had a current enrollment of 499 students and a staff of 50 employees (i.e., teachers, administrative and support personnel, etc.). In accordance with MCPS's Fiscal Year (FY) 2007-2012 Capital Improvements Program, the school had a program capacity for 425 students. With the completion of the planned building expansion/renovation project, the school's program capacity was projected to increase to 518 students and have an enrollment of 484 students at the beginning of the 2008-09 school year. Fallsmead Elementary School is located within MCPS's Thomas S. Wootton cluster.

Based on the information provided, staff finds the proposed record plat to be consistent with site development plans for previously approved SPX2006-00367 and pending Use Permit USE2007-00706.

STAFF RECOMMENDATION: Approval is recommended subject to the following conditions:

1. All existing and proposed easements must be clearly shown and identified on the plat, i.e., stormwater management, public utilities, public improvements, storm drain and sanitary sewer, and stormwater management access, forest conservation, etc.
2. The final corrected record plat must be submitted in an appropriate electronic format as specified in Section 25-782(c)(d) and (e) of the City of Rockville Zoning Ordinance.

3. The plat must be revised to make modifications/revisions as identified on Planning Commission Exhibit "A", on file in the Planning Division Office.

Note: The area of the Forest Conservation Easement was decreased from the approved Forest Conservation Plan (FCP) due to the Public Utility Easement being added along Greenplace Terrace. Thus, the FCP must be amended to reflect this and forest conservation credit made up by this loss.

COMMUNITY NOTIFICATION PROCESS

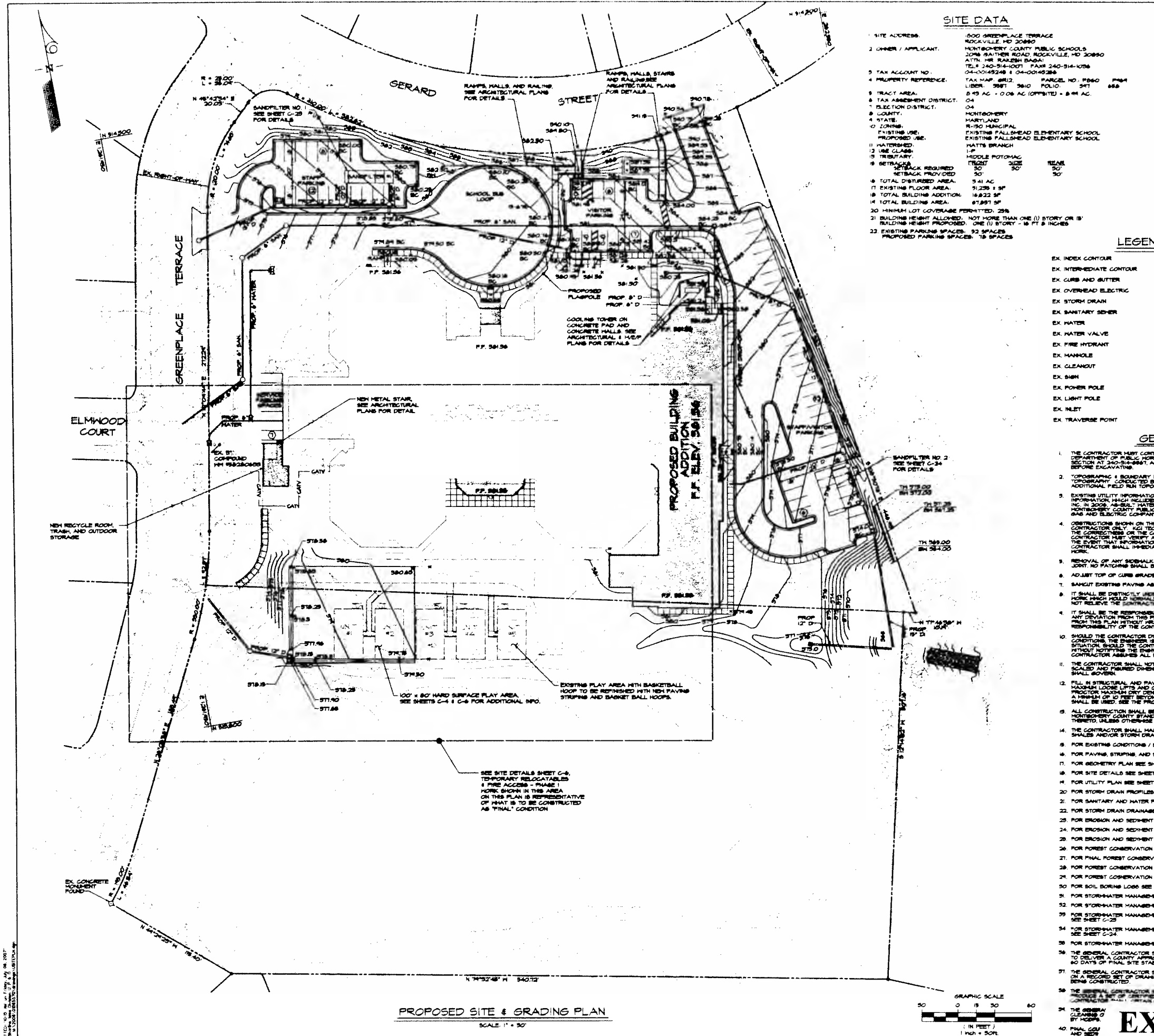
Notification cards were sent to property owners within the subject site area, informing them of the application request and pending Planning Commission meeting, and where the request will be publicly heard and considered. A list of addresses is contained in the project's application file for public review and inspection.

/cdc

Attachment

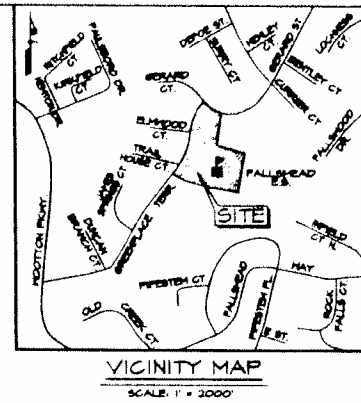
Exhibit "1" – Proposed Final Record Plat

Exhibit "2" – Site Plan –USE2007-00706



SITE DATA

- 1. SITE ADDRESS: 1800 GREENPLACE TERRACE, ROCKVILLE, MD 20850
- 2. OWNER / APPLICANT: MONTGOMERY COUNTY PUBLIC SCHOOLS, 2098 WATSON ROAD, ROCKVILLE, MD 20850
- 3. TAX ACCOUNT NO.: 240-514-1007 FAX 240-514-1058
- 4. PROPERTY REFERENCE: PARCEL NO. P860 P861 LIBER. 5887 5810 POLIO. 658
- 5. TRACT AREA: 8.95 AC + 0.06 AC (OFFSITE) = 9.01 AC
- 6. TAX ASSESSMENT DISTRICT: 04
- 7. ELECTION DISTRICT: 04
- 8. COUNTY: MONTGOMERY
- 9. STATE: MARYLAND
- 10. ZONING: R-150 MUNICIPAL
- 11. EXISTING USE: EXISTING FALLSMEAD ELEMENTARY SCHOOL
- 12. PROPOSED USE: EXISTING FALLSMEAD ELEMENTARY SCHOOL
- 13. WATERBORN: MATTS BRANCH
- 14. USE CLASS: MIDDLE POTOMAC
- 15. TRIBUTARY: 1.8'
- 16. SETBACK REQUIRED: 30'
- 17. SETBACK PROVIDED: 30'
- 18. TOTAL DISTURBED AREA: 3.41 AC
- 19. EXISTING FLOOR AREA: 91,236 S.F.
- 20. TOTAL BUILDING ADDITION: 14,822 S.F.
- 21. TOTAL BUILDING AREA: 106,058 S.F.
- 22. MINIMUM LOT COVERAGE PERMITTED: 25%
- 23. BUILDING HEIGHT ALLOWED: NOT MORE THAN ONE (1) STORY OR 10' BUILDING HEIGHT PROPOSED: ONE (1) STORY - 10 FT 8 INCHES
- 24. EXISTING PARKING SPACES: 93 SPACES
- 25. PROPOSED PARKING SPACES: 19 SPACES



LEGEND

- | | |
|--------------------------|----------------------------|
| EX. INDEX CONTOUR | EX. TREE |
| EX. INTERMEDIATE CONTOUR | EX. TREE LINE |
| EX. CURB AND GUTTER | PROPOSED SIDEWALK |
| EX. OVERHEAD ELECTRIC | PROPOSED STORM DRAIN |
| EX. STORM DRAIN | PROPOSED SANITARY |
| EX. SANITARY SEWER | PROPOSED WATER |
| EX. WATER | PROPOSED INLET |
| EX. WATER VALVE | PROPOSED MANHOLE |
| EX. FIRE HYDRANT | PROPOSED CONTOUR |
| EX. MANHOLE | PROPOSED CURB & GUTTER |
| EX. CLEANOUT | PROPERTY LINE |
| EX. SIGN | RIGHT-OF-WAY |
| EX. POWER POLE | PROP. TREE LINE |
| EX. LIGHT POLE | PROP. BUILDING ADDITION |
| EX. INLET | PROP. SIAMENISE CONNECTION |
| EX. TRAVERSE POINT | |

GENERAL NOTES

1. THE CONTRACTOR MUST CONTACT THE FOLLOWING PRIOR TO BEGINNING WORK: CITY DEPARTMENT OF PUBLIC WORKS INSPECTOR AS LISTED ON PERMIT CITY UTILITIES SECTION AT 240-514-6941, AND MSB UTILITY AT 1-800-387-7111 AT LEAST 48 HOURS BEFORE BEGINNING WORK.
2. TOPOGRAPHIC & BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AERIAL PHOTOGRAPHY CONDUCTED BY VIRGINIA RESOURCE SERVICES IN AUGUST OF 2006, AND ADDITIONAL FIELD SURVEY TOPOGRAPHY BY KCI TECHNOLOGIES, INC. DURING SEPTEMBER, 2006.
3. EXISTING UTILITY INFORMATION SHOWN HEREON IS BASED ON THE BEST AVAILABLE INFORMATION WHICH INCLUDES A FIELD SURVEY CONDUCTED BY KCI TECHNOLOGIES, INC. DURING SEPTEMBER, 2006. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT PRIOR TO STARTING ANY WORK.
4. OBSTRUCTIONS SHOWN ON THIS DRAWING ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. KCI TECHNOLOGIES, INC. DOES NOT WARRANT OR GUARANTEE THE CORRECTNESS OR THE COMPLETENESS OF THE INFORMATION GIVEN BY THE CONTRACTOR NOR ANY OTHER PARTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION TO HIS OWN SATISFACTION. IN THE EVENT THAT INFORMATION IS IN CONFLICT WITH INFORMATION OBTAINED FROM THE MONTGOMERY COUNTY PUBLIC SCHOOLS AND STORM DRAIN PLANS FROM THE MONTGOMERY COUNTY PUBLIC SCHOOLS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT PRIOR TO STARTING ANY WORK.
5. REMOVAL OF ANY SIDEWALK AND/OR CURB AND GUTTER SHALL BE TO THE NEAREST JOINT OR PATCHING SHALL BE PERMITTED.
6. ADJUST TOP OF CURB GRADES TO SMOOTH TRANSITION.
7. PATCH EXISTING PAVING AS NEEDED TO INSTALL NEW CONSTRUCTION.
8. IT SHALL BE DISTINGUISH UNDESIRABLE THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH SHOULD BE PERMITTED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO COMPLETE SUCH WORK.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION FROM THIS PLAN PRIOR TO ANY CHANGE BEING MADE. ANY DEVIATION FROM THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR THOSE CHANGES.
10. SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS, THE CONTRACTOR IS TO BE NOTIFIED IMMEDIATELY TO RESOLVE THE SITUATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEER AND RECEIVING WRITTEN DIRECTION. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THOSE CHANGES.
11. THE CONTRACTOR SHALL NOTE THAT IN CASE OF ANY DISCREPANCY BETWEEN THE PLANS AND FIELD CONDITIONS, THE CONTRACTOR SHALL GOVERN BY THE FIELD CONDITIONS.
12. FILL IN STRUCTURAL AND PAVEMENT AREAS SHALL BE PLACED IN HORIZONTAL, EIGHT-INCH MAXIMUM LAYER LIMITS AND COMPACTED TO AT LEAST 98 PERCENT OF THE STANDED PROCTOR MAXIMUM DRY DENSITY PER ASTM D-1557. ALL FILL SHALL EXCEED A MINIMUM OF 10 FEET BEYOND THE EXISTING LIMITS AND BE COMPACTED TO AT LEAST 98 PERCENT OF THE STANDED PROCTOR MAXIMUM DRY DENSITY PER ASTM D-1557. SEE THE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
13. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST MONTGOMERY COUNTY STANDARD DETAILS AND SPECIFICATIONS AND ALL REVISIONS THEREON, UNLESS OTHERWISE NOTED.
14. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING TO SHALES AND/OR STORM DRAIN SYSTEMS AT ALL TIMES.
15. FOR EXISTING CONDITIONS / DEMOLITION PLAN SEE SHEETS C-1 & C-2.
16. FOR PAVING, STRIPPINGS, AND SIGNAGE PLAN SEE SHEET C-4.
17. FOR GEOMETRY PLAN SEE SHEET C-5.
18. FOR SITE DETAILS SEE SHEET C-6.
19. FOR UTILITY PLAN SEE SHEET C-7.
20. FOR STORM DRAIN PROFILES SEE SHEET C-8.
21. FOR SANITARY AND WATER PROFILES SEE SHEET C-4.
22. FOR STORM DRAIN DRAINAGE AREA MAP SEE SHEET C-10.
23. FOR EROSION AND SEDIMENT CONTROL PLAN SEE SHEET C-11.
24. FOR EROSION AND SEDIMENT CONTROL DRAINAGE AREA MAP SEE SHEET C-12.
25. FOR EROSION AND SEDIMENT CONTROL NOTES & DETAILS SEE SHEETS C-13, C-14, & C-15.
26. FOR FOREST CONSERVATION PLAN TREE REMOVAL AND TREE PROTECTION SEE SHEET C-16.
27. FOR FINAL FOREST CONSERVATION & LANDSCAPE PLAN SEE SHEET C-17.
28. FOR FOREST CONSERVATION LANDSCAPE DETAILS & NOTES SEE SHEET C-18.
29. FOR FOREST CONSERVATION DETAILS AND NOTES SEE SHEET C-19.
30. FOR SOIL BORING LOGS SEE SHEET C-20.
31. FOR STORMWATER MANAGEMENT EXISTING DRAINAGE AREA MAP SEE SHEET C-21.
32. FOR STORMWATER MANAGEMENT CONCEPT PLAN SEE SHEET C-22.
33. FOR STORMWATER MANAGEMENT UNDERGROUND SANDFILTER NO. 1 PLANS & DETAILS SEE SHEET C-23.
34. FOR STORMWATER MANAGEMENT UNDERGROUND SANDFILTER NO. 2 PLANS & DETAILS SEE SHEET C-24.
35. FOR STORMWATER MANAGEMENT NOTES SEE SHEET C-25.
36. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EFFORTS NECESSARY TO DELIVER A COUNTY APPROVED STORMWATER MANAGEMENT SYSTEM WITHIN 90 DAYS OF FINAL SITE STABILIZATION.
37. THE GENERAL CONTRACTOR SHALL KEEP ALL AS-BUILT INFORMATION CURRENT ON A RECORDED SET OF DRAWINGS AS THE STORMWATER MANAGEMENT SYSTEM IS BEING CONSTRUCTED.
38. THE GENERAL CONTRACTOR SHALL HIRE THE CIVIL ENGINEER OF RECORD TO OBTAIN COUNTY APPROVAL OF THE CONSTRUCTION PLAN.
39. THE GENERAL CONTRACTOR SHALL OBTAIN COUNTY APPROVAL OF THE CONSTRUCTION PLAN.
40. FINAL GOV AND SIGN & AGENT

ARCHITECT
SEEA
S. M. E. A.
S. M. E. A.
S. M. E. A.

CIVIL
KCI
TECHNOLOGIES

MONTGOMERY COUNTY BOARD OF EDUCATION
1800 GREENPLACE DRIVE
ROCKVILLE, MD 20850
301-771-8811

PROFESSIONAL SEAL:

PRINTS ISSUED

NO.	DESCRIPTION	DATE
1	BID DOCUMENTS	4/20/07
2	CONFORMING SET	6/1/07

FALLSMEAD ELEMENTARY SCHOOL
1800 GREENPLACE TER.
ROCKVILLE, MD 20850

CLASSROOM ADDITION

MONTGOMERY COUNTY PUBLIC SCHOOLS

SHEET TITLE

PROPOSED SITE & GRADING PLAN

5/12/07-0007

PROJECT NO. C1068970

DATE 5/1/07

SCALE

SHEET NO. C-3

CIRCUIT NO. 3 OF 25

11. C1068970 - US:TEPLNDEN@KCI Techno. .gise inc.