



PUBLIC NOTICE



Application for Temporary Noise Waiver **For Distribution by May 14, 2024**

The Department of Environmental Protection is currently reviewing an application for a Temporary Noise Waiver as allowed under the Montgomery County Noise Control Ordinance, Chapter 31B, Section 11(a). The Department will receive comments on the application for a minimum of ten (10) days after distribution of this notice.

The Temporary Noise Waiver is being requested by Schuster Concrete Construction, 3717 Crondall Lane, Suite B, Owings Mills, Maryland, for after-hours work related the placement of large quantities of concrete in continuous pours at 5400 McGrath Blvd, North Bethesda. The trucks will access 5400 McGrath Blvd along Marinelli Rd. Workdays will be intermittent over the next year and have work hours from 5:00 a.m. to 10:00 p.m. starting June 1, 2024, weather and schedule permitting.

The application and related documents are available for public inspection and may be viewed on the Department's website by visiting the Noise Waivers & Suppression Plans page at: <https://www.montgomerycountymd.gov/DEP/contact/noise-documents.html#wavers>.

Comments, questions, or requests to examine documents related to the noise waiver application may be directed to depnisewaiver@montgomerycountymd.gov.

Ekstrom, Gretchen

From: DEPNoisewaiver
Sent: Friday, March 22, 2024 3:55 PM
To: Edwards, Stan; Martin, Steve; Ekstrom, Gretchen
Subject: FW: Temporary Noise Waiver Application [#349]

From: Temporary Noise Waiver Application <no-reply@wufoo.com>
Sent: Friday, March 22, 2024 3:54:31 PM (UTC-05:00) Indiana (East)
To: DEPNoisewaiver <depnosewaiver@montgomerycountymd.gov>
Subject: Temporary Noise Waiver Application [#349]

[EXTERNAL EMAIL]

Choose type of activity at First Noise Source/Site * Construction – all types private (\$350 + \$25 per additional source/site)

Total Fee * 350

Person Susana Vazquez

Submitting Application:

*

Phone : * 443-334-5256

Email : * projects@schusterconstruction.com

Company : * Schuster Construction

Project Manager David Zaka

Name *

Phone Number 410-363-9620
(###-###-####) *

Name of Business or Organization Schuster Construction *

Business Address *  3717 Crondall Lane
Owings Mills, Maryland 21117
United States

Work location Address. * 5400 McGrath Blvd

Description of noise source(s) or activity(s) that will create noise * Construction activity related to large concrete pours. The bulk of the work will include delivery of concrete to the jobsite by ready mix trucks and pumping of concrete using a pump truck.

Date(s) and time(s) for which the waiver is

- Mon
- Tue
- Wed
- Thu
- Fri
- Sat

requested:

Work days: *

Project Start Date Saturday, June 1, 2024

*

Project End Date Sunday, June 1, 2025

*

Work Hours 5:00:00 AM

From: *

Work Hours To: * 10:00:00 PM

Why is a Temporary Noise Waiver being requested? *

We are requesting extended hours for large structural concrete pours. Due to the volume of concrete required to be poured for several large concrete pours we are requesting additional time to complete these pours. Once a concrete pour is started the operation can not be interrupted until all the concrete has been completely poured. Most days we would work within the normal work hours. We are only looking to work the extended hours only on days when we will have large concrete pours. We are expecting about 25 large pours to occur throughout the duration of the project.

How does the work benefit the residents that will be impacted by the noise? *

This will help minimize traffic congestion especially during peak hours and will reduce the number of day the activities will occur.

Describe the steps that have been taken or will

The ready mix trucks are to pull in and follow a route designated to eliminate the need for backing up and in turn minimizing the use of white noise back-up alarms. Trucks will be coordinated to arrive onsite one at a time to reduce heavy traffic noise. Crew members will be equipped with radios to prevent loud communication amongst workers. Crews will instructed to avoid any unnecessary noise disturbances.

be taken to
reduce the
level or
duration of
the noise for
which the
waiver is
requested *

Attach

additional
information,
if needed



[5400_mcgrath_bldv_truck_route_location_of_work_large_pours.pdf](#) 3.95 MB · PDF

Attach

additional
information,
if needed



[community_notice_large_pours.pdf](#) 82.21 KB · PDF

Attach

additional
information,
if needed



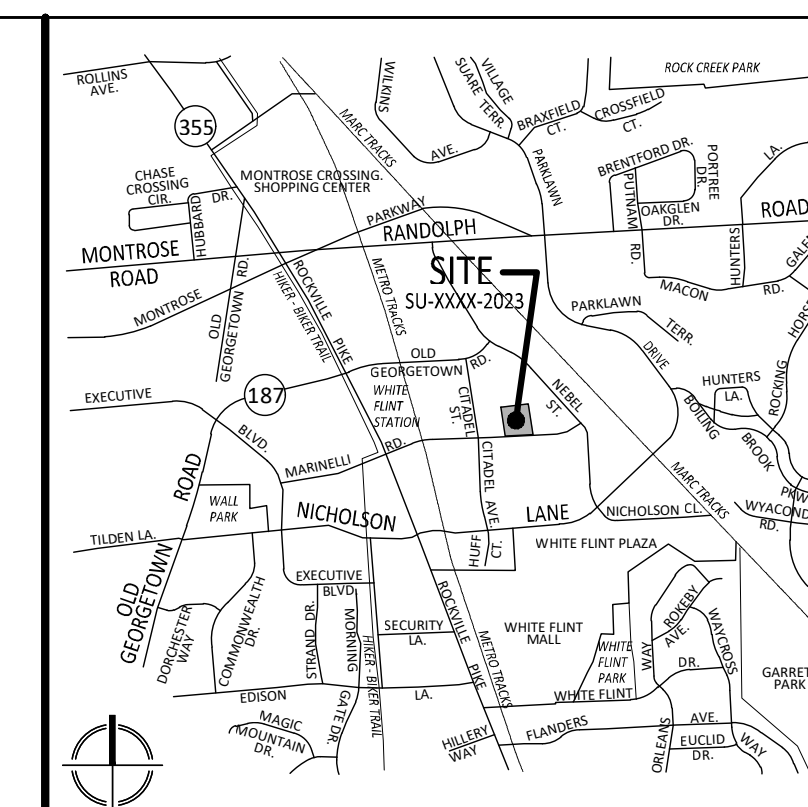
[list_of_address_to_be_notified.pdf](#) 40.70 KB · PDF



For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

MCGRATH BOULEVARD
(57' PRIVATE STREET)
PLAT 23452

WENTWORTH PLACE
(70' PRIVATE STREET)
PLAT 23452



VICINITY MAP
SCALE: 1" = 2000' PAGE: 5285 GRID: A-3
Montgomery County

PROJECT NAME
NORTH BETHESDA PARCEL H

PROJECT ADDRESS
5400 MCGRATH BOULEVARD
NORTH BETHESDA, MD 20852

DC Project No. 151-19

Owner Project No.

OWNER/DEVELOPER
LCOR INCORPORATED

PROJECT SUBMISSION

GMP SET

REVISION	ISSUED FOR	DATE
	PERMIT SET	10/07/2022
	GMP SET	11/11/2022
	IFC SET	05/26/2023

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PLAN LEGEND

—	PROPERTY LINES	—	PROPOSED WATER LINE	⊙	EXISTING EUP POLE
—	EXISTING ELECTRICAL CONDUIT	—	PROPOSED SANITARY SEWER WITH STRUCTURE	⊙	EXISTING GAS VALVE
—	EXISTING EDGE OF PAVEMENT	—	PROPOSED STORM DRAIN	⊙	EXISTING LIGHT POLE
—	EXISTING FENCE LINE	—	EXISTING ELECTRICAL MANHOLE	⊙	EXISTING PHONE PEDESTAL
—	EXISTING NATURAL GAS CONDUIT	—	EXISTING ELECTRICAL JUNCTION BOX	⊙	EXISTING PHONE MANHOLE
—	EXISTING OVERHEAD WIRES	—	EXISTING FIRE DEPARTMENT CONNECTION	⊙	EXISTING UTILITY POLE
—	EXISTING TELEPHONE CONDUIT	—	EXISTING FIRE HYDRANT	⊙	EXISTING SANITARY MANHOLE
—	EXISTING PUBLIC UTILITIES EASEMENTS	—	EXISTING GAS MANHOLE	⊙	EXISTING CURB AND GUTTER
—	EXISTING SANITARY SEWER CONDUIT	—	EXISTING GAS VALVE	⊙	EXISTING CONCRETE
—	EXISTING STORM DRAIN CONDUIT	—	EXISTING GAS VALVE	⊙	EXISTING CURB INLET
—	EXISTING WATER CONDUIT	—	EXISTING GAS VALVE	⊙	EXISTING ELECTRICAL TRANSFORMER
—	EXISTING ZONE LIMITS	—	EXISTING GAS VALVE	⊙	EXISTING ASPHALT
—	PROPOSED 10' CONTOUR	—	EXISTING GAS VALVE	⊙	EXISTING REINFORCED CONCRETE PIPE
—	PROPOSED 2' CONTOUR	—	EXISTING GAS VALVE	⊙	EXISTING CORRUGATED METAL PIPE
—		—	EXISTING GAS VALVE	⊙	EXISTING WATER METER
—		—	EXISTING GAS VALVE	⊙	EXISTING WATER MANHOLE
—		—	EXISTING GAS VALVE	⊙	EXISTING BUILDING RESTRICTION LINE
—		—	EXISTING GAS VALVE	⊙	EXISTING RIGHT-OF-WAY

Location of Work. The concrete pour operation will take place within the jobsite outlined.

DEVELOPMENT TABULATIONS

Residential Parking (Per CR Zone) Sec 6.2.4.B	Units	Minimum Required	Maximum Required	Minimum Parking	Maximum Parking	Parking Approved in Garages
Parcel H MF (Total Up To 365 Units)						
0.8 per unit	0.8 per unit	1 per unit	1.25 per unit	0	0	
0.8 per unit	0.8 per unit	1.5 per unit	105.6	136	198	
0.8 per unit	0.8 per unit	2 per unit	12.8	32	32	
0.5 per unit	0.5 per unit	0.5 per unit	0	0	0	
0.5 per unit	0.5 per unit	0.625 per unit	12.5	15.625	15.625	
0.5 per unit	0.5 per unit	0.75 per unit	9.5	14.25	14.25	
0.5 per unit	0.5 per unit	1 per unit	1.5	3	3	
	Total Parcel H		278	475	360*	

Trucks will enter through a gated entrance from Marinelli Rd into the jobsite and once unloaded will loop around the parcel and exit back onto Marinelli Rd

CR Zone) Sec 6.2.4.C	Area/Units	Rate	Bicycle Spaces Provided	Long-term	Short-term
Parcel H Multifamily	365	0.5 per unit (100 max)	100	95	5

*Parking may be added, up to the maximum allowed, if there are no impacts to the building footprint or above grade architecture.

Public Use Space sec. 59-C-8.43 Open Space

Parcel	Area (SF)
Parcel E #8200534A (Located on Parcel K)	3,850 SF
Parcels A,C,I #8200818A	54,000 SF
Parcels F,K,M,N #8200811B	37,740 SF
Parcel K	16,994 SF
Parcel F (10,494 sf.) and M (6,500 sf.)	16,994 SF
Total	129,578 SF
Parcel G #820180010	7,000 SF
Area of Parcel G frontage included in #8200811B	-4,400 SF
Net New Public Use Space Parcel G	2,600 SF
Parcel H #820220100	2,600 SF
Area of Parcel H included in #8200811B	-6,500 SF
Net New Public Use Space Parcel H	-3,900 SF
Total Required Public Use Space Entire Project	135,008 SF
Total Provided Public Use Space Approved/Provided	111,284 SF
Public Use Space Required by Future Applications	23,724 SF

Loading	Approved
Multi-family dwelling units	365
Loading Spaces Approved 59-6.2.8 Loading Design Standards	Minimum Required Approved
SU-30 Spaces Provided	1 2

Development Density for North Bethesda Town Center

Use	Approved Entire Project	Approved Parcel E	Approved Parcels F, K, M, N	Approved Parcels A, C, I	Approved Parcel G**	Approved Parcel H	Balance Remaining
Residential*	1,350 DU / 1,350,123 SF	312 DU / 321,010 SF	341 DU / 329,628 SF	---	294 DU / 287,015 SF	365 DU / 390,815 SF	38 DU / 21,655 SF
MPDU's	169 DU	39 DU	43 DU	---	46 DU	4 DU	4 DU
Commercial / Office	1,148,000 SF	---	---	366,123 SF	---	---	781,877 SF
General Retail	202,037 SF	61,246 SF	---	309,890 SF	---	---	30,901 SF
Theater	80,000 SF	---	---	---	54,520 SF / 3,650 SF toward FAR	---	25,480 SF
Total	1,350 DU / 2,700,160 SF	312 DU / 382,256 SF	341 DU / 329,628 SF	479,661 SF	294 DU / 287,015 SF	365 DU / 390,815 SF	38 DU / 859,915 SF

Residential density in the Development Plan was limited only by dwelling units, not FAR.
**Maximum density approved by MNCPPC for Parcel G was 320,000SF. The number reflected in the chart is taken from the DPS approved building permit plans for construction.

FOR LOCATION OF UTILITIES CALL 81-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.mississippymd.com 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY



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Our Site Set on the Future.

PROFESSIONAL ENGINEER
JASON A. EVANS, P.E.
LICENSE NO. 3885
EXPIRATION DATE: JANUARY 16, 2025

SHEET TITLE
CONSTRUCTION SITE PLAN

SCALE: AS INDICATED

SHEET NUMBER

C200



Location of Work.
The operation will
take place within
the jobsite outlined.

Trucks will enter through a
gated entrance from
Marinelli Rd into the jobsite
and once unloaded will
loop around the parcel and
exit back onto Marinelli Rd



DGS Construction, LLC, t/a
Schuster Concrete Construction
PO Box 604, Owings Mills MD 21117
P | 877-248-7557 F | 410-363-3810

Dear Community Members,

This is to notify you of an upcoming noise variance waiver for construction activities occurring at the 5400 McGrath Boulevard near the intersection of Rockville Pike and Marinelli Rd.

The work will take place between the dates of **6/1/24** and **6/1/25**, between the hours of **5:00AM** and **10:00PM**. The activity consists of large concrete pours occurring within the project site. Large concrete pours would not be taking place daily, there will be about 25 large pours throughout the duration of the job.

The bulk of the construction activity related to the large pours will include delivery of concrete to the jobsite by ready mix trucks and pumping of concrete using a pump truck. The ready mix trucks are to pull in and follow a route designated to eliminate the need for backing up and in turn minimizing the use of white noise back-up alarms. Trucks will be coordinated to arrive onsite one at a time to reduce heavy traffic noise. Trucks will be turned off while being unloaded and crew members will be equipped with radios to prevent loud communication amongst workers.

Schuster does not anticipate the noise from these activities to be blaring or create significant disturbance to the neighboring residences.

Should you have any concerns or complaints, please contact our Project Manger at the number listed below.

Project Manager: David Zaka
Cell: 443-422-4841

A handwritten signature in blue ink, appearing to read "DZ", is placed above the contact information for David Zaka.

David Zaka
Project Manager
Dzaka@schusterconstruction.com