

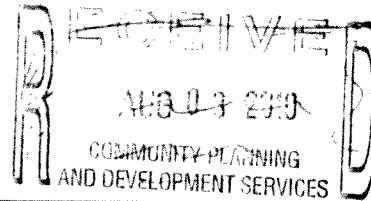


Application for

Site Plan Application

STP

2/09



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 • Website: www.rockvillemd.gov

Type of Application:

- Site Plan 1
 Site Plan 2
 Site Plan 3
 Site Plan Amendment (major)
 Site Plan Amendment (minor)

Please Print Clearly or Type

Property Address information 1700 Yale Place, 20854

Subdivision 236 Lot(s) 31 Block C

Zoning R-90 Tax Account(s) 160403624511

Applicant Information:

Please supply name, address, phone number and e-mail address for each.

Applicant MCPS Division of Construction 2096 Gaither Rd, Suite 203, Rockville, MD 20850
240-314-1019; Saeyin_oh@mcpsmd.org

Property Owner Board of Education: 850 Hungerford Drive Rockville, MD 20850

Architect JK Architects AHN: John Kim 937c Russell ave Gaithersburg, MD 20879

Engineer —

Attorney Avail upon request

LEED AP —

Project Name Portable Classrooms at College Gardens Elementary School

Project Description Addition of 2 portable units

STAFF USE ONLY

Application Acceptance:

Application # STP2011-00054

Pre-Application _____

Date Accepted _____

Staff Contact _____

Application Intake:

OR Date Received 8/5/10

Reviewed by _____

Date of Checklist Review _____

Deemed Complete: Yes **Attachment 1**

TO BE COMPLETED BY APPLICANT

Proposed Post Submission Area Meeting Date 8/4/10 (Notification Radius used @ 1250')

Location College Gardens Elementary school

Level of review and project impact:

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

Tract Size 7.9 acres, # Dwelling Units Total NA Square Footage of Non-Residential 1728 SF

Residential Area Impact 0 %

Traffic/ Impact/trips <30 trips

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	<u>4</u>
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	<u>1</u>
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	<u>1</u>
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	<u>1</u>
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	<u>1</u>

Points Total* 8

The total of the points determine the level of notification and the approving authority.

BASED ON THE IMPACT TOTAL YOUR PROJECT WILL BE:

- Site Plan Level 1 (6 or fewer pts)
- Site Plan Level 2 (7-9 pts)
- Site Plan Level 3 (10-12 pts)
- Site Plan Amendment - Major
- Site Plan Amendment - Minor

Proposed Development:

Retail _____ Sq. Footage Detached Unit _____ Parking Spaces 61 (total) Reduced from 68

Office _____ Sq. Footage Duplex _____ Handicapped 3

Restaurant _____ Sq. Footage Townhouse _____ # of Long Term _____

Other 1,728 (portables) Sq. Footage Attached _____ # of Short Term _____

Multi-Family _____ Estimated LEED or LEED-equivalent points. (As provided on LEED checklist.) _____

Live _____

MPDU _____

Bicycle Parking: # Long Term _____ # Short Term _____ Total # Provided 18 existing

Existing Site Use(s) (to include office, industrial, residential, commercial, medical etc.) School

Previous Approvals: (if any)

Application Number	Date	Action Taken

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.

[Signature] 7/27/10
Please sign and date

RECEIVED
AUG 03 2010
COMMUNITY PLANNING
AND DEVELOPMENT SERVICES

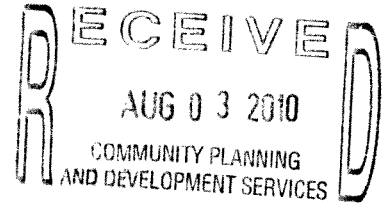
Application Checklist:

Submitted:

- Completed application
- Filing fee (to include sign fee)
- Pre-Application meeting number PAM 2010-0027 documentation (Development Review Committee Meeting Notes)
- Proposed area meeting date 8/4/10 including location College Gardens ES
- A detailed site development plan prepared and certified by a professional engineer. Twelve (12) copies - Fifteen (15) if on a state highway: Plan sheet size maximum 24" x 36" Folded to 8 1/2" X 11"
- Preliminary building elevations and floor plans (3 copies), plan sheet size maximum 24" X 36" folded to 8 1/2" X 11"
- CTR (Comprehensive Transportation Review) report with fee acceptable to Public Works (copy to CPDS)
- Landscape plan (6 copies, Plan Sheet size 24" X 36" folded to 8 1/2" X 11")
- Preliminary Forest Conservation Plan (FCP)
- Copy of approved stormwater management concept plan
- Copy of approved NRI/FSD (Natural Resources Inventory/Forest Stand Delineation Plan by the City Forestry Department)
- Project narrative to include a statement of justification that addresses compliance with:
 - Comprehensive Master Plan and other plan regulations
 - Mixed Use Development Standards, including Layback slope and shadow study (25.13)
 - Landscaping, 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
 - Green Building Regulations (Chapter 5 of the City Code: Building & Building Regulations, Article XIV)
- Sequence and schedule of improvements of multiple building developments
- Additional Information as requested by Planning Staff
- Electronic Version (pdf format acceptable)
- ELEED or LEED-equivalent credi checklist and supporting documentation.

Comments on Submittal: (For Staff Use Only)

August 4, 2010



Ms. Rebecca Torma
City of Rockville, Department of Public Works
Traffic and Transportation Division
111 Maryland Ave
Rockville, MD 20850

Subject: College Gardens Elementary School Traffic Report

Dear Ms. Torma:

Component A – Introduction and Existing Conditions

Montgomery County Public Schools is proposing the addition of two portables at College Gardens Elementary School, located at 1700 Yale Place, in order to accommodate the increasing school population and decrease the current class sizes. These two portable units will be installed on the grassed and parking area just north of the existing school and south of the existing portable unit, accessed from the school faculty parking lot on Yale Place. Construction may begin as early as Summer of 2010 for completion before the beginning of the 2010-2011 school year, or during the winter break of the 2010-2011 school year. The current and proposed land use is for school use. The school site is currently located outside of the Transit Oriented Area (TOA). College Gardens Elementary School is regularly open for classes from 9:00 am to 3:30 pm Monday to Friday. The teaching faculty and various support staff, such as cafeteria and maintenance crews regularly are at the school from 8:00 am to 5:00 pm. Building service staff and janitorial services stay at the school to approximately 8:00 pm. An Aerial Map has been included with this report for general site overview. The proposed addition of the two portables, based on additional school square footage, generates less than thirty (30) trips, per the following charts:

	AM Peak Total (in/out)	PM Peak Total (in/out)
Elementary School (60 additional students)	15/12	4/5
Total New Trips Generated	27	9

	AM Peak Total (in/out)	PM Peak Total (in/out)
Elementary School (Proposed additional square footage 1,728 sf)	5/4	1/1
Total New Trips Generated	9	2

Component B – Site Access and Circulation

College Gardens Elementary School currently has separate driveway entrances for the bus loop, which is accessed from Yale Place. The main faculty parking area, parent drop-off area, and loading lock, is accommodated in a long drive aisle at the northern end of the school site, also located off of

Yale Place. Please see Aerial Map for view of this area. Deliveries and pick-ups are all served within the normal school operating hours. The respective driveways are sized to accommodate school buses, standard MCPS delivery vehicles, and fire trucks. The current parking lot is able to accommodate the existing school faculty and visitors for the school, with 68 total spaces, including 3 dedicated handicap parking stalls. Placement of the relocatable units, however, will remove a total of 7 parking spaces reducing the total onsite parking spaces to 61. Street parking on Yale Place will remain.

The adjacent roadway, Yale Place, is a primary residential class II road within the City of Rockville right-of-way, with an approximate right-of-way width of 70' and pavement width of 36'. The posted speed limit of the roadway is 25 mph.

Sidewalks access the school from Yale Place, up to the front of the building and are generally in good condition. The sidewalk in the Yale Place right-of-way adjacent to the school is 5' wide concrete. Additionally, sidewalks also provide access to the site amenities such as the paved play areas and playground equipment. On-site sidewalks are a 6' minimum width. Two bike racks are located at the front entrance of the school, which can accommodate approximately 18 bicycles. There are currently no bus stops located directly adjacent to the school.

The current parking layout is as shown on the attached Aerial Map. There are currently no carpool or vanpool spaces for this school. Approximately twenty-one light poles are located in the parking lots. The portable units will be located to provide adequate fire access from the existing bus loop.

Three dedicated Handicap Spaces are located at the separate parent drop-off loop parking area off of Yale Place. ADA accessibility is maintained throughout the site and in the school with handicap sidewalk ramps and paved walkways. All Handicap stalls are located on accessible routes to the main school entrance. The on-site sidewalks that connect to the public sidewalks are ADA compliant and lead to all main entrances to the school building. Also, compliant sidewalks and ramps lead to the existing portable units, on-site paved play areas, and proposed portables units. Please see the Aerial Map for pavement markings.

Component E – Summary, Mitigations, and Credits

The proposed portable additions at College Gardens Elementary School generate less than thirty trips and are located outside of the TOA. This project, which includes the construction of two portable units will not require mitigation of any offsite improvements and has no detrimental traffic impacts.

We respectfully request you receive and review this Traffic Report for College Gardens Elementary School.

Please feel free to call me at 240-314-1019, if you have any questions or comments.

Sincerely,

Saeyin Oh, PE
Division of Construction

Ms. Rebecca Torma

3

July 26, 2010

Encl:

Cc: Mr. Howard (MCPS), Ms. Jessell (MCPS)

Attachment 1



City of Rockville

Comprehensive Transportation Review
SCOPING INTAKE FORM

RECEIVED
AUG 03 2010
COMMUNITY PLANNING
AND DEVELOPMENT SERVICES

Project Name:	Portables at College Gardens Elementary school			
Permit No. (if available):	NA			
Subject Property Address:	1700 Yale Place			
Contact Person:	Saeyin Oh			
Contact Phone Number:	240-314-1017			
Contact Email Address:	Saeyin-oh@mcpsmd.org			
Proposed Land Use Density:	Use	Square Footage/ Dwelling Units		
	EXISTING: School ()			
	PROPOSED: School (60 Additional Students)	1,728 SF (2 Relocatable)		
Trip Generation	Peak Hour Site Trips			
	Peak Period	IN	OUT	TOTAL
	AM	15	12	27
	PM	4	5	9
	SAT	0	0	0
Proposed Study Area (Boundaries and Intersections)	School Boundaries			
Proposed Access Points:	EXISTING SITE ENTRANCES			
Projected Horizon (Build Out) Date:	SUMMER 2010			
Statement of Operations				

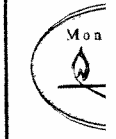
STUDENT/STAFF POPULATION PROJECTION			
	08-09	09-10	10-11
TEACHERS	26	31	31
STAFF	23	25	24
STUDENTS	673	738	776
TOTAL	722	795	831

937C RUS
GAITHERSBURG,
TEL. 24
FAX 24

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

PROJECT NAME

Montgor
Public



PORTABLE
AT COLL
ELEMEN

1700'
ROCKV

SEAL:

PROFESSIONAL
Architectural Certificate
Documents were prepared and sealed in compliance with the provisions of the Virginia State Board of Architecture, License No. 13306, E.

ISSUED FOR:

DATE	BY
01/06/10	SC
02/11/10	10K
02/25/10	PE
03/29/10	2N
04/13/10	2N
04/15/10	PE
04/15/10	BIC

PROJECT NO:

SCALE:

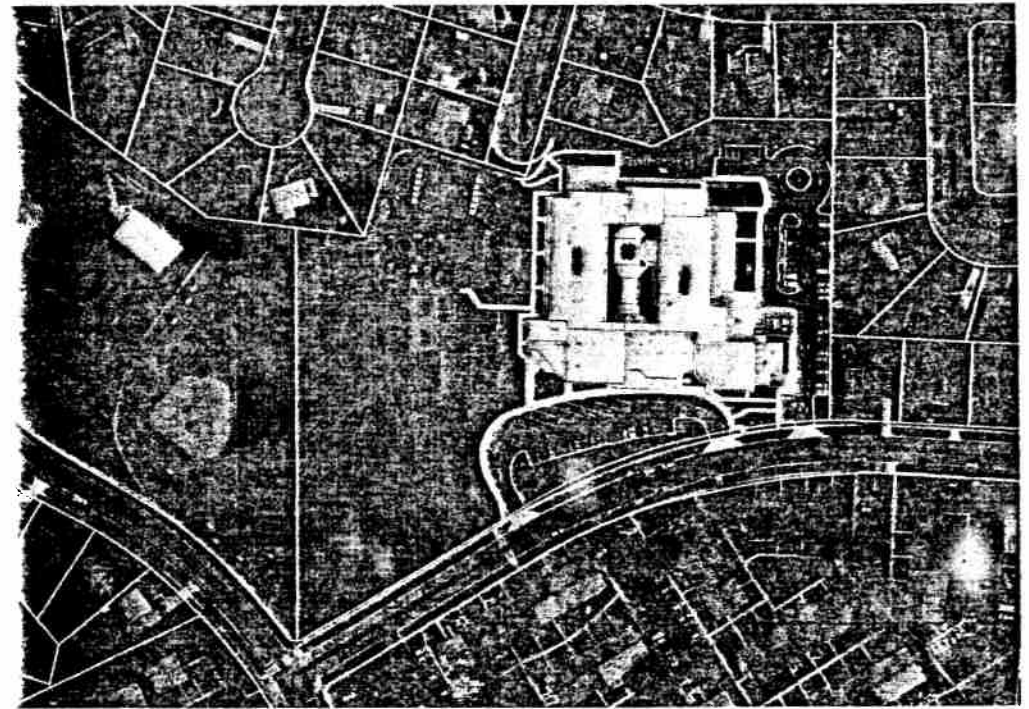
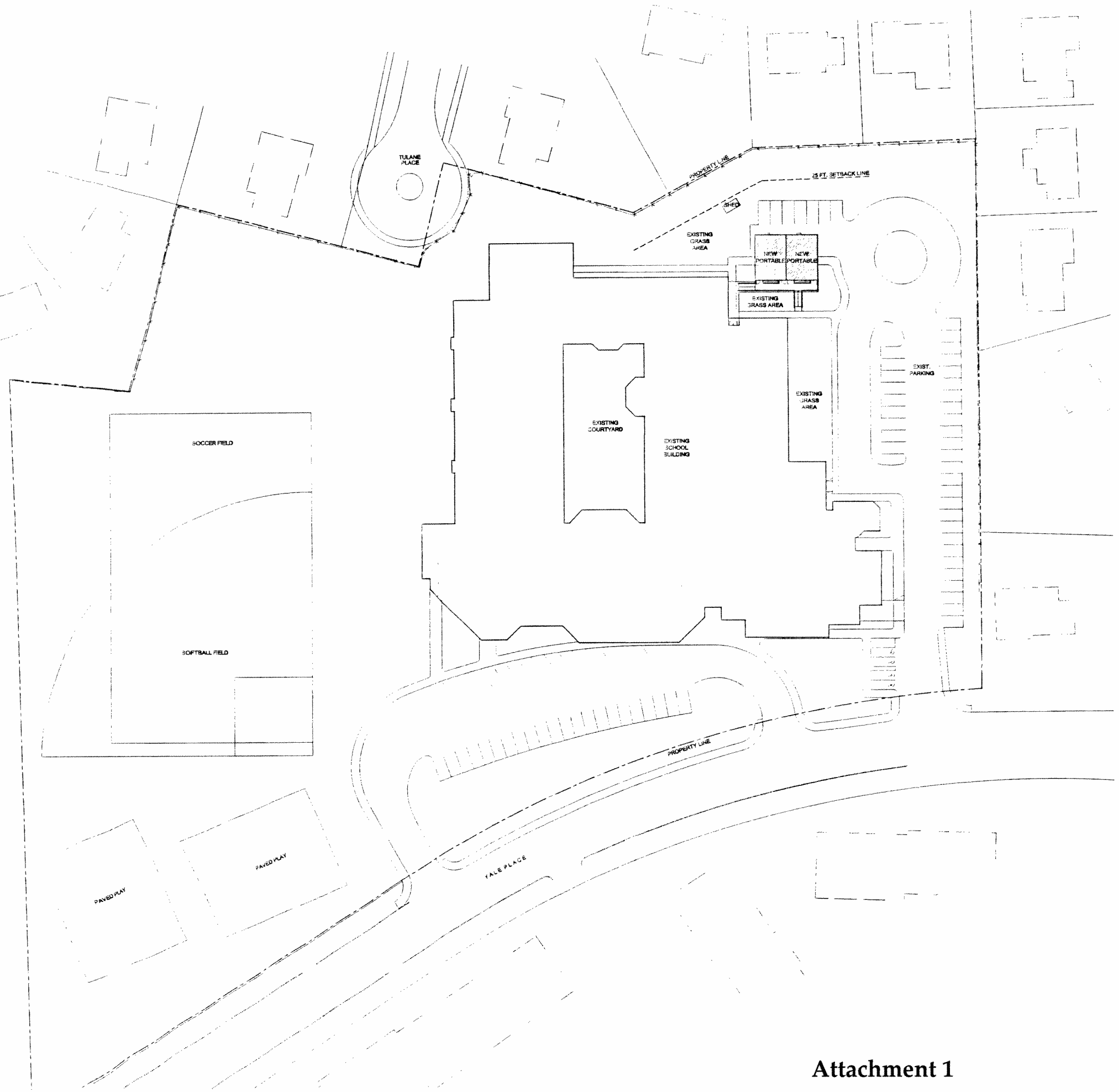
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CHECKED BY:

DATE:

SHEET TITLE:

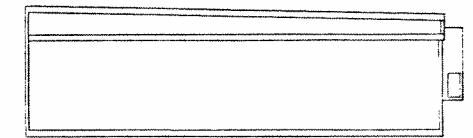
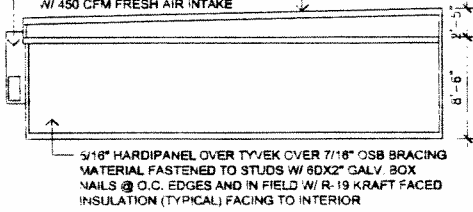
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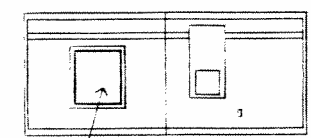
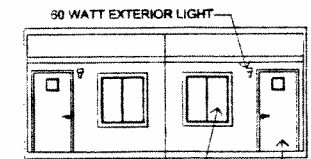
2 AERIAL IMAGE
SP SCALE: N.T.S.

3 1/2 TON WALL HUNG HVAC UNIT W/
HEAT PUMP & WERV INSTALLED PER
MFG'R SPEC'S W/ 10KW HEAT STRIP
1400 (WET COIL) CFM @ 30 IWC, ESP
W/ 450 CFM FRESH AIR INTAKE

45 MIL WHITE EPDM ROOF OVER 1/4" DENS
DECK OVER 7/16" OSB INSTALLED PER
MANUFACTURERS SPECIFICATIONS



5/16" HARDIPANEL OVER TYVEK OVER 7/16" OSB BRACING
MATERIAL FASTENED TO STUDS W/ 6DX2" GALV. BOX
NAILS @ O.C. EDGES AND IN FIELD W/ R-19 KRAFT FACED
INSULATION (TYPICAL) FACING TO INTERIOR



90 WATT EXTERIOR LIGHT
46X80 INSULATED WINDOW
36X80 STEEL DOOR

46X80 INSULATED WINDOW

Attachment 1