



Application for
Site Plan

STP

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 (see level of review section below):

☐ Site Plan Level 1 ☒ Site Plan Level 2

Please Fully Complete

Property Address information 5906 Halpine Road

Subdivision 0504 Lot(s) _____ Block _____

Zoning R-60 to MXNC Zoning Tax Account(s) 00146900

Applicant Information:

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

Applicant Pulte Home Company LLC, 9302 Lee Highway Suite 1000 Fairfax, VA 22031 David DeMarco david.demarco@pultegroup.com

Property Owner Twinbrook Community Church, 5906 Halpine Road Rockville, MD 20851 Attn: Pastor John Bayles

Architect Pulte Home Company LLC, 9302 Lee Highway Suite 1000 Fairfax, VA 22031 David DeMarco david.demarco@pultegroup.com

Engineer VIKA MD, 20251 Century Boulevard Suite 400 Germantown, MD 20874 Mike Goodman goodman@vika.com

Attorney Lerch, Early, & Brewer 7600 Wisconsin Avenue Bethesda, MD 20814 Patricia Harris paharris@lerchearly.com

Project Name Halpine Road

Project Description The Applicant is proposing the development of 36 two-over-two ownership (condominiums) on the Property

STAFF USE ONLY

Application Acceptance:

Application # STP2024-00474

Pre-Application # _____

Application Intake:

Date Received December 15, 2023

Reviewed by _____

TO BE COMPLETED BY APPLICANT:Proposed Post Submission Area Meeting Date TBD-Once date identified, notice for post-submission meeting and DRC will be sentLocation Location will be virtual**Level of review and project impact:**

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

Tract Size 1.51 acres, # Dwelling Units 36 Total Square Footage of Non-Residential 0Residential Area Impact <50 %Traffic/ Impact/trips -45AM/-40PM

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 25,000 square feet	25,001 to 100,000 square feet	100,001 or greater square feet	0
Residential Area Impact	Up to 10% residential development in a residential zone within 1/4 mile of the project	Up to 50% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	Up to 75% 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	2
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	1

Points Total* 7

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

**In calculating the level of review, where no dwelling units, no non-residential square footage or no increase in peak hour trips are proposed, and where there is no single unit residential development within 1/4 mile, no points are assigned to those categories.

BASED ON THE POINTS TOTAL YOUR PROJECT WILL BE:
☐ Site Plan Level 1 (6 or fewer pts)
 ☒ Site Plan Level 2 (7-15 pts)
Proposed Development:

Retail _____ Sq. Footage	Detached Unit _____	MPDU Units _____
Office _____ Sq. Footage	Duplex _____	Parking Spaces <u>72</u>
Restaurant _____ Sq. Footage	Townhouse _____	Handicapped _____
Other _____ Sq. Footage	Attached <u>36</u>	Live-work _____
	Multi-Family _____	

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

STP Site Plan

7/28/2023

Existing Site Use(s) (to include office, industrial, residential, commercial, medical etc.) Site is currently Twinbrook Community Church

Project Description/Scope of Work The Applicant is proposing the development of 36 two-over-two ownership (condominiums) on the Property

Previous Approvals: (if any)

Application Number	Date	Action Taken
<u>FTP2023-00059</u>	<u>2023-10-10</u>	<u>APPROVED NRI</u>
<u> </u>	<u> </u>	<u> </u>

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

12/6/23

See Checklist on following pages. Once fully complete, please submit this application form, associated plans and supporting documents to cpds@rockvillemd.gov. All documents must be provided in electronic pdf format.

Application Checklist

All items are required unless otherwise noted. If you believe that an item should not apply to your project, please email cpds@rockvillemd.gov to schedule a pre-submittal meeting. With the request, please provide a project description, any plans or exhibits available, and identify the checklist items you'd like to discuss. During the meeting, staff will evaluate each item with you and provide a determination on whether it can be waived. Following the meeting, staff will provide a summary of the meeting noting which items, if any, may be waived, which you should include with your application.

A) Checklist Worksheet (any items checked must be provided with the application package)

Comprehensive Transportation Review & [Scoping Intake Form](#)

- ☒ Scoping Intake Form is required for all development applications; complete and continue to next question

The amount of trips associated with the development application will determine the Transportation Report needed. If you have questions on the CTR and/or Scoping Intake Form, please contact Traffic & Transportation staff at transportationinquiry@rockvillemd.gov or 240-314-8500.

Water and Sewer Authorization

Does the project utilize City water and sewer [service](#) and involve any change that affects the connection or capacity, such as for a new use, change of use, or increase in development density?

- ☒ Yes – Water and Sewer Authorization is required
- ☐ No – Water and Sewer Authorization is not required
- ☐ No – Service provider is Washington Suburban Service Commission (WSSC)

Stormwater Management

Does the project involve any of the following?

- Total disturbed area is 5,000 square feet or greater
 - Amount of new or replaced impervious area is 250 square feet or greater
 - Requires Federal or State authorization for alteration of any floodplain, City waterway, stream buffer, wetlands or wetlands buffer
- ☒ Yes – stormwater management permit is required
- ☐ No – stormwater management permit is not required

Sediment Control Permit

Does the project involve any of the following?

- Total disturbed area is 5,000 square feet or greater
 - Grading is 100 cubic yards or greater
 - Land disturbing activity within a stream buffer
 - Construction of a new single-unit detached dwelling, townhouse, or semi-detached dwelling unit
- ☒ Yes – sediment control permit is required
- ☐ No – sediment control permit is not required

If you have question on the Water & Sewer, Stormwater Management or Sediment Control Permits requirements, please contact DPW staff at pw@rockvillemd.gov or 240-314-8500.

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

If the project requires a covered permit or approval, the applicant shall submit a Forest Stand Delineation as part of, or in connection with, the application (notwithstanding applicable exemptions in [Chapter 10.5](#)).

Covered approval means approval of a subdivision (preliminary or final), site plan or project plan or amendment thereto, or of an amendment to a planned development, as defined herein.

Covered permit means a sediment control permit issued by the City. A sediment control permit (see above) is required by [chapter 19](#) before any grading can be performed.

- ☒ Yes – NRI is required
☐ No – NRI is not required

Forest Conservation Plan (FCP)

If the project requires a covered permit or approval (see above), the applicant shall submit a Forest Conservation Plan as part of, or in connection with, the application (notwithstanding applicable exemptions in [Chapter 10.5](#)).

- ☒ Yes – FCP is required
☐ No – FCP is not required

If you have questions on requirements for an NRI/FSD or FCP, please contact Forestry staff: Shayda Musavi (smusavi@rockvillemd.gov) or Shaun Ryan (sryan@rockvillemd.gov)

Historic District Commission (HDC) Action

Are any buildings proposed to be demolished?

- ☒ Yes – HDC review is required prior to demolition approval. Contact Sheila Bashiri, Preservation Planner at history@rockvillemd.gov for more information
☐ No – No HDC review is required

B) Supporting Materials

- ☒ Project narrative to include a statement of justification that addresses compliance with:
- Comprehensive Master Plan and other applicable city plans
 - Required findings of Section 25.07.01.a.3. and the applicable zoning development standards such as:
 - Sec. 25.10.05 (Single Unit Residential)
 - Sec. 25.11.04 (Residential Medium Density)
 - Sec. 25.12.04 (Industrial)
 - Sec. 25.13.05 (Mixed-Use)
 - Landscaping, Screening and Lighting Manual (Resolution No. 1409)
 - Adequate Public Facilities (Section 25.20)
 - Parking and Loading (Section 25.16)
 - Signs (Section 25.18)
 - Public Use Space (Section 25.17.01)
 - Green Building Regulations (Chapter 5 of the City Code: Building & Building Regulations, Article XIV)
 - Publicly Accessible Art in Private Development (Chapter 4 of City Code, Article IV)
 - Moderately Priced Housing Units (MPDU) (if applicable; Chapter 13.5 of City Code)

- ☒ Copy of approved Natural Resource Inventory (NRI)/Forest Stand Delineation (FSD)
- ☒ Copy of approved Pre-Application Stormwater Management Concept Letter (if applicable)
- ☒ Letter of Authorization (If Applicant is different from owner)

C) Plans

- ☒ A detailed site development plan prepared and certified by a professional engineer including:

a. Required Plan Sheets for Approval

1. Site Plan sheet, showing the following:
 - i. Development Use Table (zoning, parking requirements, use, open space requirements)
 - ii. Existing Conditions/Previously Approved Plan
 - iii. Easement Exhibit with plat references
 - iv. Topography
 - v. Streets, sidewalks, bicycle lanes, and other transportation improvements (on-site and right-of-way, including description and widths)
 - vi. Property lines, adjacent property owners, and legal descriptions
 - vii. Building Footprints with entry grades and locations
 - viii. Parking and loading location and dimensions
 - ix. Driveways, drive aisles, and dimensions
 - x. Setbacks, screening and buffering
 - xi. Moderately Priced Dwelling Unit (MPDU) locations (If proposing 50 or more residential units)
 - xii. Water, sewer and storm drain utilities
 - xiii. Stormwater facilities
 - xiv. Clearly defined Limit of Disturbance (LOD)

b. Additional Plan Sheets & Exhibits (Applicable by Project)

1. Fire protection site plan (required for applications that include construction of or modification to roadways and building access)
2. Landscape and lighting plans
3. Public Use Space, Parks and open space
4. Phasing plan
5. Preliminary building elevations and floor plans
6. On-site vehicle and pedestrian circulation plan with truck turning templates
7. Private pavement marking and signage plan
8. Impervious area exhibit
9. Other exhibits as necessary to show compliance with the items in the project

narrative

Once fully complete, please submit this application form, associated plans and supporting documents to cpds@rockvillemd.gov. All documents must be provided in electronic pdf format.



Inspection Services Division FIRE PROTECTION SITE PLAN

The Fire Protection site plan shall be an accurate, to-scale representation of all structures on the project site, including pools, retaining walls, and fences. This site plan shall be separate from other submitted plans and shall include:

- ☐ **Project name, address, property lines, and grade lines.**
- ☐ **Name(s) for all roadways on/or immediately adjacent to the project area.**
- ☐ **Proposed Fire Lanes.**
- ☐ **Drawn to scale with compass (North Arrow) graphic representation.**
- ☐ **Legend identifying all symbols.**
- ☐ **Fire Department Access Box Location.**
- ☐ **Water Supply (Fire Flow Calculations).**

Building Code Summary Requirements

- ☐ **Use Group** – Use Group per International Building Code (IBC)
- ☐ **Construction Type** – Type of construction per the International Building Code (IBC)
- ☐ **Fire Protection Systems** – Provide a summary of Fire Protection Systems that will be installed.
- ☐ **Height Calculations** – Provide calculations for allowable height per IBC. The designed height of the proposed building(s) shall be shown on the Fire Protection Site Plan.
- ☐ **Area Calculations** – Provide allowable area calculations per IBC. The designed area of the proposed building(s) shall be shown on the Fire Protection Site Plan.
- ☐ **Frontage Perimeter** – If frontage is used for an area increase, all portions of the building(s) exterior, including width, used in the frontage increase calculation, must be indicated on the fire protection site plan. Overhead obstructions to fire department operations (e.g., power lines and trees) should be minimized within the 20' open area used for frontage calculations.

Fire Department Access Summary Requirements

- ☐ **Fire Department Access Roads** - Fire department access roads shall consist of roadways (where speeds do not exceed 35 mph), fire lanes, parking lot lanes, or a combination thereof. The fire department access road shall extend to within 50 ft of at least one exterior door that can be opened from the outside and provides access to the interior of the building. Sprinklered one- or two-family dwellings or townhouses are permitted within 150 ft of the fire department access road(s).
- ☐ **20'-0 width** – Fire department access roads shall have an unobstructed width of 20 ft.
- ☐ **16'-0 height** – For portions of the fire department access road with overhead obstructions, provide callouts with the obstruction's height measured from the driving surface
- ☐ **Exterior Perimeter Access** – Any portion of the building(s) or any portion of the exterior wall of the first story of the building(s) shall be no further from a fire department access road(s) than the distances indicated below. Distances shall be measured from the fire department access road along the path walked by fire department personnel.
 - **Non-sprinklered Building** – Not more than 150 ft
 - **Sprinklered Building** – Not more than 450 ft
- ☐ **Surface** – Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. Materials and systems other than asphalt or concrete will require additional information subject to approval by Permit and Inspection Services.

- ❑ **Curb Cuts** – Fire Department Access Roads connecting to roadways shall be provided with curb cuts extending at least 2' beyond each edge of the fire department access road.
- ❑ **Turning Radii** - Turning radii for the fire department access road shall comply with the following:
 - (1) The minimum interior turning radius for a fire department access road is 25 ft
 - (2) The minimum exterior turning radius for a fire department access road is 50 ft
 - (3) Performance-based approval of alternative turning radii may be permitted if apparatus movement into opposing lanes of traffic is minimized and an unrestricted fire department access road is maintained.
- ❑ **Multiple Access Roads** – More than one fire department access road shall be provided if access by a single access road could be impaired by vehicle congestion, condition of the terrain, climatic conditions, or other factors. Inspection Services shall make the final determination for the necessity of additional Fire department Access Roads.
- ❑ **Turnarounds** – All Fire Department Access Roads in excess of 150' must be provided with an approved means for fire department apparatus to turn around. Cul-de-sacs used to provide a dead-end apparatus turnaround shall not be less than 90 ft in diameter at the closed end. ref. COR, 18.2.3.5.3.1.
 - Hammerhead or T-turnarounds used to provide a dead-end apparatus turnaround shall have legs not less than 60 ft long and all portions of the hammerhead or T-turnaround not less than 20 ft wide. ref. COR, 18.2.3.5.3.2.
- ❑ **Obstructions to Fire Department Access** – Fire Protection Site Plan shall indicate gates, bollards, or other obstructions to Fire Department Access on the roads. If these obstructions are designed to permit Fire Department Access, information regarding the access method shall be provided.
- ❑ **Marking** – Provide any proposed signage about the Fire Department Access and Fire Lanes.
- ❑ **Fire Hydrants** – Show the location of all fire hydrants on the project site. Fire hydrants shall be spaced not greater than 300 ft from all exterior points of the structure where the fire hose would lay on the ground and within 400 ft from any dead-ends in a fire department access road. ref. COR, 18.5.1.7.
 - Fire hydrant spacing may be increased to 500 ft for structures protected throughout by an approved automatic sprinkler system, in accordance with Section 9.7 of NFPA 101, Life Safety Code, 2018 Edition. ref. COR, 18.5.1.7.1.
- ❑ **Fire Department Connection** – The location of the Fire Department Connection (FDC or Siamese connection) should be shown if the location of the FDC is known or anticipated. A fire hydrant is required to be within 100' of the FDC.
- ❑ **Fire Flow Data** – Provide calculations showing the required fire flows, per NFPA 1, Section 18.4. and documentation providing the anticipated fire flow on-site.

Means of Egress Summary Requirements

- ❑ **Exit Termination** – Show all exit points on the building(s), providing emergency egress for building occupants.
- ❑ **Exit Discharge** – Beginning at the exterior of the building(s), provide the following information for the exit discharge.
- ❑ **Width** - The width of the walking surface shall be indicated and shall not reduce to less than is required based upon the occupant load.
- ❑ **Surface** – Walking surface materials must be stable, level, slip-resistant, and free of tripping hazards.
- ❑ **Path to a Public Way** – Provide the path of exit discharge from the exterior of the building(s) to a public way.
- ❑ **Special Provisions** – Provide special egressing arrangements (e.g., discharging into a secured, outside enclosure or courtyard) for consideration by the Inspection Services Division.

Reference Codes: International Building Code, NFPA 1, *Fire Code*, NFPA 101, *Life Safety Code*, and City of Rockville Building and Fire Codes should be used in developing the Fire Protection Site Plan.