



Stanmore: Site Plan Amendment No. 82006039A

- MCS.** Molline Smith, Senior Planner, molline.smith@montgomeryplanning.org, 301.495.4573
- RAW** Richard Weaver, Supervisor, richard.weaver@montgomeryplanning.org, 301.495-4544
- JAC** John Carter, Area 3 Chief, john.carter@montgomeryplanning.org, 301.495.4575

Completed: 05-23-14

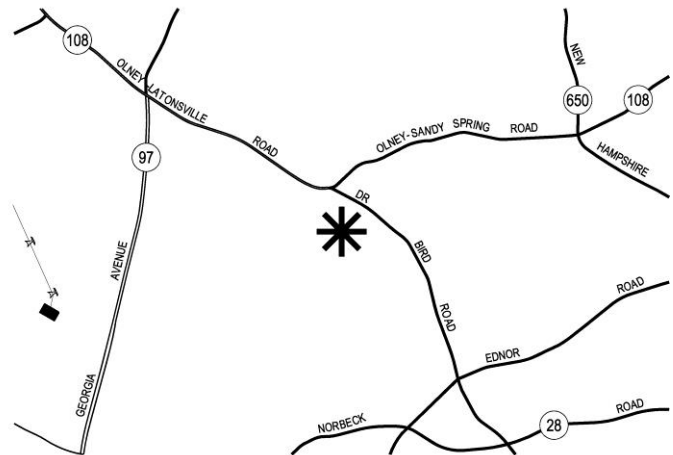
Description

Stanmore: Site Plan Amendment No. 82006039A

Request to update the site layout (to meet SWM regulations), including re-alignment of the private roads, open spaces, lot lines, grading, and relocation of the Category I Forest Conservation Easement, 16 one-family detached dwelling units including three existing houses to remain, located on the east side of Batchellors Forest Road, 50.93 acres, RNC zone, Olney Master Plan.

Staff Recommendation: Approval with conditions

Applicant: Williamsburg Homes, LLC.
Submittal Date: February 21, 2014
Review Basis: Chapter 59-D-3



Summary

- This amendment will revise the site layout to accommodate the approved ESD stormwater management (SWM) facilities. Bio-swales will be used to replace the large SWM ponds; which result in a minor re-alignment to the private roads, lot lines, rural and common open spaces and site grading. The Rural Open Space and the Common Open Space Areas will be reduced. The lot lines have been adjusted to change the range in lot sizes (from 13,957 sf. to 25,955 sf).
- The Final Forest Conservation Plan will be amended to separate the forest conservation plan for the subject property from the Good Counsel School site, relocate an existing Category I Conservation Easement (onsite), and to allow temporary disturbance within a Category I Conservation Easement that will ultimately be restored.
- The total number of units, building heights, building coverage, setbacks and recreational amenities will remain consistent with the previous approval.
- As of the posting of this Staff Report, no community opposition has been received. The Planning Board's approval is required due to the substantial modifications to the approved Forest Conservation Plan and changes to the overall Site Plan layout.

RECOMMENDATION AND CONDITIONS

Staff recommends approval of Site Plan No. 82006039A, Stanmore, on 50.93 gross acres of land zoned RNC, for modifications to the stormwater management facilities, site layout, the private roads, lot lines and grading, and the amendment of the Final Forest Conservation Plan (FCP). All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans (officially accepted February 21, 2014) are required except as modified by the following conditions. The following conditions update and combine approved conditions with more specific conditions that must be implemented with this Site Plan Amendment.

Conformance with Previous Approvals

1. Preliminary Plan Conformance
The development must comply with the conditions of approval for Preliminary Plan No. 120061100 as listed in the Planning Board Resolution dated September 17, 2009, unless amended by the Planning Board.
2. Site Plan Conformance
The development must comply with the conditions of the approval for Site Plan No. 820060390 as listed in the Planning Board Resolution (dated September 28, 2010), except as amended by the Planning Board.

Environment

3. Prior to any clearing, grading, or demolition on the Subject Property, the Applicant must submit financial surety for the 0.86 acres of new forest planting in Reforestation Area #4.
4. Prior to any clearing, grading, or demolition on the Property, the Applicant must record a Maintenance and Management Agreement executed by the Applicant and the Planning Board or its designee for the 0.86 acres of new forest planting in Reforestation Area #4.
5. At the pre-construction meeting, the Applicant must coordinate with the M-NCPPC forest conservation inspector regarding the temporary disturbance within the Category I Conservation Easement at the rear of Lot 12. After the temporary outfall pipe is removed, the Applicant must coordinate with the M-NCPPC forest conservation inspector regarding the restoration and replanting of this disturbed area. The area must be restored and replanted as soon as possible and no later than four months after the removal of the temporary outfall pipe.
6. The Final Sediment Control Plan must be consistent with the final limits of disturbance as approved by M-NCPPC Staff.
7. The Applicant must comply with all tree protection and tree save measures shown on the approved Final FCP. Tree save measures not specified on the Final FCP may be required by the M-NCPPC forest conservation inspector.
8. Prior to the start of any clearing, grading or demolition of the Property, the Applicant must place a Category I conservation easement over all areas of forest retention, forest

planting and environmental buffers as specified on the approved Final FCP.
Conservation easements must be shown on the record plats.

9. The Applicant must install permanent Category I Forest Conservation Easement signage along the perimeter of all forest conservation easements.

10. Stormwater Management

The Planning Board has accepted the recommendations of the Montgomery County Department of Permitting Service (“MCDPS”) – Water Resources Section in its stormwater management concept letter dated April 15, 2014, and hereby incorporates them as conditions of the Site Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section provided that the amendments do not conflict with other conditions of Site Plan approval.

Parks, Open Space, & Recreation

11. M-NCPPC Department of Parks

- a) Prior to the approval of the Certified Site Plan, the Applicant must provide a safe pedestrian access to the adjacent parkland and Farquhar Middle School to the south.
- b) The community access must be adequately identified, properly maintained (i.e. by mowing) and spelled out in the Homeowners Association (HOA) documents as a natural surface trail 1-foot within the right-of-way for Batchellors Forest Road.
- c) Prior to the issuance of the first Use and Occupancy permit, the installation of the natural surface trail and park signage must be consistent with the Rustic Roads Advisory Committee approval letter. The natural surface trail consists of a mowed pathway with no other surface improvements.
- d) Prior to record plat, the Applicant must execute a maintenance and liability (M&L) document to be recorded in the Land Records. The HOA and the M&L documents must be submitted as part of the record plat review process, and the liber and folio numbers must be referenced on the Plat.

12. Common Open Space Covenant

Any record plat containing a Common Open Space easement must reference the Common Open Space Covenant recorded at Liber 28045 Folio 578 (“Covenant”). The Applicant must provide verification to Staff that the Applicant’s Covenant is incorporated by reference in the HOA Documents.

13. Rural Open Space

Prior to record plat, a Rural Open Space Easement must be recorded in the Montgomery County Land Records for the 33.14-acre area designated as private Rural Open Space (Parcels A, Parcel C, Lot 14 and Lot 15, as shown on the Certified Site Plan). Reference to the recorded easement is to be noted on the record plat(s).

14. Recreation Facilities

The Applicant must provide at a minimum the following recreation facilities: a picnic seating area, natural trails and natural areas as shown on the Certified Site Plan and within the Recreational Amenity Requirements chart.

15. Maintenance of Public Amenities

The Applicant is responsible for maintaining all publicly accessible amenities including, but not limited to picnic/sitting areas, nature trails, and natural areas until such time when the ownership of the public spaces are permanently awarded to the HOA.

Site Plan

16. All private streets must be built to Montgomery County tertiary road structural standards.

17. Surety & Maintenance Agreement

Prior to issuance of the first building permit, Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance, with the following provisions:

- a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b) The cost estimate must include applicable Site Plan elements, including, but not limited to plant material, entrance signage, recreational facilities (e.g. gazebo and natural surface trails), site furniture, fences, private roads, pathways and associated improvements within the relevant phase of development. The surety must be posted prior to issuance of first building permit within each relevant phase of development and must be tied to the development program.
- c) The bond or surety shall be tied to the development program, and completion of all improvements covered by the surety for each phase of development must be followed by inspection and potential reduction of the surety.

18. Development Program

The Applicant must construct the development in accordance with a development program that will be reviewed and approved prior to the approval of the Certified Site Plan. The development program must include the following items in its phasing schedule:

- a) Prior to the issuance of any Use and Occupancy Certificate, street tree planting must be planted in accordance with the development sequence.
- b) Prior to the issuance of the first Use and Occupancy Certificate, on-site amenities including, but not limited to entrance signage, natural surface trails, the gazebo, trash receptacles and benches. The installation of the natural surface trail and park signage must be consistent with the Rustic Roads Advisory Committee approval letter.
- c) Clearing and grading must correspond to the construction phasing to minimize soil erosion and must not occur prior to approval of the Final Forest Conservation Plan, Sediment Control Plan, and M-NCPPC inspection and approval of all tree-save areas and protection devices.
- d) The development program must provide phasing for installation of on-site landscaping.
- e) Provide each section of the development with necessary private roadways.

- f) The development program must provide phasing of dedications, stormwater management, sediment and erosion control, afforestation and other features.

19. Certified Site Plan

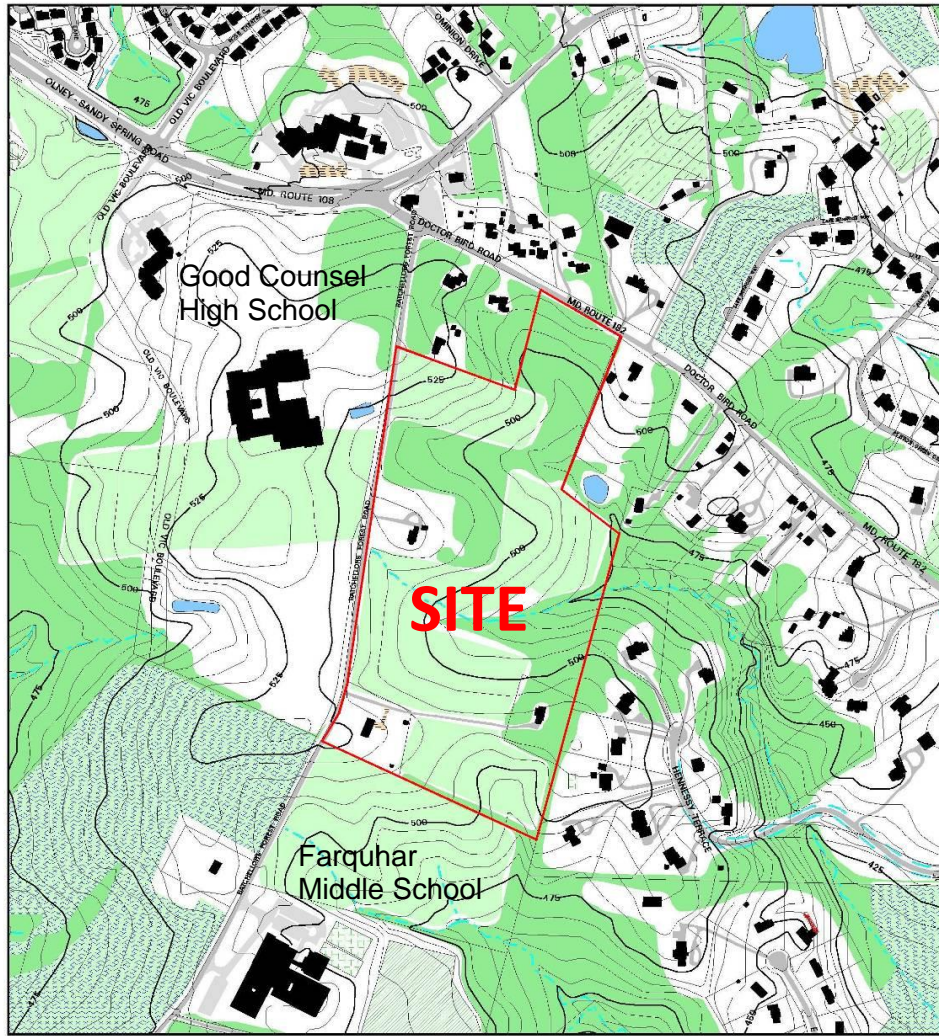
Prior to approval of the Certified Site Plan, the following revisions must be made and/or information provided subject to Staff review and approval:

- a) Include the final forest conservation approval, stormwater management concept approval letter, development program, inspection schedule, and site plan resolution on the approval or cover sheet.
- b) Add a note to the site plan stating that “M-NCPPC staff must inspect all tree-save areas and protection devices prior to clearing and grading”.
- c) Modify data table on plans to reflect development standards enumerated in the staff report.
- d) Ensure consistency of all details and layout between site plan and landscape plan.

SITE DESCRIPTION

Vicinity

The subject property contains approximately 51 acres in the Rural Neighborhood Cluster (RNC) Zone, located on the eastside of Batchellors Forest Road in the southeast quadrant of its intersection with Dr. Bird Road (MD 182) in the Olney Master Plan area (“Subject Property” or “Property”). Surrounding land uses are residential in the RE-2, Rural Cluster and RNC zones to the east, north, southwest and southeast. The abutting property to the west contains the existing Good Counsel High School. The Olney Theater and Olney Inn is located to the north of the Property on MD 108, and Farquhar Middle School is located to the south along Batchellors Forest Road.



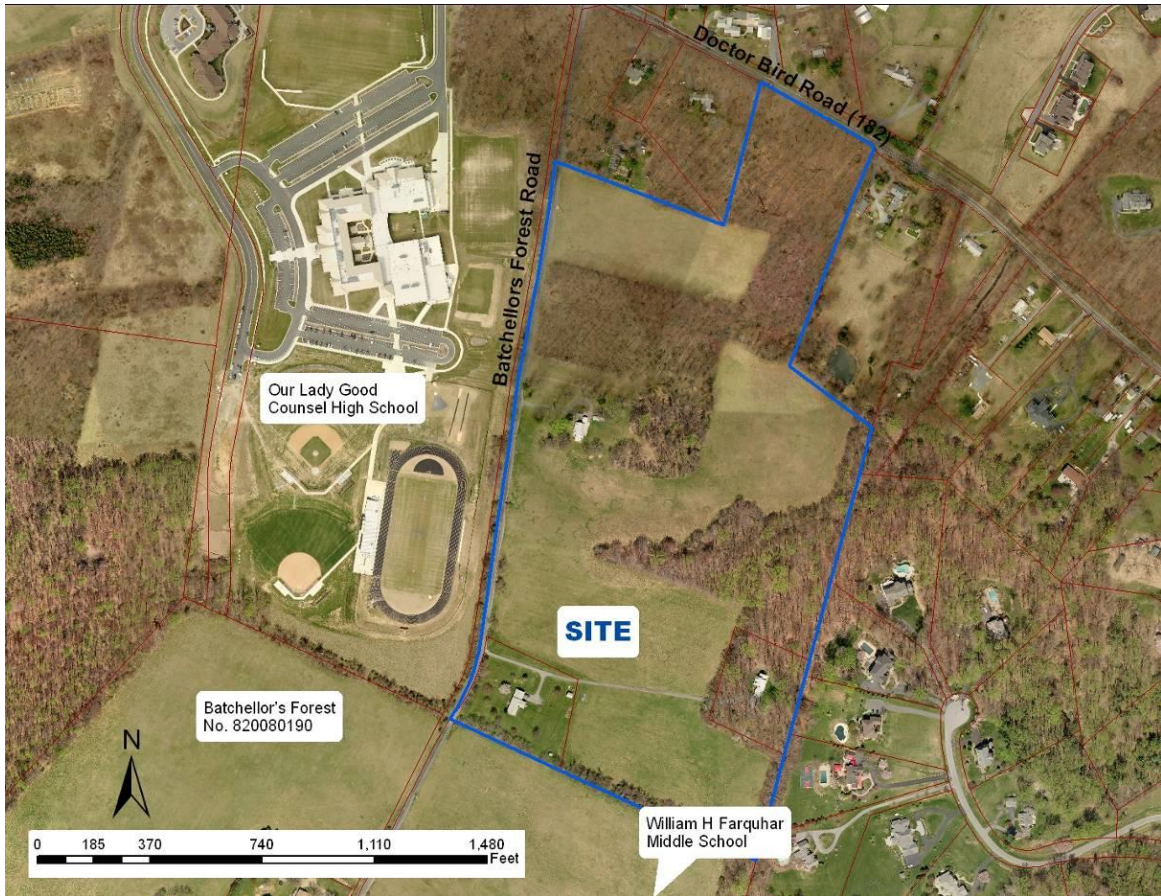
Vicinity Map

Nearby Site Plan approvals for residential development within the RNC zone include Batchellors Forest (Site Plan No. 820080190) and Olney Estates (Site Plan No. 820060190). The general character in the southeast quadrant of Olney is low-density in nature, with significant environmental resources. Batchellors Forest Road, the only through road in this quadrant, has been designated as a rural rustic road due to its visual attributes.

Site Analysis

The Property is mostly undeveloped and contains a mix of forested area and open fields, plus three existing residential dwelling units. The Property lies within the Northwest Branch watershed (Use IV watershed). Two streams originate on the Property and flow perpendicular to Batchellors Forest Road before converging offsite, east of the Property. The stream valleys contain slight to moderate slopes and associated forest. There are approximately 16 acres of existing forest and several specimen size trees. These environmentally sensitive areas limit the

amount of buildable area on the Property. The Property is not located within a Special Protection Area (SPA) or the Patuxent River Primary Management Area (PMA).



Aerial Photo

PROJECT DESCRIPTION & ANALYSIS

Previous Approvals

Preliminary Plan No. 120061100

Approved with conditions by the Planning Board Resolution No. 09-42, mailed on September 17, 2009 to create a maximum of 17 lots including 3 lots for the 3 existing dwelling units on approximately 51 acres of land zoned RNC. However, prior to the certification of the Preliminary Plan, the Applicant had to provide a certified survey that verified the net tract area of the Subject Property. Absent this survey the maximum density that could be achieved was limited to 16 dwelling units, including 3 existing units.

Preliminary Forest Conservation Plan

The Property was originally part of a larger tract under common ownership that included the Subject Property and approximately 60.53 acres of land located on the west side of Batchellors Forest Road, which is now known as Our Lady of Good Counsel High School (Good Counsel)

approved as Preliminary Plan No. 120020820. This Preliminary Plan approval created a lot for the school and the balance of the Stanmore (Hyde) property remained an unplatted parcel. The Good Counsel School Site (FCP No. 120020820) included the Stanmore parcel and Good Counsel site as single tract of land. The Good Counsel FCP identifies the limits of disturbance and locations of conservation easements on the Good Counsel site and established the locations of forest retention, forest planting, and conservation easements on the Stanmore Property required for both the Good Counsel and Stanmore developments to satisfy the requirements of the Forest Conservation Law. All of the conservation easements have all been planted and recorded in the land records, but will be amended with this Application.

Site Plan No. 820060390

Approved with conditions by the Planning Board Resolution No. 10-122, mailed on September 28, 2010 for 16 one-family detached dwelling units, and including 3 existing houses on 50.93 acres of land zoned RNC [Appendix A].

Proposal

The Applicant requests the following modifications:

- Revise the site layout (to meet the SWM regulations),
- Revise the alignment of the private roadways, lot lines and grades,
- Reduce open space calculations, and
- Revise the Final FCP.



Approved Landscape Plan



Revised Illustrative Landscape Plan

The original stormwater management (SWM) concept plan for the Subject Property was approved with the Preliminary Plan No. 12006110 in 2009. With the adoption of the current Environmental Site Design (ESD) stormwater regulations in 2010, a grandfathering provision would allow the approved plan to move forward using the old design standards provided the building permits were issued prior to May 2011. The Applicant was not able to secure building permits before this date and the SWM concept approval expired, which triggered a new review by MCDPS. The new SWM concept approval was granted using ESD standards on April 15, 2014.

This amendment will essentially modify the certified Site Plan to be consistent with the revisions to the approved SWM concept plan. The changes to the SWM concept plan limit the amount of buildable area, considering the existing environmental constraints. However, the Property will meet the minimum Rural and Common Open Space requirements and the diversity of lot sizes offers a variety that is compatible with the existing lots. Therefore, diversity of lot sizes and house sizes have been adequately addressed. Batchellor's Forest Road is a rustic road; therefore, no significant changes have been made that may alter the existing street character.

The Final FCP will also be revised to relocate an existing Category I Forest Conservation Easement, and allow temporary disturbance within an existing Category I Forest Conservation Easement and a stream valley buffer for a sediment control outfall pipe. The Applicant is also seeking to separate the Final FCP for the Subject Property from the Final FCP for the Good Counsel School property.

ANALYSIS AND FINDINGS

- 1. The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.*

A development plan, diagrammatic plan, schematic development plan, or project plan are not required for the subject site.

- 2. The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

The use is allowed in the RNC Zone and the Site Plan amendment fulfills the purposes of the zone by preserving open land, environmentally sensitive natural resources, and rural community character. This is accomplished by providing residential development in clusters, maintaining broad vistas of open space and adequately addressing minimum open space requirements. The open space consists of approximately 0.075 acres of common open space and approximately 33.14 acres (65.1% of the net tract area) of rural open space. Reviewing the original approvals, the common open space will be reduced by 0.255 acres and the rural open space will be reduced by 1.48 acres. However, the Subject Property meets the minimum zoning requirements (65 percent or 32.7 acres) and the locations are generally unchanged.

As the project data table indicates below, this Site Plan amendment meets all of the development standards of the RNC Zone. With respect to the density, building height, setbacks and lot coverage the development remains consistent with the previous approval.

As required by the zone, the development continues to provide a variety of lot sizes. Although the zone also encourages a diversity of house sizes, it is not a requirement and is more difficult to achieve with smaller developments. All of the units are single-family detached units and are in keeping with the neighboring communities as part of the original approval. This Site Plan is exempt from providing MPDUs, as the total units do not exceed the minimum requirement.

Project Data Table for the RNC Zone, Optional Method of Development

Development Standard	Permitted/ Required	Site Plan No. 820060390	Site Plan No. 82006039A
Min. Area of Development 59-C-9.574(a)			
Gross Tract Area (acres)	10	50.93	50.93
Road Dedication (acres)	n/a	2.0	2.0
Net Tract Area (acres)	n/a	48.93	48.93
Density (du/ac) Per Olney Master Plan (p.28)	0.33	0.33	0.33
Max. No. of Dwelling Units	16	16	16
Unit Types			
- Proposed one-family detached units	n/a	13	13
- Existing one-family detached units to remain	n/a	3	3
Min. Lot Area (sq. ft.) 59-C-9.574(d)(i)			
One-family detached units	4,000	13,360	15,106
Min. Setback from Street (feet) 59-C-9.574(d)(ii)	15	20	15
Min. Yard Setback (feet) 59-C-9.574(d)(iii)			
- Side yard	8	8	8
- Rear yard	n/a	10	10
Min. Lot width (feet) 59-C-9.574(d)(iv)			
One-family detached unit	25	50	50
Max. Building Height (feet) 59-C-9.574(d)(v)	35	35	35
Max. Lot Coverage (%) 59-C-9.574(d)(vi)			
One-family detached unit	35	35	35
Accessory Structures Setbacks (feet) 59-C-9.574(d)(vii)			
Rear	5	5	5
Side	5	5	5
Street	60	60	60
Common Open Space 59-C-9.574(e)	n/a	<u>0.33 acres (Total)</u> 0.25 acres (Parcel B) 0.08 acres (Parcel C)	<u>0.075 acres (Total)</u> 0.075 acres (Parcel F)
Min. Rural Open Space	65%	<u>34.62 acres Total (68.8%)</u>	<u>33.14 acres Total</u>

59-C-9.574(h)	(32.7 acres)	7.33 acres (Lot 14) 12.21 acres (Lot 15) 14.75 acres (Parcel A) 0.33 acres (Parcel H)	(65.1%) 14.63 acres (Parcel A) 0.23 acres (Parcel C) 6.97 acres (Lot 14) 11.31 acres (Lot 15)
Parking Spaces 59-E One-family detached	32 spaces (2spaces/d.u.)	32 spaces (2-car garages)	32 spaces (2-car garages)

3. *The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

a) Locations of Buildings and Structures

Per the previous approval, the 13 proposed one-family detached units will be clustered on two private cul-de-sac streets in the northern and central portions of the Property, located at a lower elevation and away from Batchellors Forest Road. The elevation and location of the units have been sited appropriately to maintain broad vistas of open space and to preserve the rustic character of the Batchellors Forest Road as envisioned by the Master Plan. The proposal also responds to the natural resources onsite and takes advantage of the existing forest line to screen some units from the road.

The northernmost cluster, with 7 units, has maintained a similar setback from the road as the existing house to the north, and located only 3 units along the northern property boundary to minimize impacts on surrounding properties. The southernmost cluster (6 units) has the units fronting onto an area of common open space, which strengthens the community by providing a gathering place for the residents of the neighborhood.

The three existing houses will be placed on new lots, and all of the new homes will be served by public water and sewer systems. The locations of the buildings and structures are adequate, safe and efficient, while maintaining the rural character of the area and preserving environmentally sensitive natural resources.

b) Open Space

Per the previous approval, the open space provided is divided into Common Open Space, intended for common use by the residents of the neighborhood, and Rural Open Space, intended to protect rural features and other sensitive areas and to maximize common boundaries with rural open space on adjacent tracts. The common open space, located at the cul-de-sac of Street B (Parcel E), is surrounded by houses and has amenity features (gazebo, benches, and picnic tables), making it a gathering point for the neighborhood residents. The Rural Open Space includes a lawn area with seating, located at the end of the cul-de-sac for Street A (between Lots 3 and 4). This open space also signals the beginning of the natural surface trail by establishing a walkable alternative connection for the two clusters.



Approved Open Space Diagram

The Rural Open Space has been reduced, but is still located primarily along Batchellors Forest Road in order to maintain the existing broad vistas of open space and to preserve the rural character of this road. Environmentally sensitive natural resources are also protected, since the stream valley and existing forest are included in the Rural Open Space. The open space provided satisfies the provisions of the RNC zone and is safe, adequate and efficient in addressing the needs of the proposed use and the recommendations of the Master Plan



Revised Open Space Diagram

c) Landscaping and Lighting

Per the previous approval, the landscaping is intended to soften and screen the development from Batchellors Forest Road and adjacent properties. Thus, a mix of shade trees, ornamental trees, deciduous and evergreen shrubs are provided at the two access points to this development. In addition, a massing of evergreen trees are provided at the northern property line as a landscape buffer between the proposed units (Lot 1) and the existing house to the north. The landscaping screens the storm water management facilities, enhances the entrance features and defines the areas where the public amenities are located.

The areas of Rural Open space adjacent to Batchellors Forest Road are integral to the character of the road and will remain open without plantings. Street trees are provided along the two private streets, however no lighting is provided in order to maintain the rural character of this area. The landscaping is adequate, safe, and efficient.

d) Recreation facilities

Per the previous approval, the development is exempt from meeting the adequacy test for recreation because it proposes less than 25 single-family homes. Nonetheless, the development will provide three picnic/sitting areas, a nature trail, and natural areas. The recreation facilities provided are adequate, safe and efficient.

e) Pedestrian and Vehicular circulation systems

Per the previous approval, access to the development is from Batchellors Forest Road, which is a rustic roadway. The clusters of new homes will be served via two separate private roads located on separate parcels (Parcels B and E). Lots 14, 15, and 16 are existing residences that will be served via separate existing driveways.

Pedestrian access and circulation through the Property overlaps with the vehicular circulation except for a natural surface trail connecting the two residential clusters. No sidewalks are provided along Batchellors Forest Road because, as a rustic road, any changes or improvements that could alter its character (including the construction of sidewalks) are prohibited. No sidewalks are provided along the private cul-de-sac streets, because there is no existing sidewalk system along Batchellors Forest Road, limited vehicular traffic on the private streets makes them safe for pedestrians, and impervious surfaces are minimized. The vehicular and pedestrian circulation systems provide safe, adequate and efficient access to the developable portions of the property, while allowing for the preservation of forest, environmentally sensitive areas, and open space.

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

Per the previous approval, the residential use is compatible with the adjacent residential uses and confronting institutional uses. This development groups the units into two residential clusters, which minimizes the fragmentation of forest, the impacts on environmentally sensitive areas and the access points onto Batchellors Forest Road. The two clusters are located away from the road so as to be only partially visible, which preserves exceptional vistas of open fields, a central element to the rustic character of Batchellors Forest Road.

The landscape buffer along the northern property boundary will enhance compatibility between the new units and the existing house to the north. Of the total units approximately 19 percent will range in lot size from 13,957 sf. to 14,533 sf., 50 percent of the units will range from 15,430 sf. to 21,686 sf., and 32 percent of the units will range from 20,900 sf. to 15 acres in size. The diversity of lot sizes is consistent with the surrounding development and rustic character of this area and with the purpose and intent of the zone.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

The Application is amending the Final FCP to relocate an existing Category I Conservation Easement onsite, and to allow for a temporary disturbance within an

existing Category I Conservation Easement and stream valley buffer for a sediment control outfall pipe. The temporary disturbance is within a newly planted area of the Conservation Easement which will ultimately be restored and replanted under the direction of the M-NCPPC forest conservation inspector. The amended plan is also seeking to separate the Final FCP for the Property from the Final FCP for Good Counsel. The representatives for Good Counsel are in agreement with the decision to separate the Final FCP for the two properties.

Forest Conservation and Environmental Guidelines

The Application proposes to abandon and relocate 0.71 acres of Category I Conservation Easement that was inadvertently recorded over existing forest in an area established in the past as a septic reserve field for the house on Lot 15. During the Preliminary Plan review, it was thought that the existing home on Lot 15 would connect to public sewer and the septic reserve area would no longer be needed. However, the house will not receive sewer service and the septic reserve area must be available if needed in the future. The 0.71 acre Conservation Easement to be abandoned is not located in a stream valley buffer and will be mitigated for onsite by planting 0.71 acres of forest adjacent to an existing Category I Conservation Easement and stream valley buffer area. The new area of Conservation Easement is located within Reforestation Area #4 as shown on the revised FCP. In addition the Application proposes to plant an additional 0.13 acres of forest as part of Reforestation Area #4 to mitigate for 0.1 acre of forested public utility easement (PUE) along Dr. Bird Road and 0.03 acres of forested PUE along Batchellors Forest Road that cannot be protected in a Conservation Easement for a total of 0.86 acres of new forest planting. This 0.86 acre area is located adjacent to stream valley buffer in Reforestation Area #4, and will be protected in a Category I Conservation Easement.

The Application proposes a small area of temporary disturbance within the stream valley buffer and Category I Conservation Easement located at the rear of Lot 12. This disturbance is necessary for the construction of a sediment control outfall pipe, which will be approved by MCDPS as part of the Sediment and Erosion Control Plan. The easement area was not forested originally and has been planted as part of the FCP. After construction of the Property is complete, the outfall pipe is no longer necessary. The Applicant will remove it, restore and replant the disturbed area under the direction of the M-NCPPC forest conservation inspector. These modifications have been discussed with the M-NCPPC forest conservation inspection staff and their supervisor and they both agreed with this course of action, pending the Planning Board's approval.

As described above (under the Previous Approvals), the Final FCP encompasses both the Subject Property and Good Counsel properties. The Subject Property's Application proposes to separate the FCP on their Property from the FCP on the Good Counsel property. Staff agrees with the two property owner's views that there is no reason that these two properties should remain tied to each other through the FCP. Each of the properties has its own Preliminary Plan and the Subject Property has its own Site Plan.

With the exception of the revisions to the plan as proposed in this Application, all of the forest conservation requirements for both properties have been met. The required planting has been completed and the forest conservation bonds have been released; the conservation easements have been recorded and are the responsibility of the property owner on which they are located. Good Counsel has submitted an application to M-NCPPC to amend their Preliminary Plan, which includes a revised FCP that includes only their property, resulting in two separate FCPs, one for each property. These properties are no longer related in any way other than the FCP.

COMMUNITY OUTREACH

The Applicant has met all proper signage, noticing, and submission meeting requirements. Notice of the subject amendment was sent to all parties of record on February 24, 2014 giving 15 days for comments. Staff has not received correspondence on this matter.

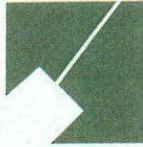
CONCLUSION

The Final FCP, as amended meets all applicable requirements of Chapter 22A of the County Code. Therefore, Staff recommends approval the Final FCP with the conditions cited above.

This Site Plan amendment meets all the requirements of the RNC zone, and it is consistent with the previous approvals. The modifications to the private roads, lot lines, open spaces and grading are safe, adequate and efficient. These changes are compatible with the existing and adjacent development and meet all applicable requirements of Chapter 22A and Chapter 19 regarding forest conservation and water resource protection.

APPENDICES

- A. Prior Resolution(s)
- B. Agency Approval Letters
- C. Revised Plans



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

SEP 17, 2009

MCPB No. 09-42
Preliminary Plan No. 120061100
Stanmore
Date of Hearing: April 2, 2009

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review preliminary plan applications; and

WHEREAS, on April 28, 2006, Stanmore Limited Partnership ("Applicant"), filed an application for approval of a preliminary plan of subdivision of property that would create 30 lots on 50.93 acres of land located on the east side of Batchellors Forest Road, approximately 400 feet south of Dr. Bird Road (MD 182) ("Property" or "Subject Property"), in the Olney master plan area ("Master Plan"); and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 120061100, Stanmore ("Preliminary Plan" or "Application"); and

WHEREAS, a final revision to the Application was submitted by the Applicant on February 3, 2009 to create 19 lots on the Property; and

WHEREAS, Planning Board staff ("Staff") issued a memorandum to the Planning Board, dated March 20, 2009, setting forth its analysis, and recommendation for approval, of the revised Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Staff and the staffs of other governmental agencies, on April 2, 2009, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on April 2, 2009, the Planning Board approved the Application subject to certain conditions, on motion of Commissioner Robinson seconded by Commissioner Presley, with a vote of 4-0, Commissioners Cryor, Hanson, Presley and Robinson voting in favor, and Commissioner Alfandre absent.

Approved as to
Legal Sufficiency:

8787 Georgia Avenue, Suite 200, Silver Spring, MD 20910 Chairman's Office: 301.495.4605 Fax: 301.495.1320

www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 120061100 to create a maximum of 17 lots on approximately 51 acres of land located on the east side of Batchellors Forest Road approximately 400 feet south of Dr. Bird Road (MD 182) ("Property" or "Subject Property"), in the Olney master plan area ("Master Plan"), including a waiver of the requirement to construct a sidewalk along the Dr. Bird Road (MD 182) property frontage pursuant to Chapter 49 of the Montgomery County Code, and subject to the following conditions:

- 1) Approval under this Preliminary Plan is limited to a maximum of seventeen (17) lots for seventeen (17) residential dwelling units, including the three existing units. To achieve seventeen lots, prior to preliminary plan certification the Applicant must provide a survey of the Subject Property that is certified by a registered Land Surveyor and verifies that the net tract area of the Property is at least the minimum area necessary for 17 lots under the RNC zone. Absent the submission of such a survey, the maximum density that can be achieved on this Property is limited to sixteen (16) dwelling units, including the three existing units.
- 2) The Applicant must revise the Preliminary Plan prior to certification to bring it into conformance with condition 1 by removing an appropriate number of lots and reconfiguring the internal lot lines of proposed lots on Private Street "A" and/or Private Street "B."
- 3) No clearing, grading, or recording of plats prior to site plan approval.
- 4) Final approval of the number and location of buildings, dwelling units, sidewalks, and bikepaths will be determined at site plan.
- 5) The Applicant must comply with the conditions of approval for the Final Forest Conservation Plan dated March 16, 2009. The applicant must meet all conditions prior to the recording of plat(s) or Montgomery County Department of Permitting Services ("MCDPS") issuance of sediment and erosion control permit(s), as applicable. Conditions include, but are not limited to:
 - a) Split rail fencing is required along lots 5-7, 13, 14, and 16, directly adjacent to areas of reforestation.
- 6) The final record plat must show dedication as well as centerline for the following rights-of-way, consistent with the 2005 Approved and Adopted *Olney Master Plan*:
 - a) Batchellors Forest Road – 35 feet from the road right-of-way centerline or full-width dedication of 70 feet along Property frontage, as appropriate.
 - b) Dr. Bird Road – 60 feet from the road right-of-way centerline. Access to the subdivision from Batchellors Forest Road shall be restricted to the proposed interior residential private streets and the two existing private driveways.
- 7) The Applicant must construct any necessary road improvements, except a sidewalk within the road right-of-way for Dr. Bird Road (MD 182), along the

Property frontages to the full width mandated by the Master Plan and to the design standards imposed by all applicable road codes.

- 8) The Applicant must construct the proposed private roads to the structural standards of a public tertiary street and provide an engineer's certification to the MCDPS, Roadway Permitting Section prior to issuance of access permits to verify that this condition has been met.
- 9) The Applicant must comply with conditions of the Montgomery County Department of Transportation (MCDOT) letter dated June 20, 2006. These conditions may be amended by MCDOT provided the amendments do not conflict with any other conditions of the Preliminary Plan approval.
- 10) The Applicant must comply with the conditions of MCDPS, Well and Septic Section approval. These conditions may be amended by MCDPS, Well and Septic provided the amendments do not conflict with any other conditions of the Preliminary Plan approval.
- 11) The Applicant must comply with the conditions of the MCDPS stormwater management approval dated February 10, 2009. These conditions may be amended by MCDPS provided the amendments do not conflict with any other conditions of the Preliminary Plan approval.
- 12) The Applicant must comply with any MCDOT requirements for access and improvements for Batchellors Forest Road prior to recordation of plat(s), and with any Maryland State Highway Administration (MDSHA) requirements for improvements for Dr. Bird Road (MD 182).
- 13) The record plat must reflect a public use and access easement over Private Streets "A" and "B."
- 14) The record plat must reflect "denied access" to Dr. Bird Road (MD 182) along the Property frontage.
- 15) The record plat must reflect a Category I conservation easement over all areas of stream valley buffer and forest conservation.
- 16) The record plat must reflect delineation of Rural Open Space areas and make note of the Liber and Folio of an easement agreement or covenant recorded in the land records which restricts the uses in the rural open space to those set forth in the RNC zone and establishes procedures for the management of natural or agricultural features as set forth in the approved site plan. Record plat to have the following note: "The land contained hereon is within an approved cluster development and subdivision or resubdivision is not permitted after the Property is developed."
- 17) The record plat must reflect common ingress/egress and utility easements over any shared driveways.
- 18) The record plat must reflect all parcels under Homeowners Association control, and separately designate stormwater management parcels.
- 19) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for eighty-five (85) months from the date of mailing of the Planning Board opinion.

20) Other necessary easements must be shown on the record plat.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and incorporates by reference, except as modified herein, and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

- 1. The maximum allowable density on the Subject Property is limited to 0.33 dwelling units per acre as calculated on the net tract area of the Subject Property. The transfer of density from the adjacent, RC-zoned Good Counsel High School property (Preliminary Plan No. 120020820) is not permitted.*

The Application proposed a total of 19 lots in the RNC zone. In order to achieve this density, the Applicant requested the Planning Board's approval to transfer density from the adjacent Good Counsel High School property, which was owned by the Applicant prior to being subdivided for the school and is in the Rural Cluster (RC) zone, by treating this as a combined cluster development. The Application does not comply with the express requirements established by the Board when it previously considered the potential for density transfer between the Good Counsel property and the Subject Property. More importantly, because the Zoning Ordinance does not permit the transfer of density between the RC zone and the RNC zone, in which the subject property is located, the Board cannot allow the proposed density transfer.

The Board contemplated the possibility of a density transfer between the Good Counsel site and the Subject Property when it approved the preliminary plan for the Good Counsel property. But in contemplating the possibility of a density transfer between the sites, the Board made clear that a transfer could happen only under certain circumstances that this Application does not satisfy. When the Board considered Preliminary Plan No. 120020820 for Good Counsel, the Olney Master Plan, which covers the Subject Property, was in the process of being drafted. The Board recognized at that time that the Subject Property would likely be rezoned, but did not know what the zoning would be or whether it would allow for transfer of density through combined clustering. Therefore, in its opinion approving the Good Counsel preliminary plan, which included all of the approximately 100-acre property owned by the Hyde family on both sides of Batchellors Forest Road, including the Subject Property, the Board stated that "there is no guarantee that the Master Plan recommendations will result in rezonings that allow this density allocation and that there is no guarantee that all of the combined potential density will be achieved." Further, in an Amended Opinion for this preliminary plan, the Board made clear that a density transfer would be allowed only if two legal prerequisites were met:

“density associated with the School Site may be considered across the entire Property, provided that 1) the entire Property is rezoned to one cluster zone, or to two different cluster zones that qualify under the Zoning Ordinance as combined cluster development; and 2) the School Site is included in any future preliminary plan application.”¹

The Application meets neither of these conditions. The Good Counsel site and the Subject Property were neither rezoned to one cluster zone nor to two different cluster zones that qualify under the Zoning Ordinance for combined cluster development. Moreover, the Good Counsel site was not included in this Application. Therefore, the Board cannot permit a transfer of density between the two properties.

The Applicant makes two arguments for why the Board should extend the combined cluster provision of the Residential Zones to the Agricultural Zones, neither of which is correct. First, it argues that there is nothing in the Zoning Ordinance stating that the combined cluster provisions of the Residential Zones apply only to Residential Zones. Second, it argues that language in Section 59-C-1.1, which lists the zones included under the Residential Zone umbrella, noting that “[r]esidences are also permitted in certain other zones, including the central district zones, the planned unit development zones and the rural zone” means that the provisions of Section 59-C-1 are intended to apply in any zone that permits residential uses.

With respect to the Applicant’s first argument, the Board finds that the negative inference that the Applicant seeks to draw from the lack of a statement in the zoning ordinance specifying that the combined clustering provision of the zoning ordinance does not apply in the Agricultural Zones is incorrect. Except where otherwise specified, the development standards that appear in one section of the zoning ordinance – in this case Section 59-C-1 (Residential Zones) – do not apply in another – in this case Section 59-C-9 (Agricultural Zones). Each family of zones, including the Residential Zones and Agricultural Zones has a different purpose. Similarly, each specific zone within a family of zones has a different purpose. Further, each family of zones and each zone has its own detailed set of development standards designed to meet its intended purpose. Thus, the requirements of each zone must be read separately. The Applicant’s attempt to read the provisions of one set of zones to apply to another set of zones makes no sense within the structure of the zoning ordinance, and, if accepted, would lead to a great deal of confusion about what development standards apply to a

¹ At the time of the approval of Preliminary Plan No. 120020820, the Good Counsel High School side of the property was zoned RC and the remainder of the property was zoned RE-2.

given zone. Finally, the fact that the Residential Zones expressly allow combined clustering under certain circumstances highlights the absence of such an allowance in the Agricultural Zones.

With respect to the Applicant's second argument, none of the language in Section 59-C-1 suggests that the clustering provisions of Section 59-C-1.526 apply to the Agricultural Zones, as the Applicant claims. In support of this contention, the Applicant points to language in Section 59-C-1.1 that follows a list of Residential Zones. This language serves merely to clarify that although there are a limited number of zones that are called "Residential Zones" there are other zones that also allow residential development. This language does not extend any of the development standards of Section 59-C-1 to other zones or families of zones where residential development is also allowed. Moreover, even if the Applicant were correct in reading Section 59-C-1.1 to extend the development standards of the Residential Zones to other zones, the precise language upon which the Applicant relies does not mention Agricultural Zones. It mentions the "rural zone," a specific zone within the Agricultural Zone family that is distinct from the RC and RNC zones.

The Board's reading of the Zoning Ordinance not to allow the transfer of density through combined clustering between the RC and RNC zones is fully consistent with its decision in Preliminary Plan No. 120020820. In the Amended Opinion approving that plan – specifically, when the Board stated that transferring density would require rezoning the Good Counsel site and the Subject Property either to a single cluster zone or two different cluster zones that qualify under the Zoning Ordinance as combined cluster development – the Board recognized that there are some cluster zones that allow combined clustering and some that do not. If all cluster zones allowed combined clustering, as the Applicant implicitly argues,² there would have been no reason for the Board to say in its Amended Opinion that the Good Counsel site and the Subject Property would have to be rezoned to two cluster zones that allow combined clustering. The Board would have simply stated that the two properties had to be rezoned to one or more cluster zones.

At the public hearing, the Applicant further argued that the transfer of residential density from the Good Counsel site to the Subject Property would have been allowed if the property had been subdivided at the same time with one plan, and the fact that they are not being subdivided at the same time should not stand in the way of the density transfer. The premise of this argument is fundamentally

² The Applicant has not argued that all cluster zones allow combined clustering per se, but implicitly so argues because only the Residential Zones and Agricultural Zones contain clustering provisions, and the Applicant argued that the combined clustering provisions in the Residential Zones apply in the Agricultural Zones.

flawed. If the applicable zoning does not allow the transfer of density through combined clustering, transfer of density is not permitted across the zone boundary in any circumstance, regardless of whether the property were to be subdivided under a single plan or separate plans.

Finally, in response to the Applicant's argument that a transfer of density should be permitted because it reflects the previous agreement made between Staff and the Applicant, the Board finds that nothing that occurred in any discussions between the staff and the Applicant at the time of the Good Counsel subdivision created any rights or in any way bound the Planning Board. Moreover, the Board specifically found at that time that any potential future density transfer was not guaranteed. At the public hearing, the Applicant argued that at the time the Good Counsel preliminary plan was approved there was a gentlemen's agreement between the Applicant and the Planning Board's staff that the density transfer would be permitted in the future. Even if such an agreement existed, an agreement made by Staff does not bind the Planning Board. Moreover, as discussed above, the Board made clear its position on the possibility of a density transfer in the Good Counsel preliminary plan resolution. Therefore, the Applicant has long been on notice of what would be required to obtain approval of a plan that called for combined clustering.

The Board further finds that potential density on the Subject Property is limited by the Master Plan. In the RNC zone, density on a property using the optional method of development (i.e., cluster development on sewer) must conform to the recommendations and guidelines of the applicable master or sector plan. The Olney Master Plan recommends a density of 0.33 dwelling units per acre for the RNC zoned portion of the Hyde property, with no provision for transfer of density from the RC zoned portion of the site. Therefore, the Board finds that under the RNC zone development standards, density on the Hyde property must not exceed 0.33 dwelling units per acre. The transfer of density proposed by the Applicant would exceed this limit.

2. The Preliminary Plan substantially conforms to the Olney Master Plan.

The Subject Property is identified as #2, Hyde and Bowns Properties (page 27) in the Land Use section of the Olney Master Plan. The Plan has general recommendations for the Southeast Quadrant of Olney, where this property is located, and specific recommendations about this property.

The Plan's comments about the Southeast Quadrant focus on preserving the existing low-density residential character of the area in general and the character of Batchellors Forest Road in particular. The Plan states:

"this road has visual character and other attributes to qualify it as a Rustic Road and should be designated as such, precluding any change or improvement that may alter the character of the road" (page 22, second paragraph).

"Preserve open space, streams, significant forests, and the low-density character of the Southeast Quadrant through cluster development, on community sewer where appropriate.

Protect the rustic character of Batchellors Forest Road by using topography, clustering of houses away from the road, and landscaping to preclude, or minimize, the visibility of new development from Batchellors Forest Road."(Page 23)

On page 25, Design Guidelines for all RNC properties in the Southeast Quadrant, the Plan states, among others:

"Minimize new driveway entrances on Batchellors Forest Road to preserve its rustic character."

"Preserve exceptional vistas of open fields on larger properties from Batchellors Forest Road, especially on Casey, Hyde and Polinger properties by clustering homes in such a way that they are not visible from the road. If that is not feasible, use landscaping techniques to screen houses from the road."

The specific comments and recommendation regarding this Property are included in the Land Use section of the Plan (#2, Hyde and Bowns Properties, page 27). The Plan recommended rezoning of the Property to the RNC zone on community water and sewer, if feasible, with 0.33 units per acre. The Plan states that the "feasibility of providing public sewer through gravity to this property should be determined at the time of subdivision. The property should be placed in the recommended sewer envelope. However, putting it in the sewer envelope would not automatically entitle this property to development on public sewer."

The Board finds that the most critical portion of the site in terms of protecting the visual quality and character of Batchellors Forest Road and the surrounding area is the southern half of the Property because of its rolling topography, rural character, and high visibility from Batchellors Forest Road. The proposed Preliminary Plan meets the Master Plan's recommendation for protecting the rustic character of Batchellors Forest Road by keeping this southern portion of the Property in its current state and preserving it as Rural Open Space under the requirements of the RNC Zone. All the new houses are clustered in two areas in the central and northern portion of the site where they will be well screened from Batchellors Forest Road by existing trees on the Property. The existing houses

on the property (two along Batchellors Forest and the third slightly back in the woods) will contribute towards preservation of existing conditions and the character of Batchellors Forest Road. The Plan also preserves open space, streams, significant forests, and the low-density character of the site by clustering development.

3. *The Plan satisfies the conditions of the Montgomery County Council's category change action for WSCCR 06A-OLN-01 under Council Resolution 14-1638.*

The Planning Board finds the Preliminary Plan satisfies the Montgomery County Council's conditions for water and sewer category change to W-3 and S-3. The Preliminary Plan uses the RNC optional cluster development method and, with the conditions of approval, fully satisfies each of the purposes and objectives of the RNC zone, the 2005 Olney Master Plan and the Rustic Road statute. Sewer service to the Property will be provided only through access to the existing main to the west of the site. The Board finds that the use of grinder pumps to provide sewer service to the middle cluster of development is acceptable because it keeps the southern portion of the Property free of any new construction and uses a location best suited for new construction due to the screening provided by existing trees on the site.

4. *Public facilities will be adequate to support and service the area of the proposed subdivision.*

Roads and Transportation Facilities

The Board finds that the existing and proposed roadways will provide safe and adequate access and circulation for vehicles and pedestrians. The vehicle trips from the proposed development during the weekday morning and evening peak-periods will not exceed 30 trips. Therefore, a traffic study was not required and the Application passes the Local Area Transportation Review portion of the Adequate Public Facilities (APF) test. The proposed development does not require a Policy Area Mobility Review test because the Application was filed prior to January 1, 2007. The Property has frontage on Batchellors Forest Road and Dr. Bird Road (MD 182). Batchellors Forest Road is classified as a two-lane rustic road with a 70-foot-wide right-of-way. Consistent with the Functional Master Plan for Rural and Rustic Roads, Batchellors Forest Road will not be improved as part of this Application. The roadway provides the shared road bikeway recommended in the Master Plan. Dr. Bird Road is classified as a two-lane major highway with a minimum 120-foot-wide right-of-way. A Class I bikeway is recommended on the northern side of the roadway and the standard cross-section calls for the Applicant to construct a 5-foot sidewalk along the Subject Property's southern frontage. The Planning Board finds that a waiver of

this requirement is justified because the resulting section of sidewalk does not connect to the closest existing path and would be unsafe because it would require a dangerous crossing of Dr. Bird Road to reach that path. The Board also finds that retaining the existing mature forest that would be removed by constructing the sidewalk will be more beneficial to the area than providing a sidewalk that would not be used for the foreseeable future.

Other Public Facilities and Services

Other public facilities and services are available and will be adequate to serve the proposed development. The Property will be served by public water and sewer systems, although two of the existing houses have been approved to remain on wells and/or standard septic systems. The application has been reviewed by the Montgomery County Fire and Rescue Service who have determined that the Property has appropriate access for fire and rescue vehicles. Electrical and telecommunications services are also available to serve the Property. Other public facilities and services, such as schools, police stations, firehouses and health services are operating according to the Growth Policy resolution currently in effect and will be adequate to serve the Property. The Application is not within a school moratorium area and is not subject to payment of School Facilities Payment.

5. *The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.*

The lots as proposed will meet all the dimensional requirements for area, frontage, width and setbacks in the RNC zone. The lot layout protects the portion of the site recommended as the most appropriate for open space in the Olney Master Plan, and minimizes disturbance to environmentally sensitive area. The Plan exceeds the minimum requirement of 65% rural open space, and the location of the open space will protect environmentally sensitive areas, scenic vistas, and priority forest. The spatial relationship between houses and the open space protects the rustic character of Batchellors Forest Road by keeping the southern portion of the Property in its current state and clustering new homes in areas where they will be well screened from the road. The required reduction in the number of lots should be carried out in a manner that further promotes creation of open spaces and buffering, especially in the northern portion of the site.

6. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

From the forest conservation perspective, this is the second phase of the Final Forest Conservation Plan that was approved in conjunction with the preliminary plan for the Good Counsel site. The previously approved forest conservation plan established areas of forest retention and planting. The current application is consistent with the overall approved forest conservation plan. A total of 16.03 acres of existing forest is retained and an additional 3.85 acres of forest has already been planted within the stream valley buffers.

The Application meets the minimum on-site forest requirements of Sec. 22A-12(f)(2)(B) of the Forest Conservation Law for this property by retaining and planting a total of 19.88 acres of forest which exceeds the conservation threshold of 25%, or 12.73 acres.

7. *The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS's standards.*

The MCDPS Stormwater Management Section approved the stormwater management concept for the project on February 10, 2009. The proposed stormwater management plan includes on-site water quality control via construction of six structural water quality facilities. On-site recharge is provided via the use of open section roadways and storage areas that will be incorporated below the stormwater facilities wherever practical. Channel protection volume is not required because the one-year post development peak discharge from the site is less than or equal to 2 cubic feet per second.

8. *Due to topography and location of natural features on the Property, overlength cul-de-sacs are required to provide street access to the site.*

The roadway design for the property includes the creation of two private cul-de-sac roads which will be greater than 500 feet in length. Per Section 50-26(d) of the Montgomery County Code, a cul-de-sac road should be no longer than 500 feet unless a greater length is justified by reason of property shape, size, topography, large lot size, or improved street alignment. The Planning Board finds that the design of these over-length roadways are justified by the topography and location of natural features on the property, and the fact that the proposed street alignment minimizes views of new houses from Batchellors Forest Road, provides protection of environmentally sensitive areas, and avoids stream and wetland crossings. If a roadway loop or other connection were required for these roads, sensitive environmental areas would be impacted.

BE IT FURTHER RESOLVED, that this Preliminary Plan will remain valid for 60 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended) and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed; and

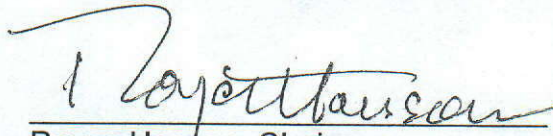
BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is SEP 17 2009 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Wells-Harley, seconded by Commissioner Presley, with Commissioners Hanson, Alfandre, Presley, and Wells-Harley voting in favor of the motion, and with Commissioner Cryor absent, at its regular meeting held on Thursday, September 10, 2009, in Silver Spring, Maryland.



Royce Hanson, Chairman
Montgomery County Planning Board

Applicant Mailing List
Stanmore (*Formerly Hyde Prop.*)
1-06110

Batchellors Forest, LLC
c/o Centrex Homes
15890 Gaither Dr.
Gaithersburg, MD 20877

LSA
1390 Piccard Dr., #100
Rockville, MD 20850

Linowes & Blocher, LLP
7200 Wisconsin Ave., #800
Bethesda, MD 20814

Citizens Mailing List
Stanmore (a.k.a. Hyde Park)
1-06110
3-20-09

Suzanne L. Duclos
16812 Batchellors Forest Rd.
Olney, MD 20832

Edward Wallington
LSA
2 Research Pl., #100
Rockville, MD 20850

Michael Suter
P.O. Box 212
Sandy Spring, MD 20830

Bruce & Sandra Velson
16800 Batchellors Forest Rd.
Olney, MD 20832

Roger & Rose Howard
P.O. Box 624
Olney, MD 20830

Gene Gasser
2429 Westminster Dr.
Olney, MD 20832

Mary Ann Bloomquist
3111 Shrewsbury
Riva, MD 21140

Leslie Cronin
16320 Batchellors Forest Rd.
Olney, MD 20832

Joe & Lillian Howard
16901 Batchellors Forest Rd.
Olney, MD 20832



Joy Turner
Sandy Spring Civic Assn
PO Box 205
Sandy Spring, MD 20860

Elizabeth B & H H Hyde
17305 Batchellors Forest Rd
Olney, MD 20832-2713

Henry & S M Hyde
17125 Batchellors Forest Rd
Olney, MD 20832-2709

Thomas & R N Hyde
17115 Batchellors Forest Rd
Olney, MD 20832

Our Lady of Good Counsel
High School Inc
17301 Old Vic Blvd.
Olney, MD 20832

Donal R & Mary Parks
17415 Batchellors Forest Rd
Olney, MD 20832-2715

Oxbridge Development at
Batchellors Forest LC
500 Jefferson Plaza
Rockville, MD 20852

Judith C & Alfred Ercolani, Jr
17408 Doctor Bird Rd
Sandy Spring, MD 20860-1209

Carole M Bowns
17420 Dr Bird Dr
Sandy Spring, MD 20860

Brent W Carlson, et al Tr
17421 Doctor Bird Rd
Sandy Spring, MD 2086-1210

Dineshbhai C & Nikita D Patel
17501 Doctor Bird Rd
Sandy Spring, MD 20860-1212

John S Weske
PO Box 234
Sandy Spring, MD 20860-0234

Delmas P Wood, Jr Tr
c/o Joan M. Wood
17515 Doctor Bird Rd
Sandy Spring, MD 20860-1212

Marco & S Colombini
17520 Dr Bird Rd
Sandy Spring, MD 20860

Marc L Kozam &
Toni-Junell Herbert
1351 Hennessy Ter
Sandy Spring, MD 20860-1201

Robert B & S A Edwards
17711 Old Baltimore Rd
Olney, MD 20832-1653

Eric E & P G Dozier
1340 Hennessy Ter
Sandy Spring, MD 20860-1201

William R & N F Britt
1330 Hennessy Ter
Sandy Spring, MD 2086-1201

Paul & L B Carey
320 Hennessy Ter
Sandy Spring, MD 20860-1201

James Hubert Blake HS
300 Norwood Road
Silver Spring, MD 20905

William H. Farquhar MS
16915 Batchellors Forest Road
Olney, MD 20832

Sherwood ES
401 Olney-Sandy Spring Road
Sandy Spring, MD 20860

Olney Library
3500 Olney-Laytonsville Road
Olney, MD 20832

Stephen Smet
Greater Olney Civic Assn
PO Box 212
Olney, MD 20832

Chris Laia, Director
Hallowell Homeowners Assn.
17617 Gatsby Ter.
Olney, MD 20832

Donal R. & Mary Parks
P941
17415 Batchellors Forest Road
Olney, MD 20832

John S. Weske
P947
P.O. Box 234
Sandy Spring, MD 20860

Brent W. & W. H. Carlson
N915
17421 Doctor Bird Road
Sandy Spring, MD 20860

Judith C. & Alfred, Jr. Ercolani
P212
17408 Doctor Bird Road
Sandy Spring, MD 20860

Robert B. & S.A. Edwards
Lot 8 Norwood Overlook
17711 Old Baltimore Road
Olney, MD 20832

J. Paul & L.B. Carey
Lot 11 Norwood Overlook
1320 Hennessy Terrace
Sandy Spring, MD 20860

Richard E. Metrey
6710 Batchellors Forest Rd.
Olney, MD 20832

Marco & S. Colombini
P942
17520 Doctor Bird Road
Sandy Spring, MD 20860

Delmas P. Wood, Jr., Tr.
P892
17515 Doctor Bird Road
Sandy Spring, MD 20860

Thomas G. & Laura S. Gibian
Lot 50 Blk. A Bancroft
P.O. Box 219
Sandy Spring, MD 20860

Robert A. Johnson, Jr.
P265
17340 Doctor Bird Road
Sandy Spring, MD 20860

Eric E. & P.G. Dozier
Lot 9 Norwood Overlook
1340 Hennessy Terrace
Sandy Spring, MD 20860

Oxbridge Development at
Batchellors Forest, LLC
P711
600 Jefferson Plaza
Rockville, MD 20852

STANMORE
Adjacent Owners List
LSA No. 0682-43-00
Mont. Co. Tax Maps JT121 & JT122
April 21, 2006

Dineshbhai C. & Nikita D. Patel
P812
17501 Doctor Bird Road
Sandy Spring, MD 20860

Carole M. Bowns
P112
17420 Doctor Bird Road
Sandy Spring, MD 20860

Marc L. Kozam &
Toni-Junell Herbert
Lot 5 Norwood Overlook
1351 Hennessy Terrace
Sandy Spring, MD 20860

William R. & N.F. Britt
Lot 10 Norwood Overlook
1330 Hennessy Terrace
Sandy Spring, MD 20860

Our Lady of Good Counsel
High School, Inc.
Lot 1 Our Lady of Good Counsel HS
11601 Georgia Avenue
Silver Spring, MD 20902



Bobby Berg
Hollow Tree Farm Homeowners
2712 Covered Wagon Way
Olney, MD 20832

Louis Iaquina
Olney Transportation Coalition
3416 Olandwood Ct. Ste. 210
Olney, MD 20832

Michelle Layton
Sandv Spring Ashton Rural Preservation
17905 Ednor View Ter
Ashton, MD 20861

Susan Szajna
Hallowell Homeowners Assn.
18401 Woodfield Road, Suite H
Gaithersburg, MD 20879-4796

Robin Ziek
Sandv Spring Civic Assn.
18000 Bentley Road
Sandy Spring, MD 20860

David Reile
Emorv Norbrook Ascott Commntv Actn I
3100 Emory Church Road
Olney, MD 20832

Edward Thomas
Lake Hallowell Homeowners Assn.
955-B Russell Avenue
Gaithersburg, MD 20879

Leslie Bragg
Southeast Rural Olney Citizens Assn.
16909 Batchellors Forest Rd
Olney, MD 20832

Chuck Graefe
Emorv Norbrook Ascott Commntv Actn I
3201 Emory Church Road
Olney, MD 20832

Phil Peters
Lake Hallowell Homeowners Assn.
2262 Wintergarden Way
Olney, MD 20832

Virginia Mauk
Olney Chamber of Commerce
P.O. Box 550
Olney, MD 20830

Barbara Suddarth
Emorv Norbrook Ascott Commntv Actn I
3100 Emory Church Road
Olney, MD 20832

Ravi Parkhie
Lake Hallowell Homeowners Assn.
20440 Century Blvd Ste. 100
Germantown, MD 20874-7116

John Ferguson
Olney Chamber of Commerce
P.O. Box 550
Olney, MD 20830

George Sauer
Citizens for a Better Montgomery
8307 Post Oak Road
Potomac, MD 20854-3479

Patel Ruchita
Lake Hallowell Homeowners Assn.
20440 Century Blvd., #100
Germantown, MD 20874

Paul Mannina
Sandv Spring Ashton Rural Preservation
17717 Pond Road
Ashton, MD 20861

Judith Christensen
Montgomery Preservation, Inc.
6 Walker Ave.
Gaithersburg, MD 20877

David Holbert
Southeast Rural Olney Civic Assn.
16312 Batchellors Forest Road
Olney, MD 20832

Mark O'Flynn
Sandv Spring Civic Assn.
P.O. Box 205
Sandy Spring, MD 20860

Julius Cinque
Northern Montgomery County Alliance
22300 Slidell Road
Boyd's, MD 20841

John Lyons
Greater Olney Citizen's Association
16301 Batchellors Forest Road
Olney, MD 20832

Bob Tworkowski
Southeast Rural Olney Civic Association
16237 Bachelors Forest Road
Olney, MD 20832

Ronald McNabb
TROT
12435 Meadowood Dr.
Silver Spring, MD 20904

Sharon Dooley
Greater Olney Civic Assn.
P.O. Box 212
Olney, MD 20832

Congresswoman Donna Edwards
U.S. House of Representatives
434 Cannon House Office Building
Washington, D.C. 20515-2004

Pedro Porro
Spanish Speaking People of Montgomery
5729 Bradley Boulevard
Bethesda, MD 20814

Washington, MD 20877

Jim Fary
Sierra Club - Montgomery County Group
2836 Blue Spruce Lane
Silver Spring, MD 20906-3166

Contact
Washington Metro Area Transit Authority
600 Fifth Street, NW
Washington, DC 20001

John Luke
Montgomery County Air Park
7940 Air Park Road
Gaithersburg, MD 20879

Jim Humphrey
Montgomery County Civic Federation
5104 Elm Street
Bethesda, MD 20814

Rev. 9-17-09



SEP 28 2010

MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 10-122
Site Plan No. 820060390
Project Name: Stanmore (formerly Hyde Property)
Date of Hearing: July 29, 2010

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is vested with the authority to review site plan applications; and

WHEREAS, on May 22, 2006, Stanmore Limited Partnership c/o Mr. Thomas Hyde ("Applicant"), filed an application for approval of a Site Plan for 16 one-family detached dwelling units, including 3 existing houses to remain ("Site Plan" or "Plan") on 50.93 acres of RNC-zoned land, located on the east side of Batchellors Forest Road, approximately 400 feet south of Dr. Bird Road (MD 182) ("Property" or "Subject Property"); and

WHEREAS, Applicant's Site Plan application was designated Site Plan No. 820060390, Stanmore (the "Application"); and

WHEREAS, Planning Board staff ("Staff") issued a memorandum to the Planning Board, dated July 15, 2010, setting forth its analysis of, and recommendation for approval of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Staff and the staff of other governmental agencies, on July 29, 2010, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on July 29, 2010, the Planning Board approved the Application subject to conditions on the motion of Commissioner Dreyfuss; seconded by Commissioner Presley; with a vote of 5-0, Commissioners Alfandre, Carrier, Dreyfuss, Presley, and Wells-Harley voting in favor.

Approved as to
Legal Sufficiency:

8787 Georgia Avenue, N.C. Planning Board, Legal Department 2010 Chairman's Office: 301.495.4605 Fax: 301.495.1320

www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Montgomery County Planning Board APPROVES Site Plan No. 820060390 for 16 one-family detached dwelling units, including 3 existing houses to remain, on the Property in the RNC zone, subject to the following conditions:

Conformance with Previous Approvals

1. Preliminary Plan Conformance

The development must comply with the conditions of approval for Preliminary Plan No. 120061100 as listed in the Planning Board Resolution dated September 17, 2009. This includes but is not limited to all references to density, rights-of-way, dedications, easements, transportation conditions, the Montgomery County Department of Transportation ("DOT") (formerly DPWT) conditions, and the Montgomery County Department of Permitting Services ("DPS") stormwater conditions.

Environment

2. Forest Conservation & Tree Save

The development must comply with the conditions of approval for the Final Forest Conservation Plan, as per the M-NCPPC Environmental Planning memorandum dated July 6, 2010.

3. Stormwater Management

The development is subject to Stormwater Management Concept approval conditions dated May 8, 2006, unless amended and approved by DPS.

Parks, Open Space, & Recreation

4. M-NCPPC Department of Parks

The Applicant must provide a safe pedestrian access from the existing and approved homes to the adjacent parkland and Farquhar Middle School to the south. This community access, which shall be adequately identified and signed, could be in the form of a natural surface trail within the right-of-way for Batchellors Forest Road subject to final approval from the Rustic Roads Committee prior to release of the access permit for the new private streets. The final alignment and surfacing must be established in coordination with staff prior to Certified Site Plan approval.

5. Common Open Space Covenant

Record plat of subdivision must reference the Common Open Space Covenant recorded at Liber 28045 Folio 578 ("Covenant"). The Applicant must provide verification to M-NCPPC staff prior to issuance of the 10th building permit that the Applicant's recorded Homeowners Association Documents are incorporated by reference in the Covenant.

6. Rural Open Space

A Rural Open Space Easement must be recorded in the Montgomery County Land Records for the 34.62-acre area designated as private Rural Open Space (Parcels A, Parcel H, Lot 14, and Lot 15, as shown on the Certified Site Plan). Reference to the recorded easement is to be noted on the record plat(s).

7. Maintenance of Public Amenities

The Applicant is responsible for maintaining all publicly accessible amenities including, but not limited to picnic/sitting areas, nature trails, and natural areas.

Site Plan

8. Landscape Surety

The Applicant must provide a performance bond in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance with the following provisions:

- a) The amount of the surety must include plant material, site furniture, and recreational facilities within the development. Surety to be posted prior to issuance of first building permit and shall be tied to the development program.
- b) Provide a cost estimate of the materials and facilities, which, upon staff approval, will establish the initial bond amount.
- c) Completion of plantings by block, to be followed by inspection and bond reduction. Inspection approval starts the 1 year maintenance period and bond release occurs at the expiration of the one year maintenance period.
- d) Provide a screening/landscape amenities agreement that outlines the responsibilities of the Applicant and incorporates the cost estimate. Agreement to be executed prior to issuance of the first building permit.

9. Development Program

The Applicant must construct the development in accordance with a development program that will be reviewed and approved prior to the approval of the Certified Site Plan. The development program must include the following items in its phasing schedule:

- a) Clearing and grading must correspond to the construction phasing to minimize soil erosion and must not occur prior to approval of the Final Forest Conservation Plan, Sediment Control Plan, and M-NCPPC inspection and approval of all tree-save areas and protection devices.

- b) Provide each section of the development with necessary roads.
- c) Street tree planting may wait until the next growing season after street construction is completed.
- d) The development program must provide phasing for installation of on-site landscaping.
- e) Community-wide pedestrian pathways and recreation facilities, including picnic/sitting areas, a gazebo, a nature trail, and natural areas, must be completed prior to release of the 12th building permit.
- f) Landscaping associated with each dwelling unit shall be completed as construction of each building is completed.
- g) The development program must provide phasing of dedications, stormwater management, sediment and erosion control, afforestation, trip mitigation, and other features.

10. Certified Site Plan

Prior to approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a) Include the final forest conservation approval, stormwater management concept approval, development program, inspection schedule, and site plan resolution on the approval or cover sheet.
- b) Add a note to the site plan stating that "M-NCPPC staff must inspect all tree-save areas and protection devices prior to clearing and grading".
- c) Modify data table on plans to reflect development standards enumerated in the staff report.
- d) Ensure consistency of all details and layout between site plan and landscape plan.
- e) Provide typical foundation planting.

BE IT FURTHER RESOLVED, that all site development elements as shown on Stanmore drawings stamped by the M-NCPPC on February 26, 2010, shall be required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED, that having given full consideration to the recommendations and findings of its Staff as set forth in the Staff Report and as presented at the Hearing, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

1. *The Site Plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with*

an approved project plan for the optional method of development if required, unless the Planning Board expressly modifies any element of the project plan.

Neither a development plan, diagrammatic plan, schematic development plan, nor a project plan were required for the subject site.

2. *The Site Plan meets all of the requirements of the RNC zone and where applicable conforms to an urban renewal plan approved under Chapter 56.*

Residential one-family detached uses are allowed in the RNC Zone. The Site Plan fulfills the purposes of the zone by preserving open land, environmentally sensitive natural resources, and rural community character. This is accomplished by providing residential development in clusters and maintaining broad vistas of open space.

The Staff Report contains a data table that lists the Zoning Ordinance required development standards and the development standards proposed, which the Board approved. The Board finds, based on the aforementioned data table, and other uncontested evidence and testimony of record, that the Application meets all of the applicable requirements of the RNC Zone.

With respect to density, the zone allows the maximum density on a property to be set in the master plan. The Olney Master Plan sets the maximum density on this property at 0.33 units per acre under the optional method of development, resulting in a maximum of sixteen units. The Site Plan has 16 units with a density of 0.33 units per acre, which is within the maximum density allowed. With respect to building height and lot coverage, the development is under all the maximum standards allowed. With respect to setbacks, lot area, and lot width, the Site Plan is above all minimum standards allowed. The open space consists of approximately 0.33 acres of common open space and approximately 34.62 acres (68.8% of the net tract area) of rural open space that allows a greater amount of rural features and character to be protected.

As required by the zone, the development provides a variety of lot sizes. The lots containing the existing dwellings will range from 2.2 to 14.7 acres in size. The size of the new lots varies between 13,360 square feet (0.31 acres) for the smallest and 17,783 square feet (0.41 acres) for the largest. Although the zone also encourages a diversity of house sizes, it is not a requirement and is more difficult to achieve with smaller developments. These units are all single family detached, but this is in keeping with the neighboring communities. The Site Plan only has 13 units, which makes it exempt from the requirement to provide MPDUs.

The following data table sets forth the development standards approved by the Planning Board and binding on the Applicant.

Project Data Table for the RNC Zone, Optional Method of Development

Development Standards	Approved by the Planning Board and Binding on the Applicant
Min. Area of Development 59-C-9.574(a)	
Gross Tract Area (acres)	50.93
Road Dedication (acres)	(-) 2.0
Net Tract Area (acres)	48.93
Density (du/ac) Per Olney Master Plan (p.28)	0.33
Max. No. of Dwelling Units	16
Unit Types	
- Proposed one-family detached units	13
- Existing one-family detached units to remain	3
Min. Lot Area (sq. ft.) 59-C-9.574(d)(i) - One-family detached units	13,360
Min. Setback from Street (feet) 59-C-9.574(d)(ii)	20
Min. Yard Setback (feet) 59-C-9.574(d)(iii)	
- Side yard	8
- Rear yard	10
Min. Lot width (feet) 59-C-9.574(d)(iv) - One-family detached unit	50
Max. Building Height (feet) 59-C-9.574(d)(v)	35
Max. Lot Coverage (%) 59-C-9.574(d)(vi) - One-family detached unit	35
Accessory Structures Setbacks (feet) 59-C-9.574(d)(vii)	
Rear	5
Side	5
Street	60
Common Open Space 59-C-9.574(e)	<u>0.33 acres (Total)</u> 0.25 acres (Parcel B) 0.08 acres (Parcel C)
Min. Rural Open Space ^(a) 59-C-9.574(h)	<u>34.62 acres (Total)</u> (68.8%) 7.33 acres (Lot 14)

	12.21 acres (Lot 15) 14.75 acres (Parcel A) 0.33 acres (Parcel H)
Parking Spaces 59-E One-family detached	32 (2-car garages)

^(a) The rural open space is calculated on the net tract area calculated by deducting the rights-of-way for roads classified as major highways or freeways from the gross tract area of the property. Doctor Bird Road is classified as a major highway per the 2005 Olney Master Plan.

3. *The locations of the buildings and structures, the open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

a. Buildings and Structures

The 13 one-family detached units will be clustered on two private cul-de-sac streets in the northern and central portions of the Property located at a lower elevation away from Batchellors Forest Road. The elevation and location of the units have been sited appropriately to maintain broad vistas of open space and to preserve the rustic character of the Batchellors Forest Road as envisioned by the Master Plan. The Site Plan also responds to the natural resources onsite and takes advantage of the existing forest line to screen some units from the road.

The northern cluster, with 7 units, has maintained a similar setback from the road as the existing house to the north, and has located only 3 units along the northern property boundary to minimize impacts on surrounding properties. The cluster to the south has the units fronting onto an area of common open space, which strengthens the community by providing a gathering place for the residents of the neighborhood. Three existing dwellings will continue to use their existing private driveways, one of which is shared by two of the dwellings. The locations of the buildings and structures are adequate, safe and efficient, while maintaining the rural character of the area and preserving environmentally sensitive natural resources.

b. Open Spaces

The open space provided is divided into Common Open Space, intended for common use by the residents of the neighborhood, and Rural Open Space, intended to protect rural features and other sensitive areas and to maximize common boundaries with rural open space on adjacent tracts. The most significant common open space, located at the cul-de-sac of Street B, is surrounded by houses and has amenity features (gazebo, benches, and picnic tables), making it an effective gathering point for the neighborhood residents. The

other common open space, located beyond the cul-de-sac for Street A, is mostly open lawn and signals the beginning of the path connecting the two clusters.

The 34.62 acres of Rural Open Space are located primarily along Batchellors Forest Road in order to maintain the existing broad vistas of open space and to preserve the rural character of this road. Environmentally sensitive natural resources are also protected, since the stream valley and existing forest are included in the Rural Open Space. The open space provided satisfies the provisions of the zoning and is safe, adequate and efficient in addressing the needs of the use and the recommendations of the Master Plan.

c. Landscaping and Lighting

The landscaping is intended to soften and screen the development from Batchellors Forest Road and adjacent properties. Thus, a mix of shade trees, ornamental trees, deciduous and evergreen shrubs are provided at the two access points to this development. In addition, a massing of evergreens is provided at the northern property line as a buffer between the new units (especially on Lot 1) and the existing house to the north. Landscaping on individual lots consists of a traditional foundation planting area for each house. The remaining landscaping screens the storm water management facilities and defines the areas where the public amenities are located.

The areas of rural open space adjacent to Batchellors Forest Road are integral to the character of the road and will remain open without plantings. Street trees are provided along the two private streets, however no lighting is provided in order to maintain the rural character of this area. The landscaping and lighting are adequate, safe, and efficient.

d. Recreation Facilities

The development is exempt from meeting the adequacy test for recreation because it has less than 25 single-family homes. Nonetheless, the development will provide three picnic/sitting areas, a nature trail, and natural areas. The recreation facilities provided are adequate, safe and efficient.

e. Vehicular and Pedestrian Circulation

Batchellors Forest Road, which is a rustic roadway, provides access to the development. The new one-family detached clusters will be served via two separate private roads; the northern roadway serving seven lots and the southern driveway serving six lots. Lots 14, 15, and 16, consisting of existing residences, will be served via separate existing driveways.

Pedestrian access and circulation through the site overlaps with the vehicular circulation except for a natural surface trail connecting the two residential

clusters. No sidewalks are provided along Batchellors Forest Road because, as a rustic road, any changes or improvements that could alter its character (including the construction of sidewalks) are prohibited. No sidewalks are provided along the private cul-de-sac streets because there is no existing sidewalk system along Batchellors Forest Road, limited vehicular traffic on the private streets makes them safe for pedestrians, and impervious surfaces are minimized. The vehicular and pedestrian circulation systems provide safe, adequate and efficient access to the developable portions of the property, while allowing for the preservation of forest, environmentally sensitive areas, and open space.

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

The residential use is compatible with the adjacent residential uses and confronting institutional uses. This development will group the units into two residential clusters, which minimizes the fragmentation of forest, the impacts on environmentally sensitive areas, and the access points onto Batchellors Forest Road. The two clusters are located away from this road so as to be only partially visible, which preserves exceptional vistas of open fields, a central element to the rustic character of Batchellors Forest Road.

The landscape buffer along the northern property boundary will enhance compatibility between the approved units and the existing house to the north. The diversity in lot sizes, ranging from 0.31 to 14.7 acres in size, is compatible with the surrounding development and rustic character of this area, and is consistent with the purpose and intent of the zone.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

A Final Forest Conservation Plan was approved as part of Preliminary Plan No. 120020820 for Good Counsel High School. The previously approved forest conservation plan established areas of forest retention and planting for both phases of the development. The forest conservation plan associated with the Stanmore site plan does not change these areas with the exception of an area of right-of-way (ROW) dedication and a public utility easement (PUE).

The Applicant must revise the Final Forest Conservation Plan to provide an additional 0.12 afforestation credits, resulting from the removal of forest previously shown as saved prior to any land disturbing activities occurring on site. This Site Plan is subject to the minimum retention requirement found in Sec. 22A-12(f)(2)(B) of the County code. For this property, the conservation threshold

of 25% (or 12.73 acres) is met by retaining and planting a total of 19.59 acres. The plan, as amended by Staff's conditions of approval, will comply with the County Forest Conservation Law.

The Department of Permitting Services approved the stormwater management concept for the development on May 8, 2006. The concept consists of on-site water quality control via construction of six water quality facilities. Onsite recharge is to be provided via the use of open section roadways and by using storage below the stormwater facilities wherever practical. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Planning Board and incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this Site Plan shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this Resolution is SEP 28 2010 (which is the date that this Resolution is mailed to all parties of record); and

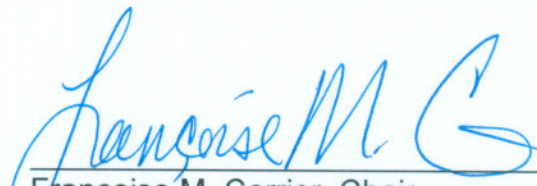
BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this

Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Alfandre, seconded by Vice Chair Wells-Harley, with Chairman Carrier, Vice Chair Wells-Harley, and Commissioners Alfandre and Dreyfuss present and voting in favor of the motion, and Commissioner Presley absent at its regular meeting held on Thursday, September 16, 2010, in Silver Spring, Maryland.



Françoise M. Carrier, Chair
Montgomery County Planning Board

820060390 – Stanmore

Batchellors Forest, LC
c/o Centex Homes
Keith Tunell
15890 Gaither Drive
Gaithersburg, MD 20877

Loiederman Soltesz Associates, Inc.
Jim Belcher
1390 Piccard Drive, Suite 100
Rockville, MD 20850

Linowes & Blocher, LLP
Steve Kaufman
7200 Wisconsin Avenue, Suite 800
Bethesda, MD 20814

Yum Yu Cheng
Linowes & Blocher, LLP
7200 Wisconsin Avenue, Suite 800
Bethesda, MD 20814

John S. Weske
17514 Doctor Bird Road
Sandy Spring, MD 20860-1211



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

April 15, 2014

Mr. David Cha
Gutschick, Little and Weber, P. A.
3909 National Dr.
Burtonsville, MD 20866

Re: Stormwater Management **CONCEPT** Request
for Stanmore
Preliminary Plan #: 120061110
SM File #: 221608
Tract Size/Zone: 50.9
Total Concept Area: 29.3
Lots/Block:
Parcel(s): 452, 459 & 239
Watershed: Northwest Branch

Dear Mr. Cha:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via bioswales along the private streets and located within the parcel for the private street(s).

The following **item(s)** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. The orientation of the PUE's should be oriented such that the actual utility line placement and maintenance thereof is located outside of the bioswales.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850 • 240-777-6300 • 240-777-6256 TTY
www.montgomerycountymd.gov

Mr. David Cha
April 15, 2014
Page 2

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Jay Beatty at 240-777-6340.

Sincerely,

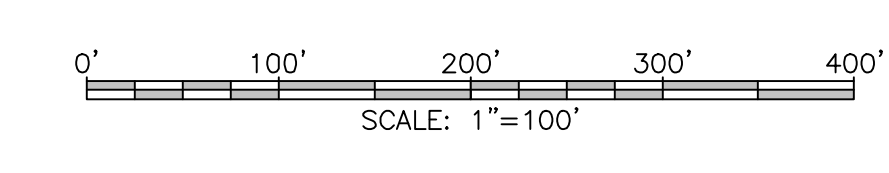


Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: me jrb

cc: C. Conlon
SM File # 221608

ESD Acres:	29.3
STRUCTURAL Acres:	na
WAIVED Acres:	na



DEVELOPER'S CERTIFICATE
 The Undersigned agrees to execute all the features of the Site Plan Approval No. 820086032A including Approval Conditions, Development Program, and Certified Site Plan.
 Developer's Name: WILLIAMSBURG GROUP, LLC BRUCE A. HARVEY
 Company Contact Person
 Address: 5485 HARPERS FARM ROAD, SUITE 200
COLUMBIA, MD 21044
 Phone: 410-997-8800
 Signature: BRUCE A. HARVEY, PRESIDENT

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-431-4024 BAL: 410-980-1520 DC/VA: 301-989-2524 FAX: 301-421-4186

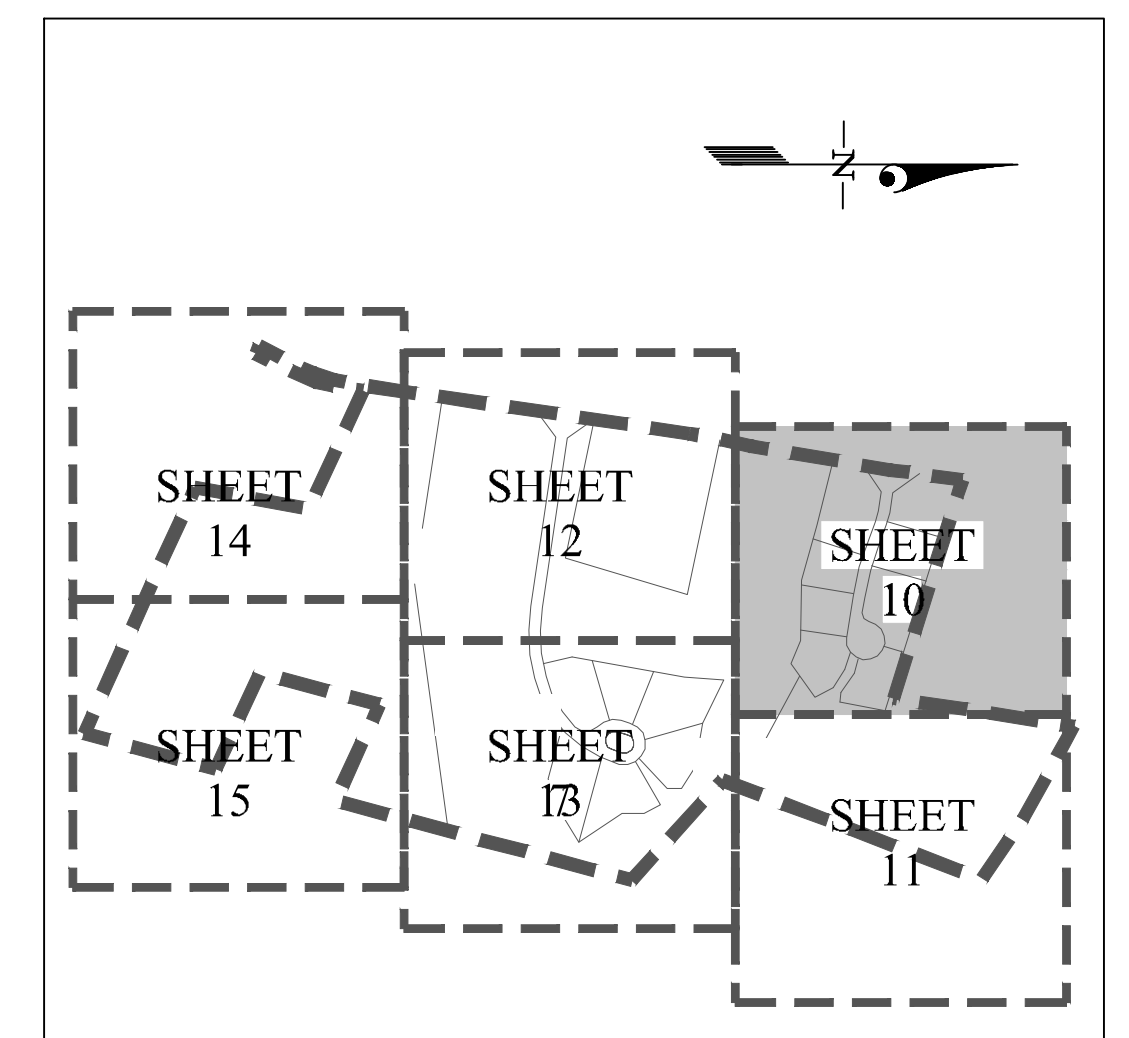
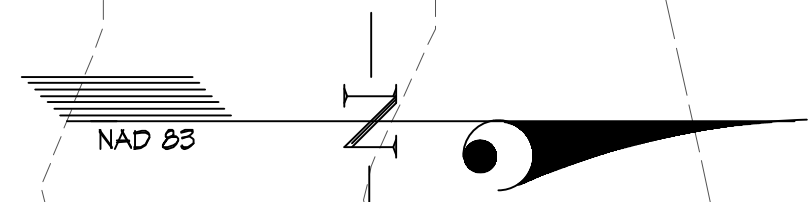
NO.	REVISION	DATE	BY	APP'R
6	Revised roads, lots, grading, stormwater management and forest conservation easement	1/28/14	MFC	
5	Signature Certification	1/16/14	KCF	
4	Submission to M-NCPPC for Approval	1/10/12	kdf	
3	Submission to M-NCPPC for Approval	2/1/11	kdf	
2	Submission to M-NCPPC	2/24/10	kdf	
1	Submission to M-NCPPC	2/10/08	kdf	

PREPARED FOR:
 WILLIAMSBURG GROUP, LLC
 5485 HARPERS FARM ROAD
 COLUMBIA, MD 21044
 C/O CHUCK KROCKER
 410-997-8800

SCALE	ZONING
1"=100'	RNC
DATE	TAX MAP - GRID
APRIL 2014	MAP 21 F&J

COMPOSITE SITE PLAN
STANMORE
PARCELS A-F, LOTS 1-16
(HYDE PROPERTY)
 L. 41299 F. 295, L. 5170 F. 001, L. 1600 F. 308 L. 2496 F. 525 & L. 34635 F. 533
 CLINEY ELECTION DISTRICT No. 8
 MONTGOMERY COUNTY, MARYLAND

G. L. W. FILE No.
13056
 SHEET
 3 OF 17



KEY MAP
SCALE: 1" = 500'

- NOTES:**
1. ALL LANDSCAPING ON INDIVIDUAL LOTS MAY BE FIELD ADJUSTED DUE TO HOUSE SITING OR DRY WELL LOCATIONS.
 2. ADDITIONAL LANDSCAPING MAY BE ADDED ON INDIVIDUAL LOTS AT THE DEVELOPERS DISCRETION.
 3. FINAL STREET TREE & LIGHTING LOCATION TO BE APPROVED BY MCDPS.
 4. SEE SHEETS 16 & 17 FOR ALL PLANTING DETAILS AND PLANT LIST.

PROFESSIONAL ENGINEER'S CERTIFICATION
 THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE SITE PLANS HEREIN CONFORM TO THE STANDARDS OF THE ZONE, AND THE PLANNING BOARD SITE PLAN OPINION. IN ADDITION, THE SITE PLANS ARE CONSISTENT WITH THE DATA TABLE PROVIDED ON THE COVER SHEET. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12464 EXPIRATION DATE: May 28, 2015.

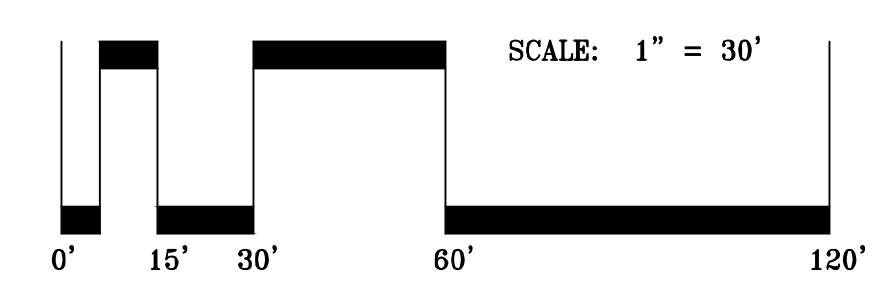
Date David L. Little, P.E.

48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center

MEMBER
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
1-800-257-7777

NO.	REVISION	DATE	BY	APP'R.
6	Revised entrance plantings and plantings at the rear of lot 3			
5	Signature Certification	12/28/14		
4	Submission to M-NCPPC for Approval	11/05/14		
3	Submission to M-NCPPC for Approval	11/01/14		
2	Submission to M-NCPPC	2/24/10		
1	Submission to M-NCPPC	2/10/09		



PREPARED FOR:
 WILLIAMSBURG GROUP, LLC
 5485 HARRERS FARM ROAD
 COLUMBIA, MD 21044
 C/O CHUCK KROCKER
 410-997-8800

SCALE	ZONING
1"=30'	RNC
DATE	TAX MAP - GRID
APRIL 2014	MAP 21 F&J

LANDSCAPE PLAN
STANMORE
PARCELS A-F, LOTS 1-16
(HYDE PROPERTY)
 L. 41299 F. 295, L. 5170 F. 001, L. 1600 F. 308, L. 2496 F. 525 & L. 34635 F. 553

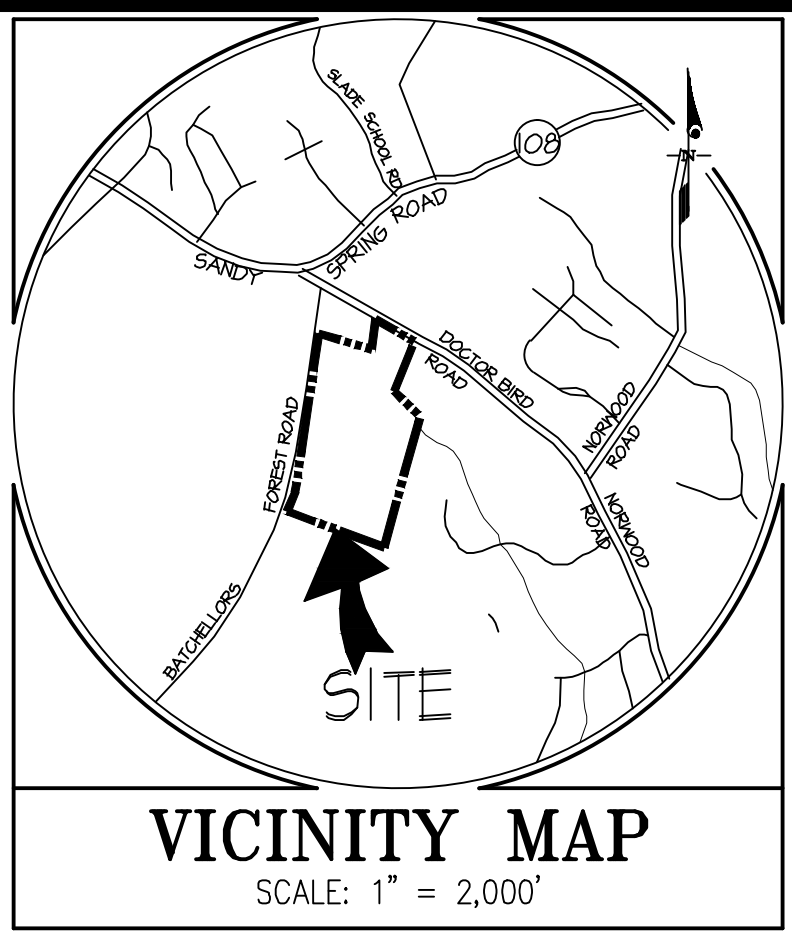
OLNEY ELECTION DISTRICT No. 8
 MONTGOMERY COUNTY, MARYLAND

G. L. W. FILE NO.
13056
 SHEET
 10 OF 17

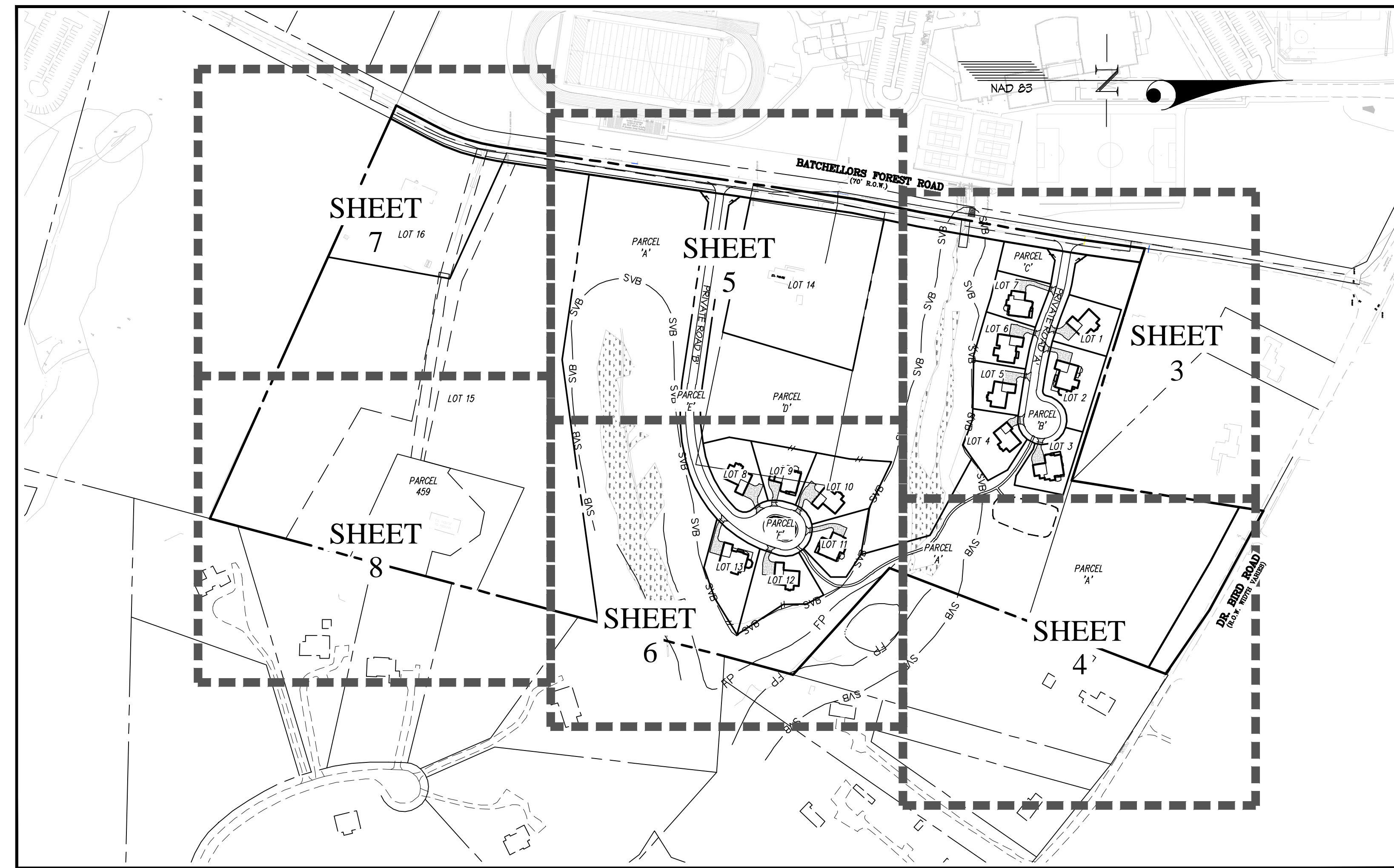
FINAL FOREST CONSERVATION PLAN

STANMORE

PARCELS A-F, LOTS 1-16
8th (OLNEY) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



FOREST CONSERVATION WORKSHEET		STANMORE		5-Aug-02		
NET TRACT AREA:						
A. Total tract area ...					50.93	
B. Land dedication acres (parks, county facility, etc.) ...					0.00	
C. Land dedication for roads or utilities (not being constructed by this plan) ...					0.56	
D. Area to remain in commercial agricultural production/use ...					0.00	
E. Other deductions (specify) ...					0.00	
F. Net Tract Area					50.37	
LAND USE CATEGORY: (from Trees Technical Manual)						
Input the number "1" under the appropriate land use, limit to only one entry.						
	ARA	MDR	IDA	HDR	MPD	GIA
	0	1	0	0	0	0
G. Afforestation Threshold ...					20%	x F = 10.07
H. Conservation Threshold ...					25%	x F = 12.59
EXISTING FOREST COVER:						
I. Existing forest cover ...						15.54
J. Area of forest above afforestation threshold ...						5.47
K. Area of forest above conservation threshold ...						2.95
BREAK EVEN POINT:						
L. Forest retention above threshold with no mitigation ...						13.18
M. Clearing permitted without mitigation ...						2.36
PROPOSED FOREST CLEARING:						
N. Total area of forest to be cleared ...						0.13
O. Total area of forest to be retained ...						15.41
PLANTING REQUIREMENTS:						
P. Reforestation for clearing above conservation threshold ...						0.03
Q. Reforestation for clearing below conservation threshold ...						0.00
R. Credit for retention above conservation threshold ...						2.82
S. Total reforestation required ...						0.00
T. Total afforestation required ...						0.00
U. Credit for landscaping (may not exceed 20% of "S") ...						0.00
V. Total reforestation and afforestation required ...						0.00



LEGEND	
	EXISTING TOPOGRAPHY
	PROPOSED TOPOGRAPHY
	PROPOSED BUILDING
	EXISTING TREELINE
	PROPOSED TREELINE
	LIMITS OF DISTURBANCE
	PROPOSED EDGE OF PAVING
	PROPOSED PAVING
	PROPOSED NATURAL SURFACE TRAIL
	PROPOSED SPLIT RAIL FENCE
	EXISTING PAVING
	EXISTING WATER
	PROPOSED WATER 4 FIRE HYDRANT
	EXISTING SEWER
	PROPOSED SEWER
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	PROPOSED LIGHT
	EXISTING STREAM
	WATERS OF THE U.S.
	FLOODPLAIN
	STREAM BUFFER
	WETLANDS
	WETLAND BUFFER
	PRIMARY MANAGEMENT AREA
	FOREST CONSERVATION EASEMENT
	PERMANENT TREE PROTECTION FENCE
	PROPOSED TREES & SHRUBS
	PROPOSED BIO-SWALE

	REQUIRED RNC ZONE, OPTIONAL METHOD OF DEVELOPMENT	PROPOSED
Gross Tract Area:	10.00 ac.	50.93
Road Dedication		1.97 ac.
Dr. Bird Road		.56 ac.
Batchellors Forest Road		1.41 ac.
Net Tract Area		48.96 ac.
Zone:	RNC	RNC
Density:	50.93 x .33 = 16 du	16 du
Unit Types:		3 Ex. Single Family Detached Dwelling Units to Remain 13 Proposed Single Family Detached Dwelling Units
Building Height (Max.):	35' Max.	35' Max.
Min. Lot Sizes:		
Single Family Detached	4,000 sq. ft.	15,106 sq. ft.
Min. Lot Width at Street Line	50'	50'
Max. Lot Coverage	35%	35%
Single Family Detached Setbacks (Min.):		
Rear Yard	N/A	10'
Side Yard	8'	8'
Setback From Street	15'	15'
Accessory Building Setbacks (Min.):		
Rear Yard	N/A	5'
Side Yard	N/A	5'
Setback From Street	N/A	60'
Min. Rural Open Space:	TRACT AREA- 50.93 x 0.65= 33.10 AC.	33.14 (65.1%)
Common Open Space	N/A	0.075 AC.
PARCEL F		3,259 SF/0.075 AC.

FOREST CONSERVATION TABLE		P401, P239, P452, P459	
DESCRIPTION	SIZE		
Total Tract Area	50.93 Acres		
Tract remaining in Agricultural Use	0.00 Acres		
Roads & utility ROW (unimproved)	1.97 Acres		
Existing Forest	15.54 Acres		
Total Forest Retention	15.03 Acres		
Land Use Category:			
Afforestation Threshold	20%		
Conservation Threshold	25%		
Forest in Wetlands Retained	3.22 Acres		
Cleared	0.00 Acres		
Planned	0.00 Acres		
Forest in 100-year Floodplain Retained	0.19 Acres		
Cleared	0.00 Acres		
Planned	0.00 Acres		
Forest in Stream Valley Buffer Retained	5.80 Acres		
Cleared	0.00 Acres		
Planned	0.00 Acres		
Forest in other Priority Areas Retained	0.00 Acres		
Cleared	0.00 Acres		
Planned	0.00 Acres		
Stream Valley Buffer Length	2330 Feet		
Avg. Width	208 Feet		

SHEET INDEX	
SHEET No.	TITLE
1	COVER SHEET
2	COMPOSITE PLAN
3-8	FOREST CONSERVATION PLANS
9	DETAIL SHEET

KEY MAP
SCALE: 1" = 200'

SIGNIFICANT & SPECIMEN TREES TO BE REMOVED

No.	Common Name	DBH	Botanical Name
144	Tulip Poplar	28"	Liriodendron tulipifera
145	Tulip Poplar	22"	Liriodendron tulipifera
146	Tulip Poplar	20"	Liriodendron tulipifera
147*	Tulip Poplar	33.5"	Liriodendron tulipifera
148	Tulip Poplar	30"	Liriodendron tulipifera
152	Red Oak	24"	Quercus sp.
153	Tulip Poplar	21"	Liriodendron tulipifera
154	Tulip Poplar	24"	Liriodendron tulipifera

SIGNIFICANT & SPECIMEN TREES WITH CRITICAL ROOT ZONE IMPACTS

No.	Common Name	DBH	Botanical Name
125	Pin Oak	28"	Quercus palustris
126*	White Oak	48"	Quercus alba
130	Tulip Poplar	23"	Liriodendron tulipifera
131	Tulip Poplar	17"	Liriodendron tulipifera
132	Tulip Poplar	26"	Liriodendron tulipifera
142	White Oak	21"	Quercus alba
143	Red Oak	22"-23"	Quercus sp.
144	Tulip Poplar	24"	Liriodendron tulipifera
150*	Red Oak	32.5"	Quercus sp.
151	Tulip Poplar	23.5"	Liriodendron tulipifera
155	Tulip Poplar	26"	Liriodendron tulipifera
156*	Tulip Poplar	41"	Liriodendron tulipifera
157	Tulip Poplar	23"	Liriodendron tulipifera
158*	Tulip Poplar	30"	Liriodendron tulipifera
159	Mockernut Hickory	15"-18"	Carya tomentosa

GENERAL NOTES

- This is phase 2 of a 2-phase subdivision. The first phase, recorded as Plat No. 23191, involved the creation of Lot 1 and Parcel A for the Good Counsel High School site. Note 10 of Plat No. 23191 states "Any and all residential development rights attributed to Lot 1 and Parcel A (10.77 DU) are expressly reserved for the benefit of and to be transferred to the balance of the property shown on Preliminary Plan No. 1-02082 entitled 'Outlet Parcel "B" on Preliminary Plan No. 1-02082'. Outlet Parcel "B" on Preliminary Plan No. 1-02082 is the subject of this Preliminary Plan and is now identified as the Stanmore site. Existing topography by Dewberry & Davis; 2' contour interval.
- Boundary information by Macris, Hendricks & Glascock, P.A. - Feb., 2004
- There exists an approved Forest Conservation Plan prepared by Macris, Hendricks & Glascock, P.A.: MNCPPC file no. 1-02082, approved 5/16/05.
- There exists an approved NRI/FSD prepared by Macris, Hendricks & Glascock, P.A.: MNCPPC file no. 4-02057, approved 12/5/02.
- A Pre-Application Plan (file no. 7-20060100) was filed and reviewed at DRC (only) on 11/21/05.
- This project lies within the Olney Master Plan, Planning Area 23.
- There are no designated historic sites.
- Existing Water & Sewer Service Categories: W6/S6 with conditional approval to change to categories W3/S3 upon the Planning Board's approval of a preliminary plan per Resolution 15-1638.
- Existing well and septic information shown hereon was taken from best available records, but should be considered approximate.
- Water and Sewer service to each lot will be provided as follows:
 - Lot 14 service will be provided by an existing well and new public sewer
 - Lot 15 service will be provided by existing well and septic
 - Lot 16 service will be provided by existing public water and septic
 - Lots 1-13 service will be provided by new public water and public sewer. Note that Lots 8-13 will be pressure sewer.
- The proposed lot locations, shapes, dimensions and sizes are approximate. Final computations and information will be provided on the record plans.
- MNCPPC staff must inspect all tree-save areas and protection devices prior to clearing and grading.

SITE PLAN AMENDMENT 820060394 REVISIONS INCLUDE:

- The plans have been revised to incorporate new stormwater regulations into the layout of the road and lots. This requires the use of bio-swales in place of larger stormwater management ponds. Additionally this resulted in minor changes to the private roads, lot lines and grading.
- Revise the Forest Conservation Plan to remove the forest conservation easement from an existing septic system easement on Parcel 459 and a small area along Private Road 'B' where the easement crossed into the PUE. To compensate, additional easement area was located by extending the existing easement located south of Private Road 'B'.

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 820060394, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: WILLIAMSBURG GROUP, LLC
Company: BRUCE A. HARVEY, Contact Person

Address: 5485 HARRERS FARM ROAD, SUITE 200
COLUMBIA, MD 21044

Phone: 410-997-8800

Signature: BRUCE A. HARVEY, PRESIDENT

GLWGUTSCHICK LITTLE & WEBER, PA

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK
BURTONTOWN, MARYLAND 20866
TEL: 301-421-6224 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:
WILLIAMSBURG GROUP, LLC
5485 HARRERS FARM ROAD
COLUMBIA, MD 21044
C/O CHUCK KROCKER
410-997-8800

SCALE: AS SHOWN
DATE: MAR, 2014

ZONING: RNC
TAX MAP - GRID: MAP 21 F&J

COVER SHEET

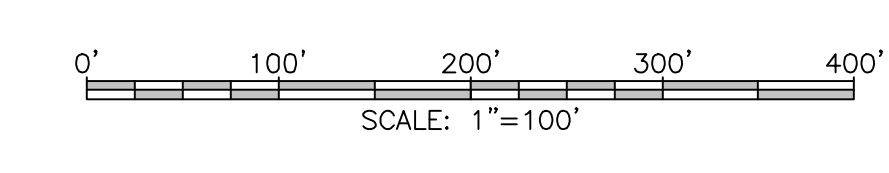
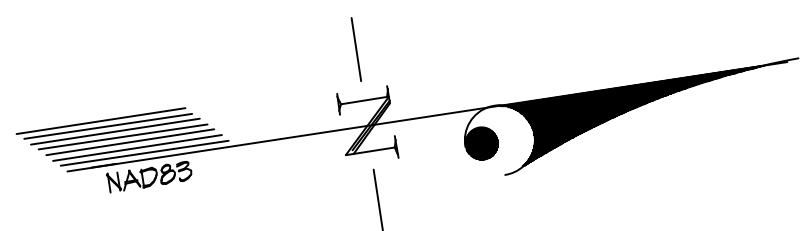
STANMORE
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(HYDE PROPERTY)

L. 4299 F. 295, L. 5170 F. 001, L. 1600 F. 308 L. 2496 F. 525 & L. 34635 F. 553

G. L. W. FILE No. 13056
SHEET 1 OF 9

LEGEND

- PROPOSED CONSERVATION EASEMENT CATEGORY I
- PROPOSED CONSERVATION EASEMENT CATEGORY II
- PROPOSED FOREST RETENTION AREA CATEGORY I
- OFFSITE DISTURBANCE INCLUDED IN TOTAL TRACT AREA
- DEDICATION TO PUBLIC RIGHT OF WAY
- EXISTING FOREST TO BE REMOVED
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- REFORESTATION PLANTING CATEGORY I - ORIGINAL APPROVAL 3.85 ACRES - ALREADY PLANTED
- REFORESTATION PLANTING CATEGORY I - CURRENT PROPOSED 0.86 ACRES - TO BE PLANTED
- SPECIMEN TREE
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- EXISTING TREE LINE
- STREAM VALLEY BUFFER
- WETLAND BUFFER
- WETLAND BOUNDARY
- TREE PROTECTION FENCE & ROOT PRUNING
- SPLIT RAIL FENCE
- SUPER SILT FENCE
- EARTH DIKE



DEVELOPER'S CERTIFICATE
 The Undersigned agrees to execute all the features of the Site Plan Approval No. SC2008020A including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: WILLIAMSBURG GROUP, LLC BRUCE A. HARVEY
 Company Contact Person

Address: 5485 HARPERS FARM ROAD, SUITE 200
COLUMBIA, MD 21044

Phone: 410-997-8800

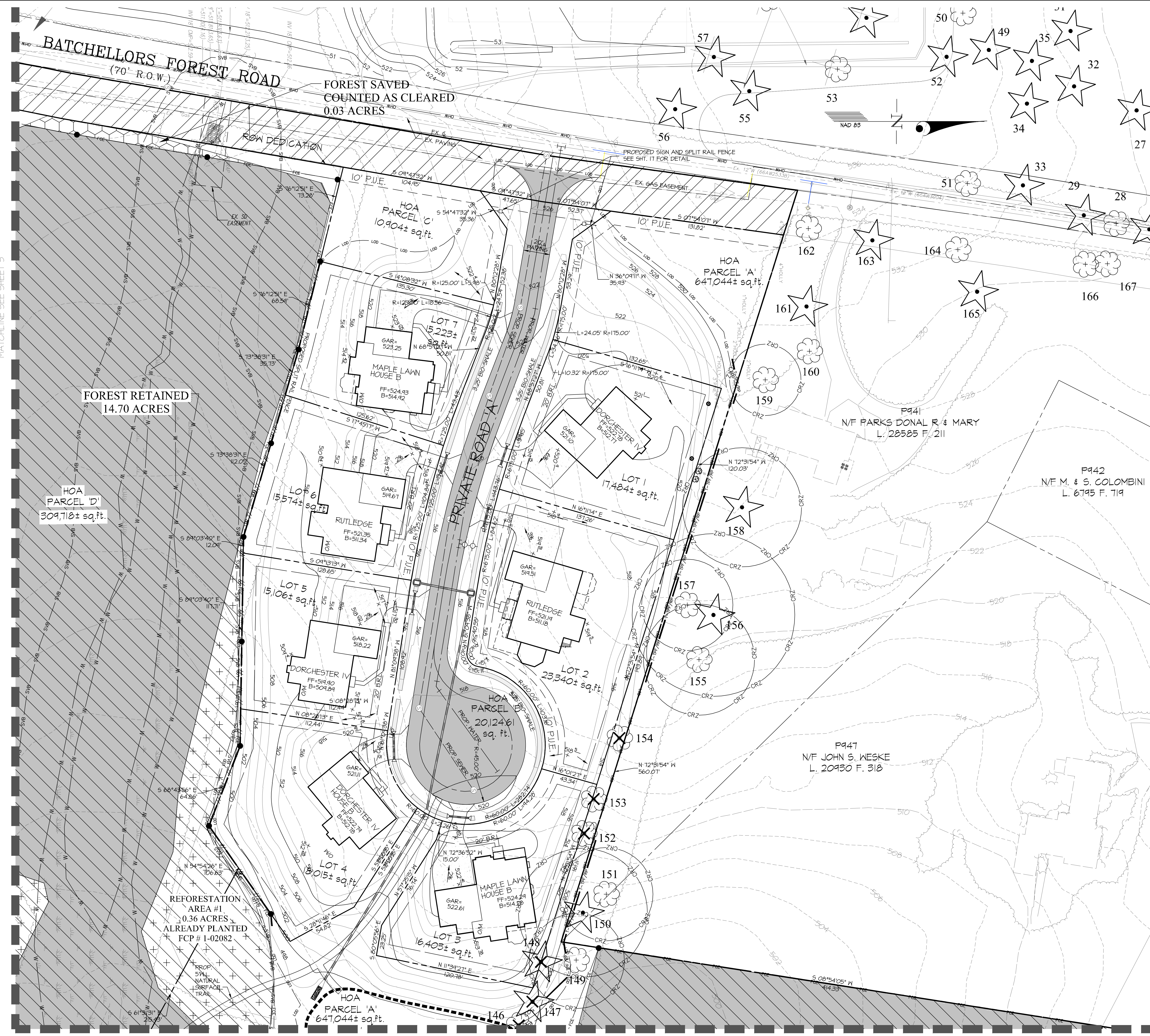
Signature: BRUCE A. HARVEY, PRESIDENT

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3903 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND, 20866
 TEL: 301-431-4024 FAX: 301-431-4188

DES.	DRN. P.L.G.	CHK.	MFG.	DATE	REVISION	BY	APP'R

L:\CADD\DRAWINGS\13056\PLANS BY GLW\FOP\13056-FOP-02-CSP

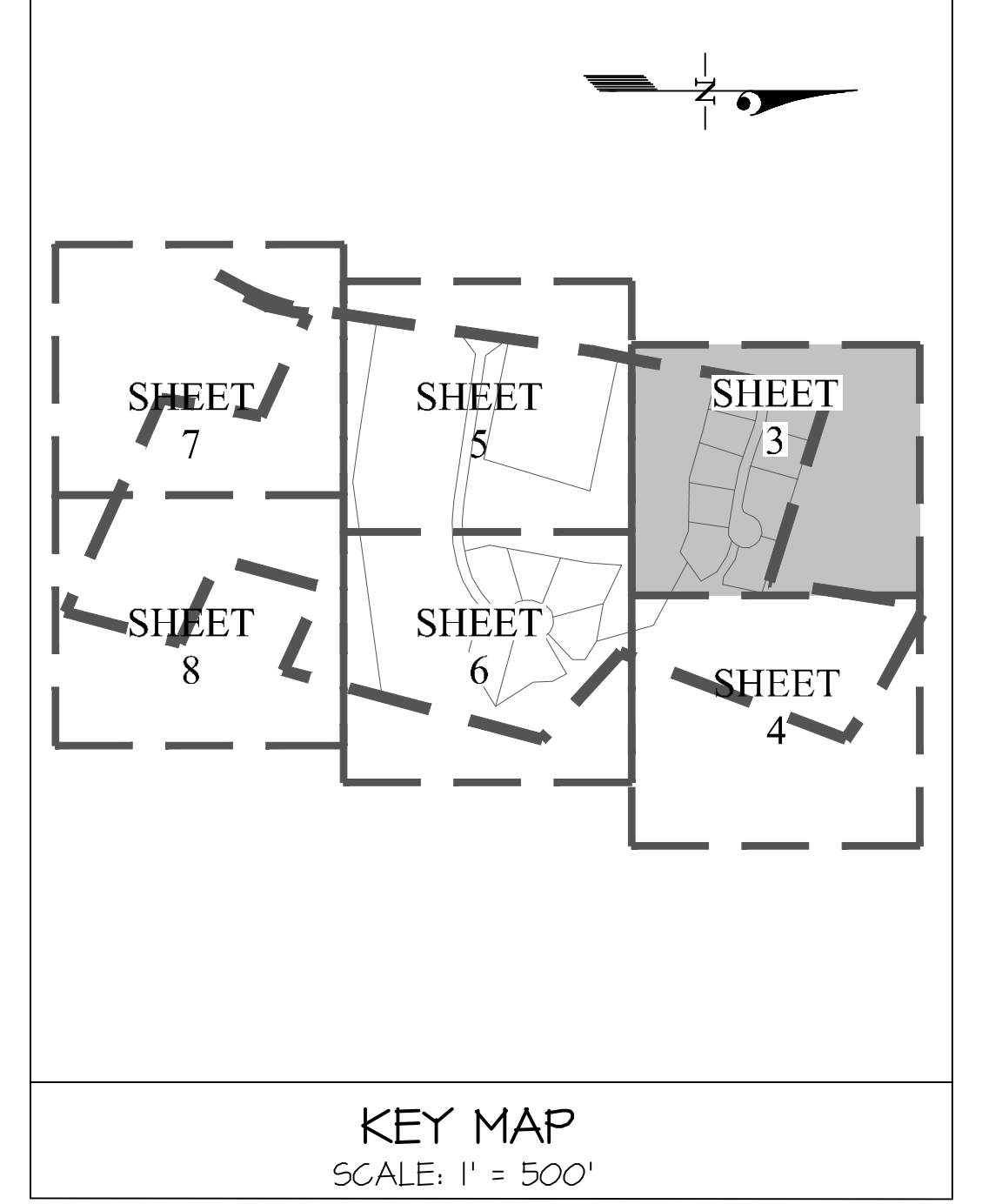
PREPARED FOR: WILLIAMSBURG GROUP, LLC 5485 HARPERS FARM ROAD COLUMBIA, MD 21044 C/O CHUCK KROCKER 410-997-8800	SCALE 1"=100'	ZONING RNC	COMPOSITE FOREST CONSERVATION PLAN		G. L. W. FILE No. 13056
DATE MAR, 2014	TAX MAP - GRID MAP 21 F&J	STANMORE PARCELS A-F, LOTS 1-16 (HYDE PROPERTY) L. 41299 F. 295, L. 5170 F. 001, L. 1600 F. 308 L. 2496 F. 525 & L. 34635 F. 533		SHEET 3 OF 9	
			OLNEY ELECTION DISTRICT No. 8 MONTGOMERY COUNTY, MARYLAND		



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- SVB - STREAM VALLEY BUFFER
- WB - WETLAND BUFFER
- W - WETLAND BOUNDARY
- T-TFF/RR - TREE PROTECTION FENCE & ROOT PRUNING
- SF - SPLIT RAIL FENCE
- SSF - SUPER SILT FENCE
- E - EARTH DIKE

FC AMENDMENT #82006039A
AMENDS SHEETS 1, 10, 11, AND 12



DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 82006039A, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: WILLIAMSBURG GROUP, LLC BRUCE A. HARVEY
Company Contact Person

Address: 5485 HARPERS FARM ROAD, SUITE 200
COLUMBIA, MD 21044

Phone: 410-997-8800

Signature: _____
BRUCE A. HARVEY, PRESIDENT

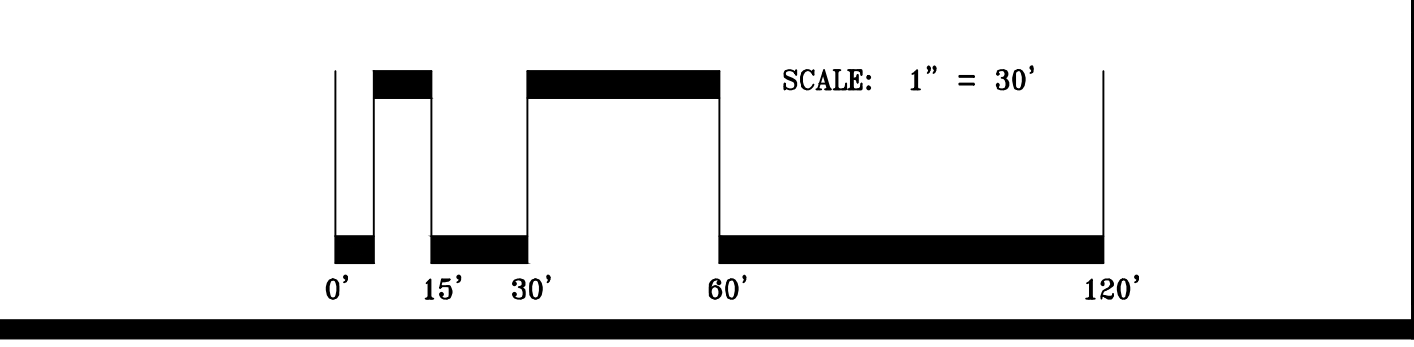
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3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALTIMORE: 410-886-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

NO.	REVISION	DATE	BY	APP'R.



PREPARED FOR:
WILLIAMSBURG GROUP, LLC
5485 HARPERS FARM ROAD
COLUMBIA, MD 21044
C/O CHUCK KROCKER
410-997-8800

SCALE	ZONING
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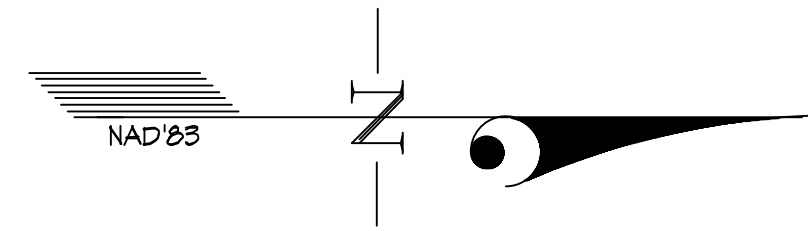
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OLNEY ELECTION DISTRICT No. 8 MONTGOMERY COUNTY, MARYLAND

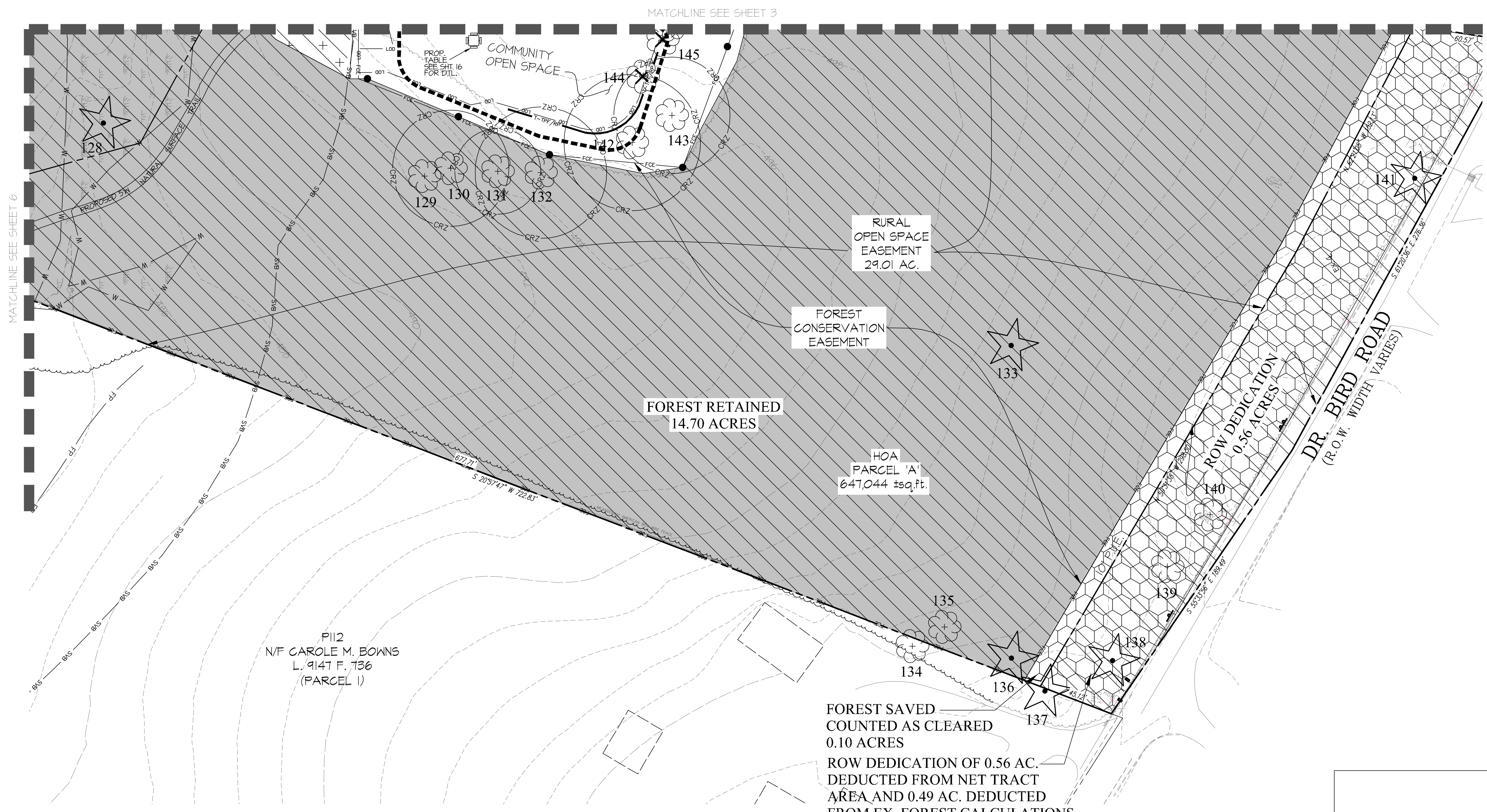
G. L. W. FILE NO.
13056

SHEET
3 OF 9

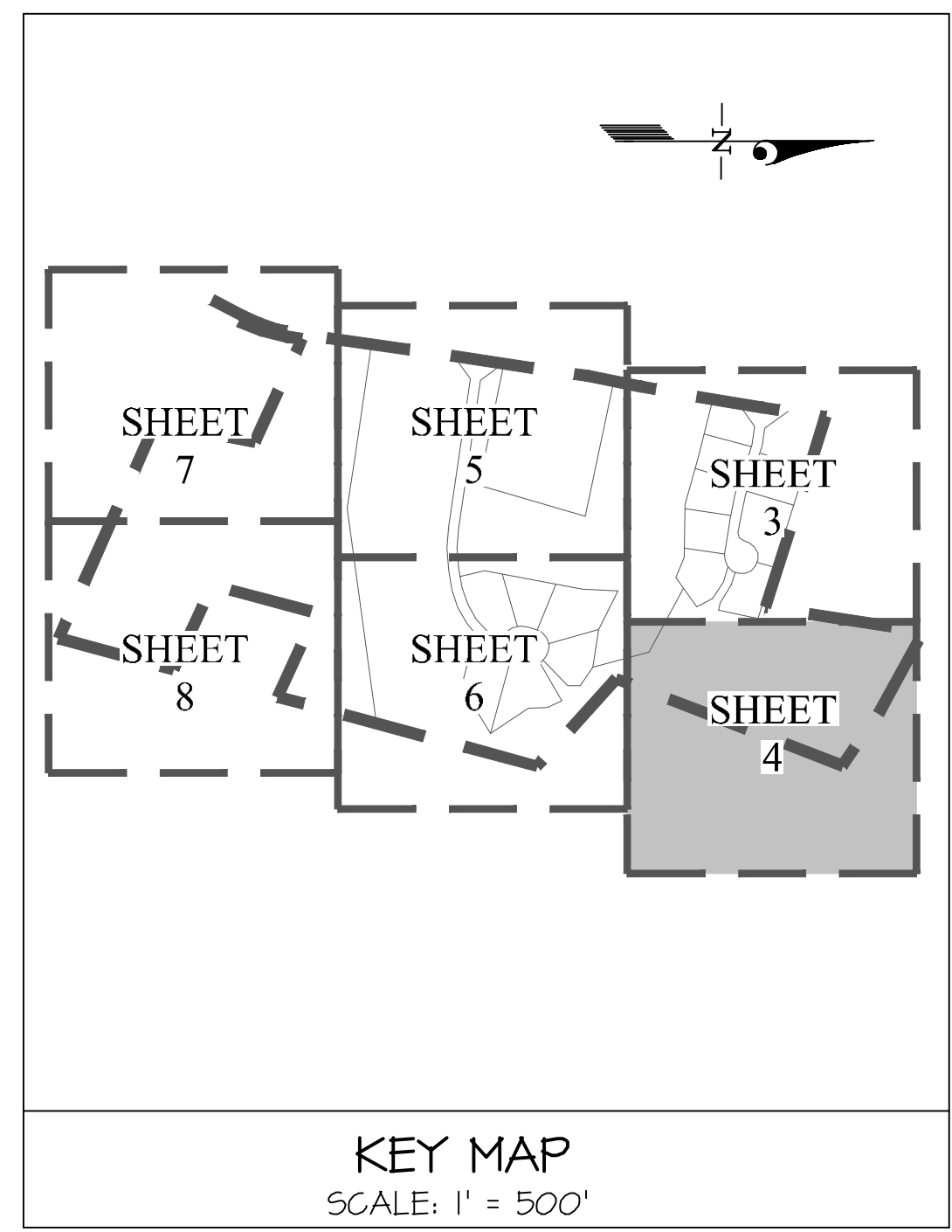


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FC AMENDMENT #82006039A
AMENDS SHEETS 1, 10, 11, AND 12



FOREST SAVED
COUNTED AS CLEARED
0.10 ACRES
ROW DEDICATION OF 0.56 AC.
DEDUCTED FROM NET TRACT
AREA AND 0.49 AC. DEDUCTED
FROM EX. FOREST CALCULATIONS
SHOWN IN FOREST CONSERVATION
WORKSHEET.

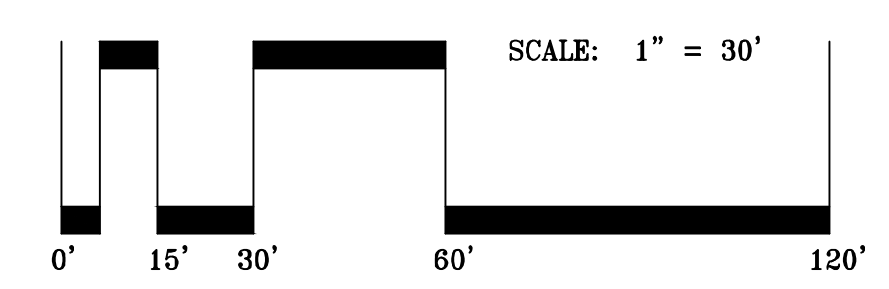


DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Site Plan Approval No. 82006039A, including Approval Conditions, Development Program, and Certified Site Plan.
Developer's Name: WILLIAMSBURG GROUP, LLC BRUCE A. HARVEY
Company Contact Person
Address: 5485 HARPERS FARM ROAD, SUITE 200
COLUMBIA, MD 21044
Phone: 410-997-8800
Signature: BRUCE A. HARVEY, PRESIDENT

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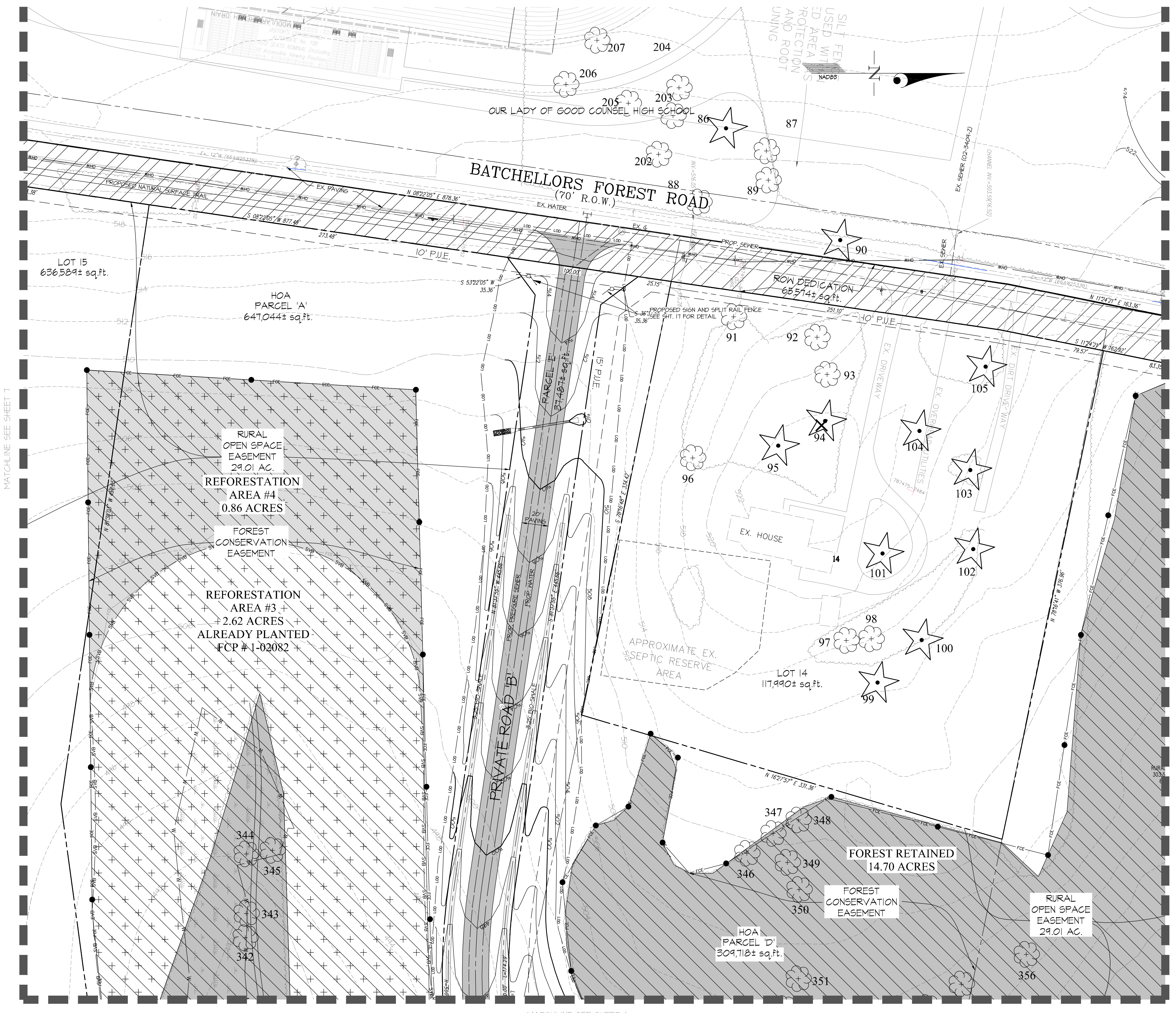


PREPARED FOR:
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5485 HARPERS FARM ROAD
COLUMBIA, MD 21044
C/O CHUCK KROCKER
410-997-8800

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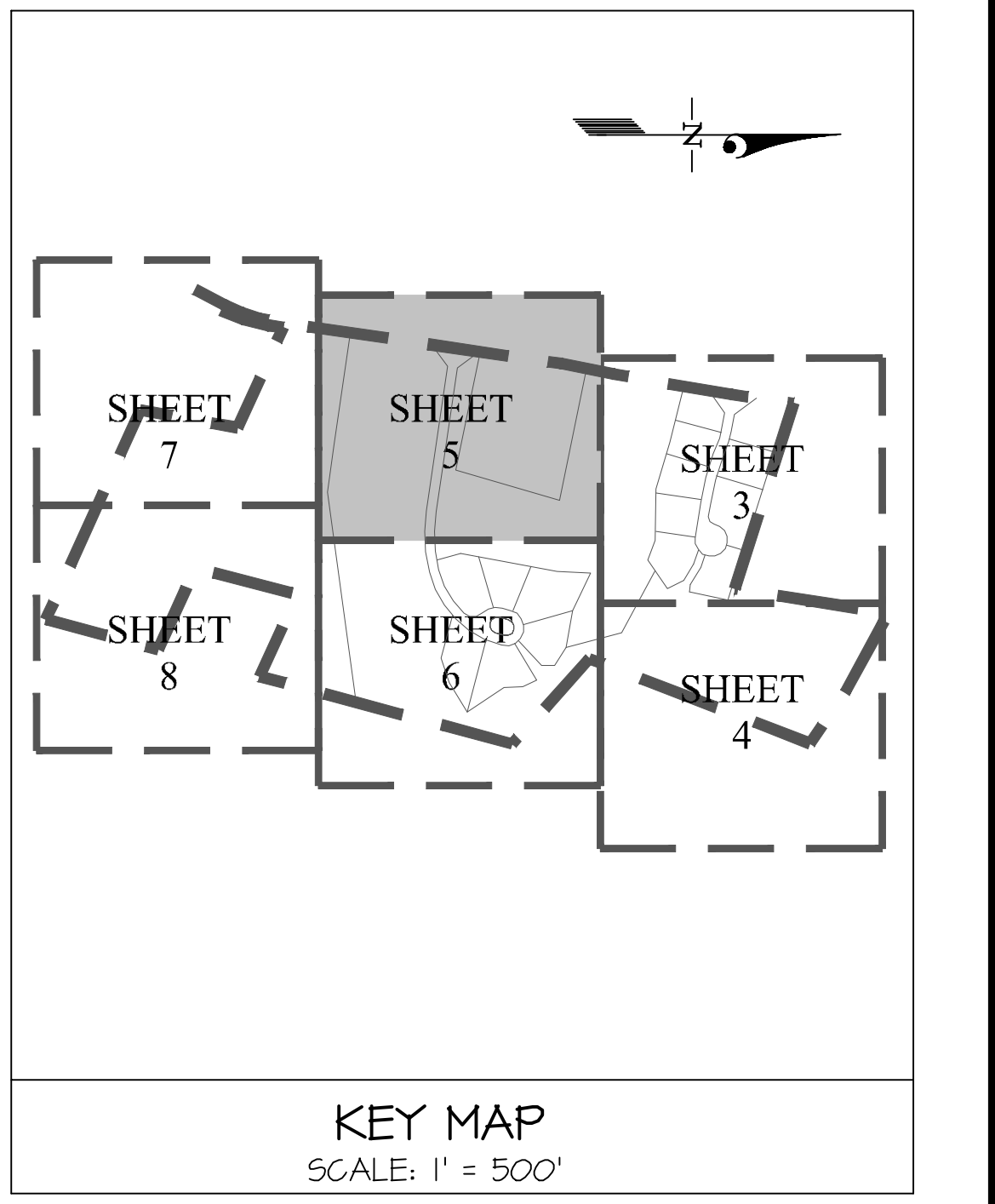
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PARCELS A-F, LOTS 1-16
(HYDE PROPERTY)
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QUINCY ELECTION DISTRICT No. 8
MONTGOMERY COUNTY, MARYLAND

G. L. W. FILE No.
13056
SHEET
4 OF 9



LEGEND

	PROPOSED CONSERVATION EASEMENT CATEGORY I
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	EARTH DIKE



DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Site Plan Approval No. 2200639A, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: WILLIAMSBURG GROUP, LLC BRUCE A. HARVEY
Company Contact Person

Address: 5485 HARPERS FARM ROAD, SUITE 200
COLUMBIA, MD 21044

Phone: 410-997-8800

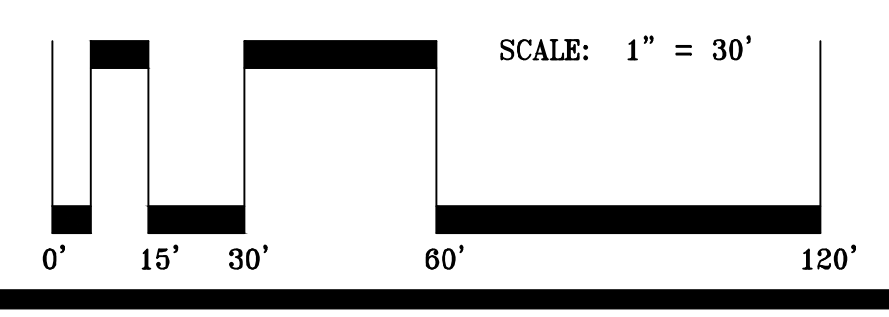
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GLW Gutschick Little & Weber, PA
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALTIMORE: 410-886-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.



PREPARED FOR:
WILLIAMSBURG GROUP, LLC
5485 HARPERS FARM ROAD
COLUMBIA, MD 21044
C/O CHUCK KROCKER
410-997-8800

SCALE	ZONING
1"=30'	RNC
DATE	TAX MAP - GRD
MAR, 2014	MAP 21 F&J

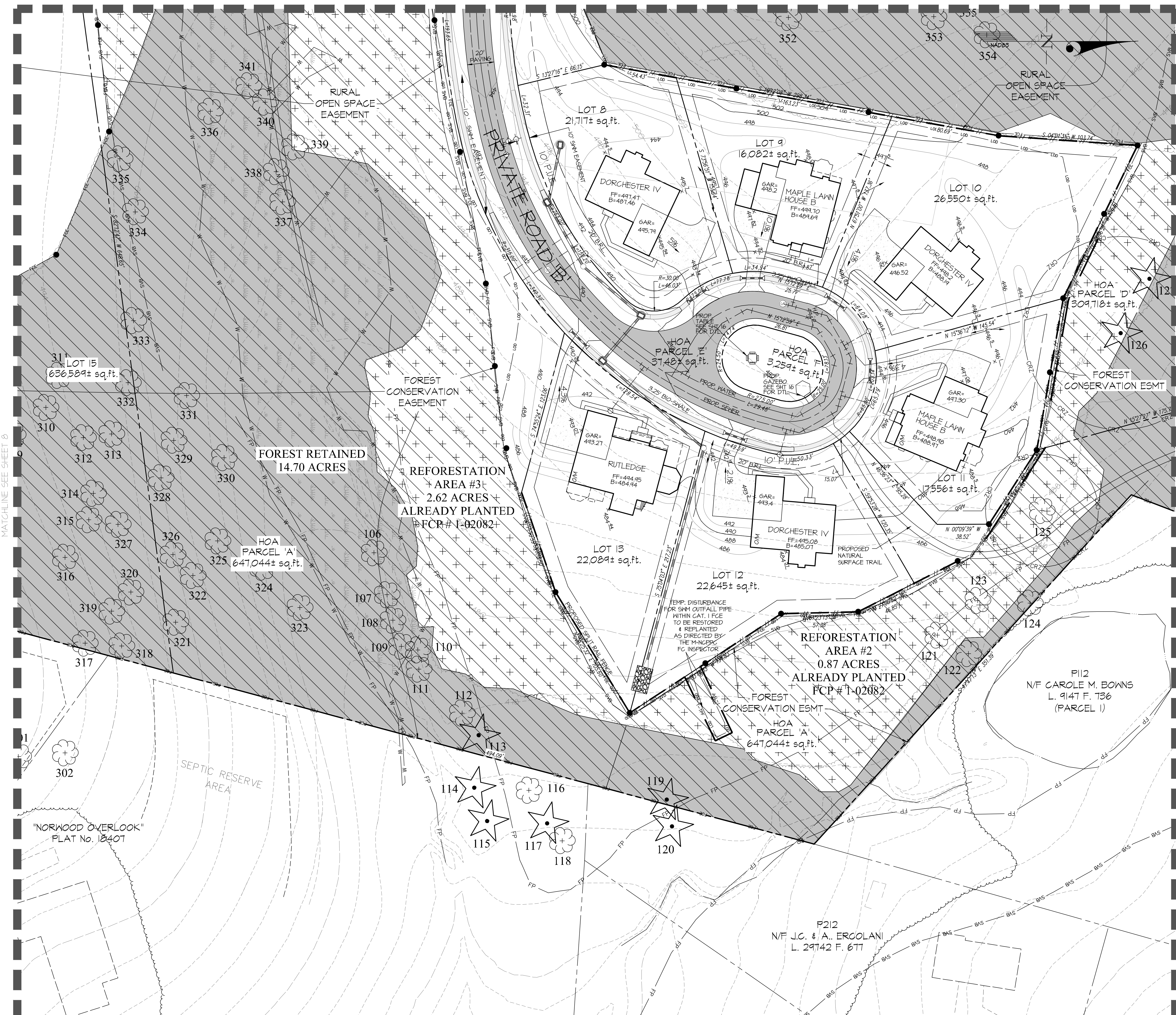
FINAL FOREST CONSERVATION PLAN

STANMORE
PARCELS A-F, LOTS 1-16
(HYDE PROPERTY)
L. 41299 F. 295, L. 5170 F. 001, L. 1600 F. 308 L. 2496 F. 525 & L. 34635 F. 553

OLNEY ELECTION DISTRICT No. 8 MONTGOMERY COUNTY, MARYLAND

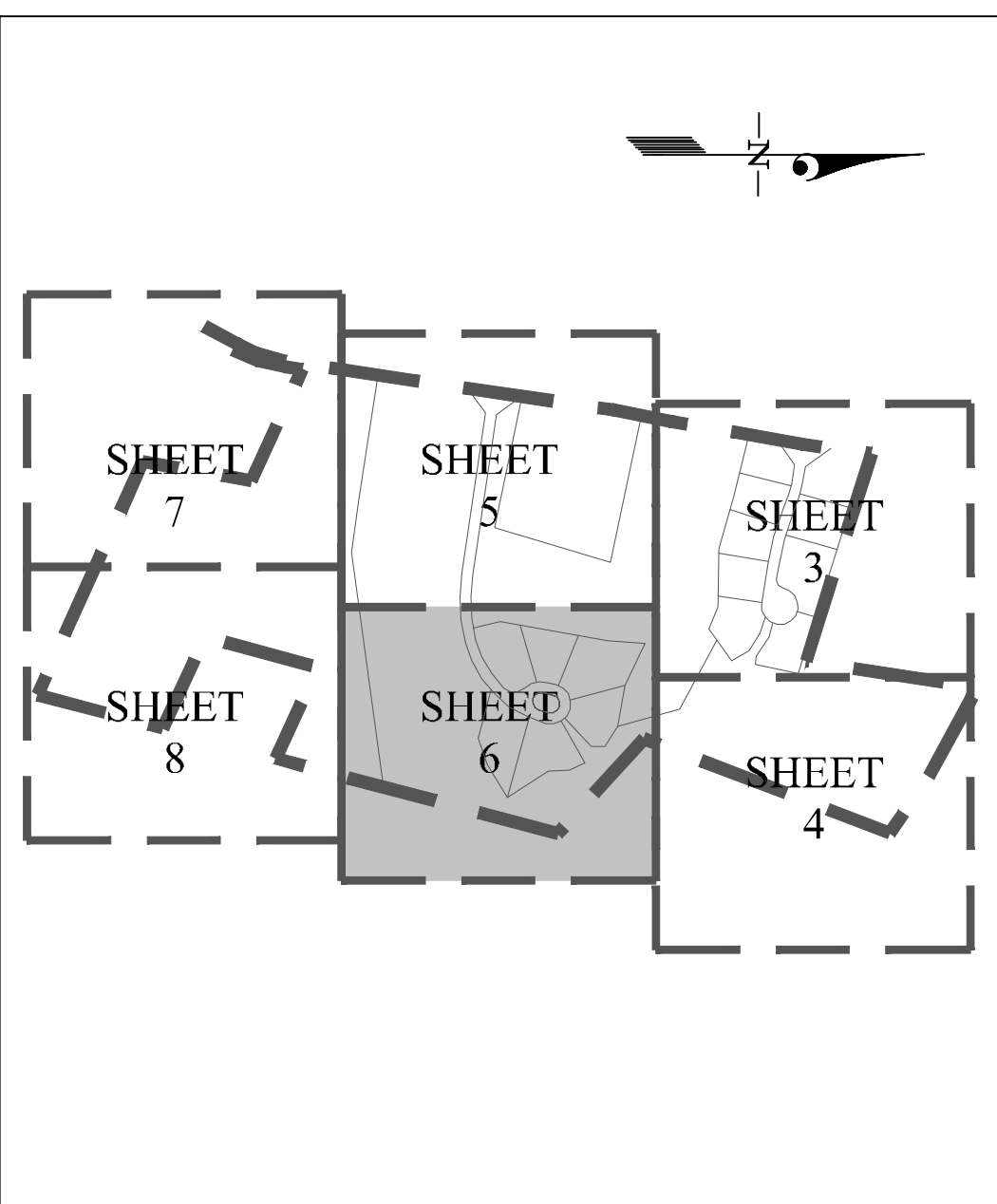
G. L. W. FILE No.
13056

SHEET
5 OF 9



LEGEND	
	PROPOSED CONSERVATION EASEMENT CATEGORY I
	PROPOSED CONSERVATION EASEMENT CATEGORY II
	PROPOSED FOREST RETENTION AREA CATEGORY I
	OFFSITE DISTURBANCE INCLUDED IN TOTAL TRACT AREA
	DEDICATION TO PUBLIC RIGHT OF WAY
	EXISTING FOREST TO BE REMOVED
	UNPROTECTED FOREST AREA TO BE RETAINED
	REFORESTATION PLANTING CATEGORY I - ORIGINAL APPROVAL 3.85 ACRES - ALREADY PLANTED
	REFORESTATION PLANTING CATEGORY I - CURRENT PROPOSED 0.86 ACRES - TO BE PLANTED
	SPECIMEN TREE
	SIGNIFICANT TREE AND CRITICAL ROOT ZONE
	SIGNIFICANT AND SPECIMEN TREES TO BE REMOVED
	TREE PROTECTION SIGNS (21 TOTAL)
	LIMITS OF DISTURBANCE
	EXISTING TREE LINE
	STREAM VALLEY BUFFER
	WETLAND BUFFER
	WETLAND BOUNDARY
	TREE PROTECTION FENCE & ROOT PRUNING
	SPLIT RAIL FENCE
	SILT FENCE
	SUPER SILT FENCE
	EARTH DIKE

FC AMENDMENT #B2006039A AMENDS SHEETS 1, 10, 11, AND 12



KEY MAP SCALE: 1" = 500'

DEVELOPER'S CERTIFICATE
 The undersigned agrees to execute all the features of the Site Plan Approval No. B2006039A, including Approval Conditions, Development Program, and Certified Site Plan.
 Developer's Name: WILLIAMSBURG GROUP, LLC BRUCE A. HARVEY
 Company Company Contact Person
 Address: 5485 HARPERS FARM ROAD, SUITE 200
COLUMBIA, MD 21044
 Phone: 410-997-8800
 Signature: BRUCE A. HARVEY, PRESIDENT

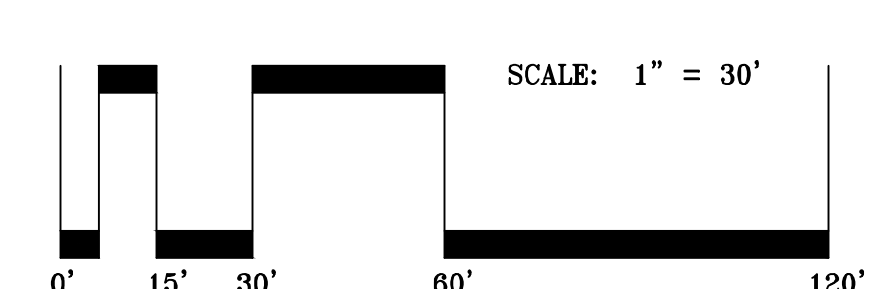
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 Service Protection Center

MEMBER
 ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
 1-800-257-7777

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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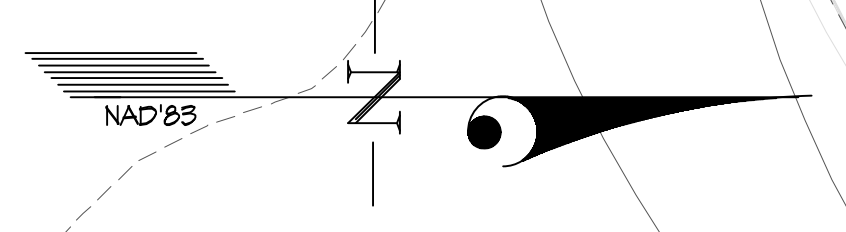
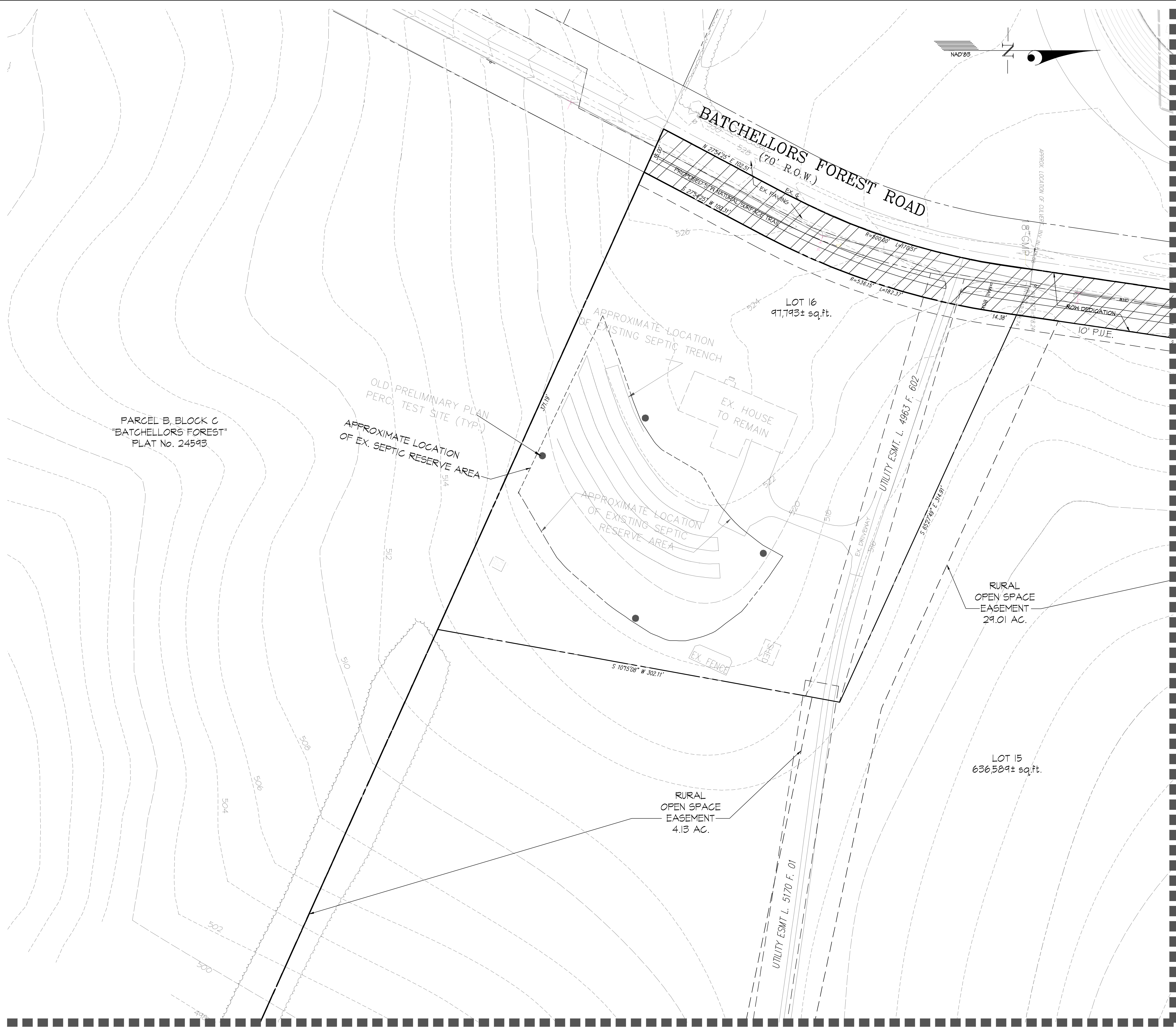
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PREPARED FOR:
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 5485 HARPERS FARM ROAD
 COLUMBIA, MD 21044
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 410-997-8800

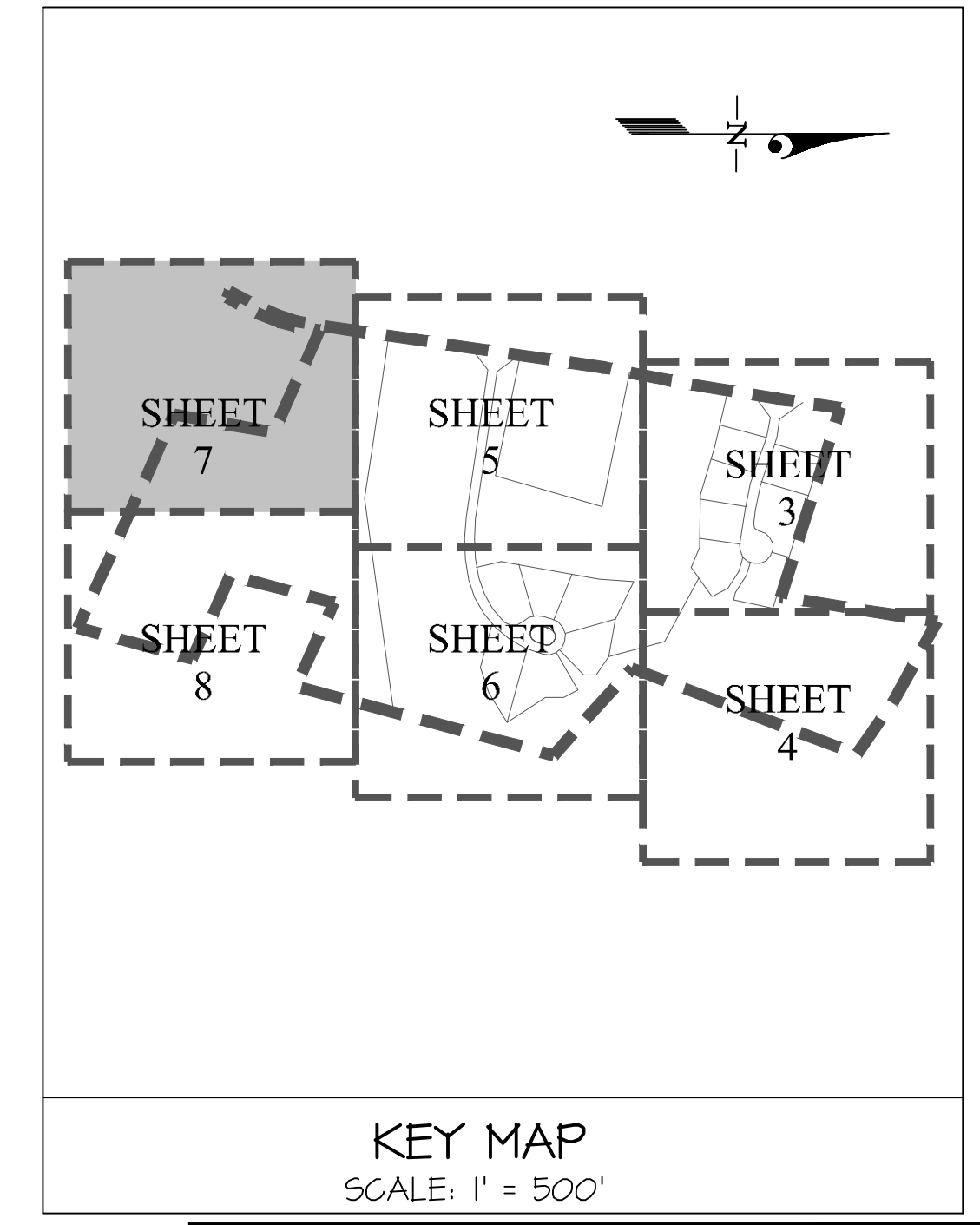
SCALE	ZONING
1" = 30'	RNC
DATE	TAX MAP - GRID
MAR, 2014	MAP 21 F&J

FINAL FOREST CONSERVATION PLAN		G. L. W. FILE No.
STANMORE PARCELS A-F, LOTS 1-16 (HYDE PROPERTY)		13056
L. 41299 F. 295, L. 5170 F. 001, L. 1600 F. 308 L. 2496 F. 525 & L. 34635 F. 553		SHEET 6 OF 9
CLINEY ELECTION DISTRICT No. 8		MONTGOMERY COUNTY, MARYLAND



LEGEND	
	PROPOSED CONSERVATION EASEMENT CATEGORY I
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	WETLAND BOUNDARY
	TREE PROTECTION FENCE & ROOT PRUNING
	SPLIT RAIL FENCE
	SILT FENCE
	SUPER SILT FENCE
	EARTH DIKE

FC AMENDMENT #82006039A
AMENDS SHEETS 1, 10, 11, AND 12



DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Site Plan Approval No. 82006039A, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: WILLIAMSBURG GROUP, LLC BRUCE A. HARVEY
Company Contact Person

Address: 5485 HARPERS FARM ROAD, SUITE 200
COLUMBIA, MD 21044

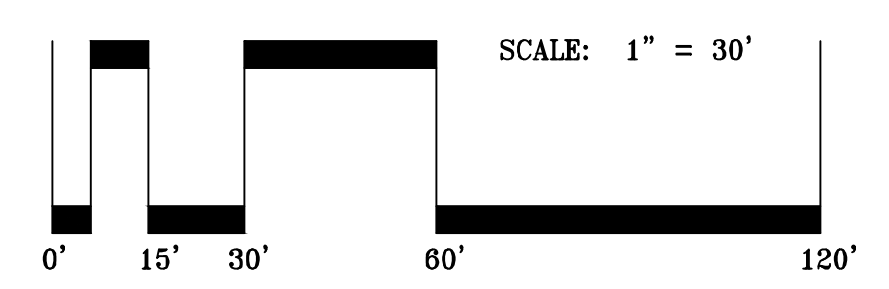
Phone: 410-997-8800

Signature: _____
BRUCE A. HARVEY, PRESIDENT

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"MISS UTILITY"
Service Protection Center

CALL TOLL FREE
1-800-257-7777

DATE	REVISION	BY	APPR.



PREPARED FOR:
WILLIAMSBURG GROUP, LLC
5485 HARPERS FARM ROAD
COLUMBIA, MD 21044
C/O CHUCK KROCKER
410-997-8800

SCALE: 1"=30'

DATE: MAR, 2014

ZONING: RNC

TAX MAP - GRID: MAP 21 F&J

FINAL FOREST CONSERVATION PLAN

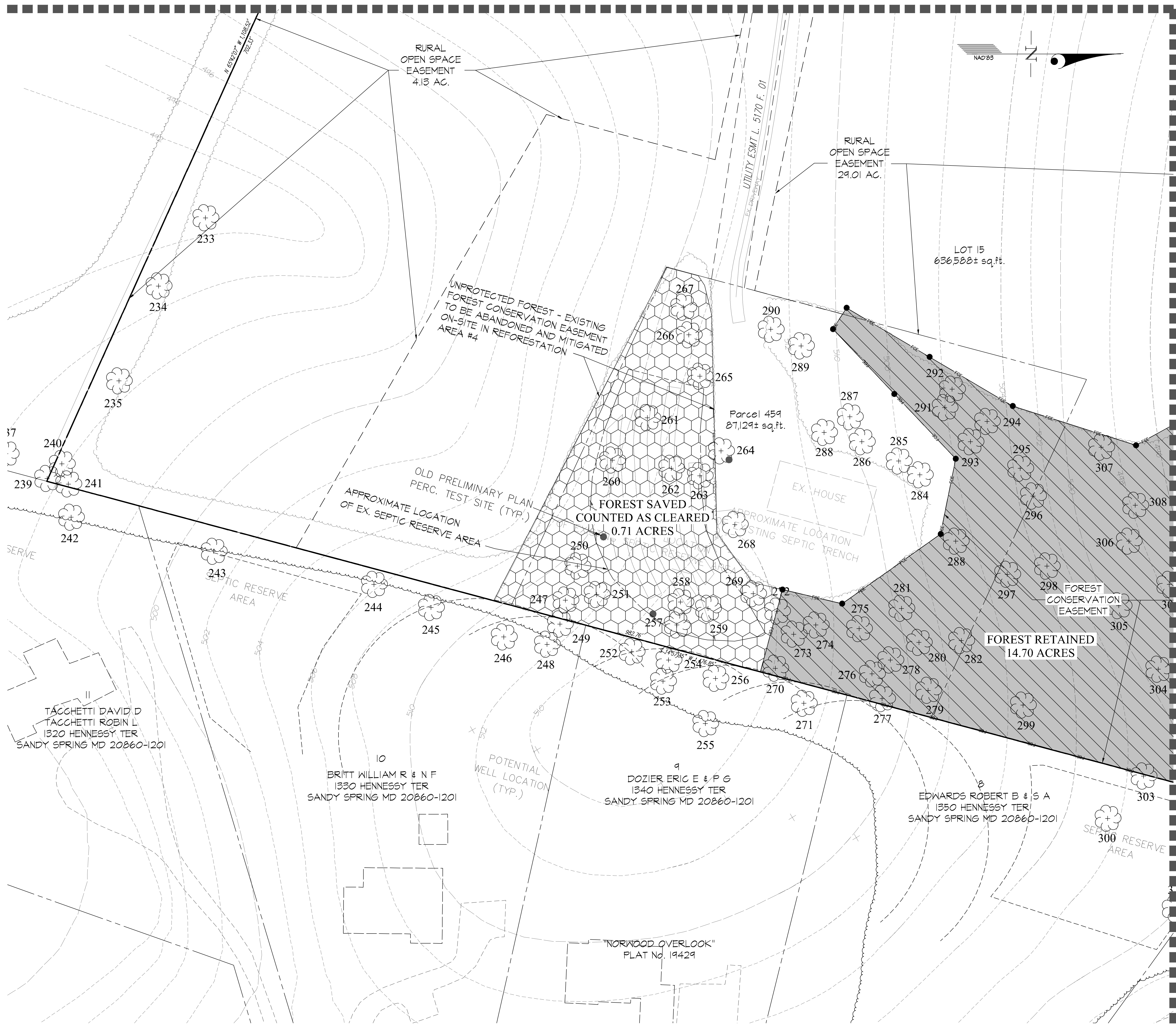
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OLNEY ELECTION DISTRICT No. 8 MONTGOMERY COUNTY, MARYLAND

G. L. W. FILE No. 13056

SHEET 7 OF 9

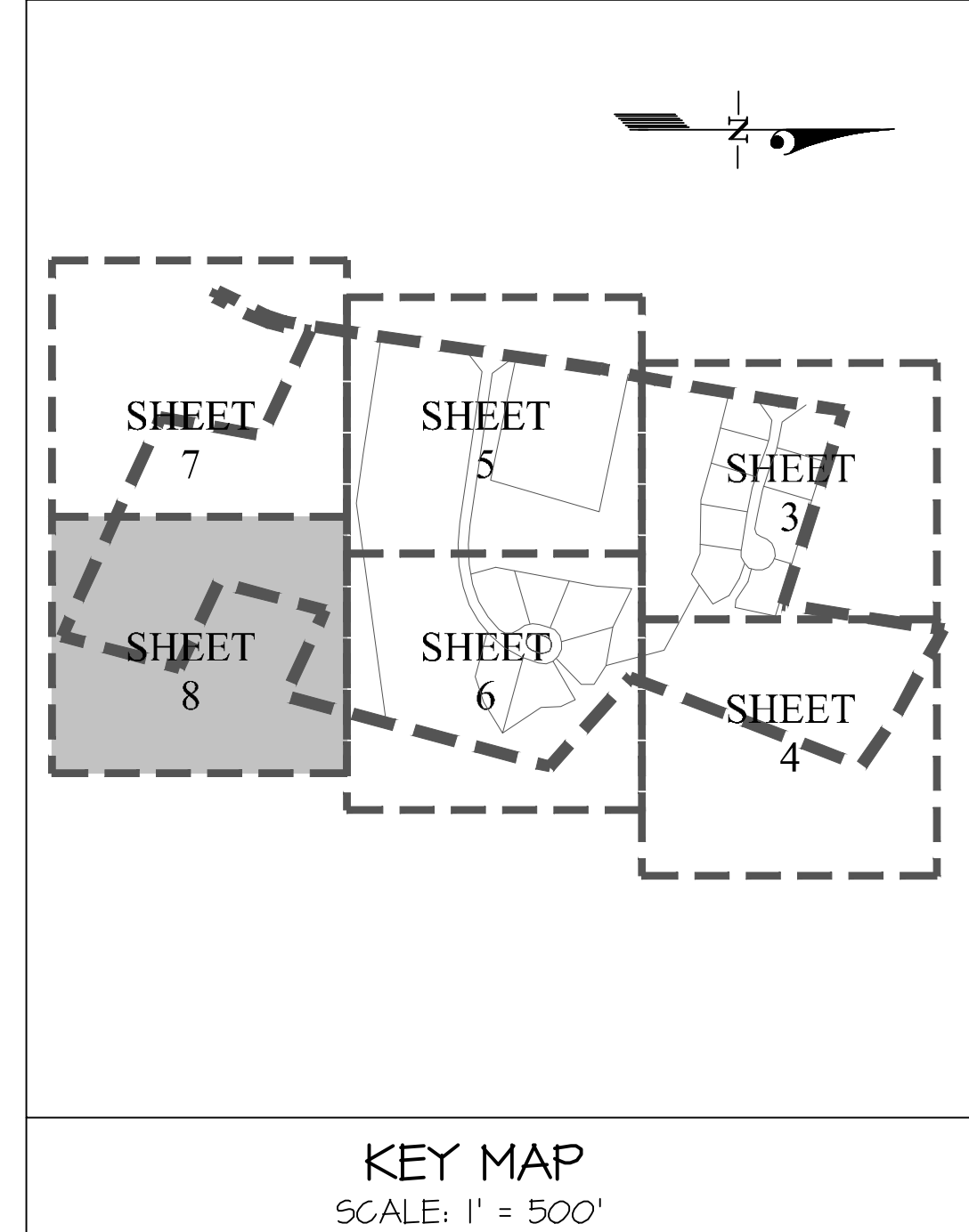
MATCHLINE SEE SHEET T



LEGEND

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- SVB - STREAM VALLEY BUFFER
- WB - WETLAND BUFFER
- W - WETLAND BOUNDARY
- T-TPF/RF - TREE PROTECTION FENCE & ROOT PRUNING
- SF - SPLIT RAIL FENCE
- SSF - SUPER SILT FENCE
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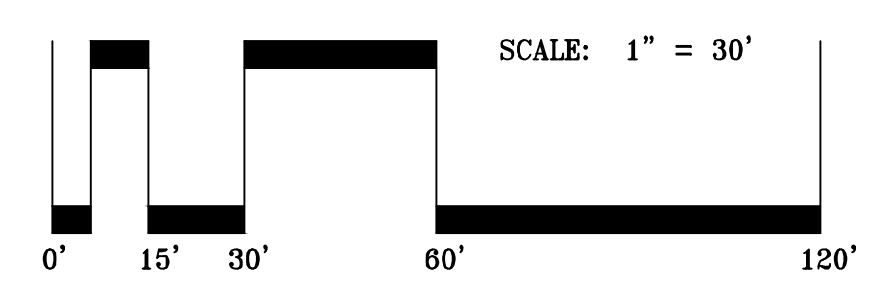
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Address: 5485 HARPERS FARM ROAD, SUITE 200 COLUMBIA, MD 21044
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Signature: _____ BRUCE A. HARVEY, PRESIDENT

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5485 HARPERS FARM ROAD
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G. L. W. FILE NO.
13056
SHEET
8 OF 9

