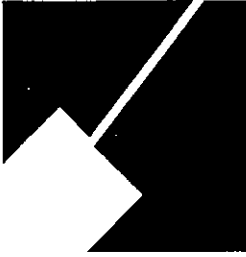


Item #10

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

MEMORANDUM

**DATE:** December 07, 2001

**TO:** Montgomery County Planning Board

**FROM:** A. Malcolm Shaneman  
Development Review Division  
(301) 495-4587

**SUBJECT:** Informational Maps for Subdivision Items on the  
Planning Board's Agenda for December 13, 2001.

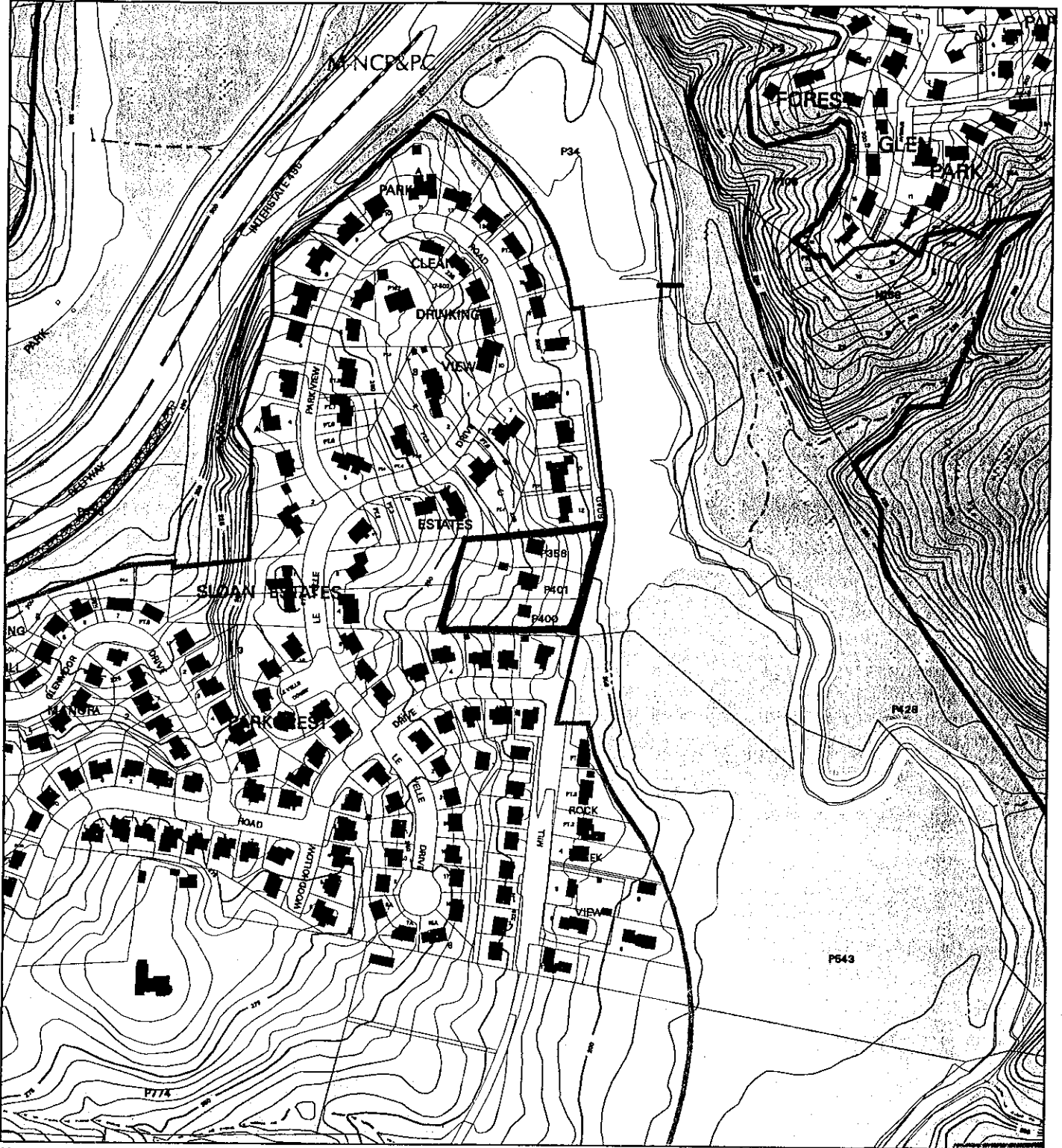
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Attached are copies of plan drawings for Items #06, #07, #08, #09, #10. These subdivision items are scheduled for Planning Board consideration on December 13, 2001. The items are further identified as follows:

- Agenda Item #06 - Preliminary Plan 1-02040  
North Germantown
- Agenda Item #07 - Subdivision Regulation Waiver SRW-02004  
Our House
- Agenda Item #08 - Preliminary Plan 1-01016  
Carleton Subdivision
- Agenda Item #09 - Preliminary Plan 1-01077  
Ambassador Animal Hospital
- Agenda Item #10 - Preliminary Plan 1-00060  
Gingery Property

Attachment

VICINITY MAP FOR  
**GINGERY PROPERTY (1-00060)**



Map compiled on February 01, 2001 at 2:42 AM | Site located on base sheet no - 211NW03

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Key Map



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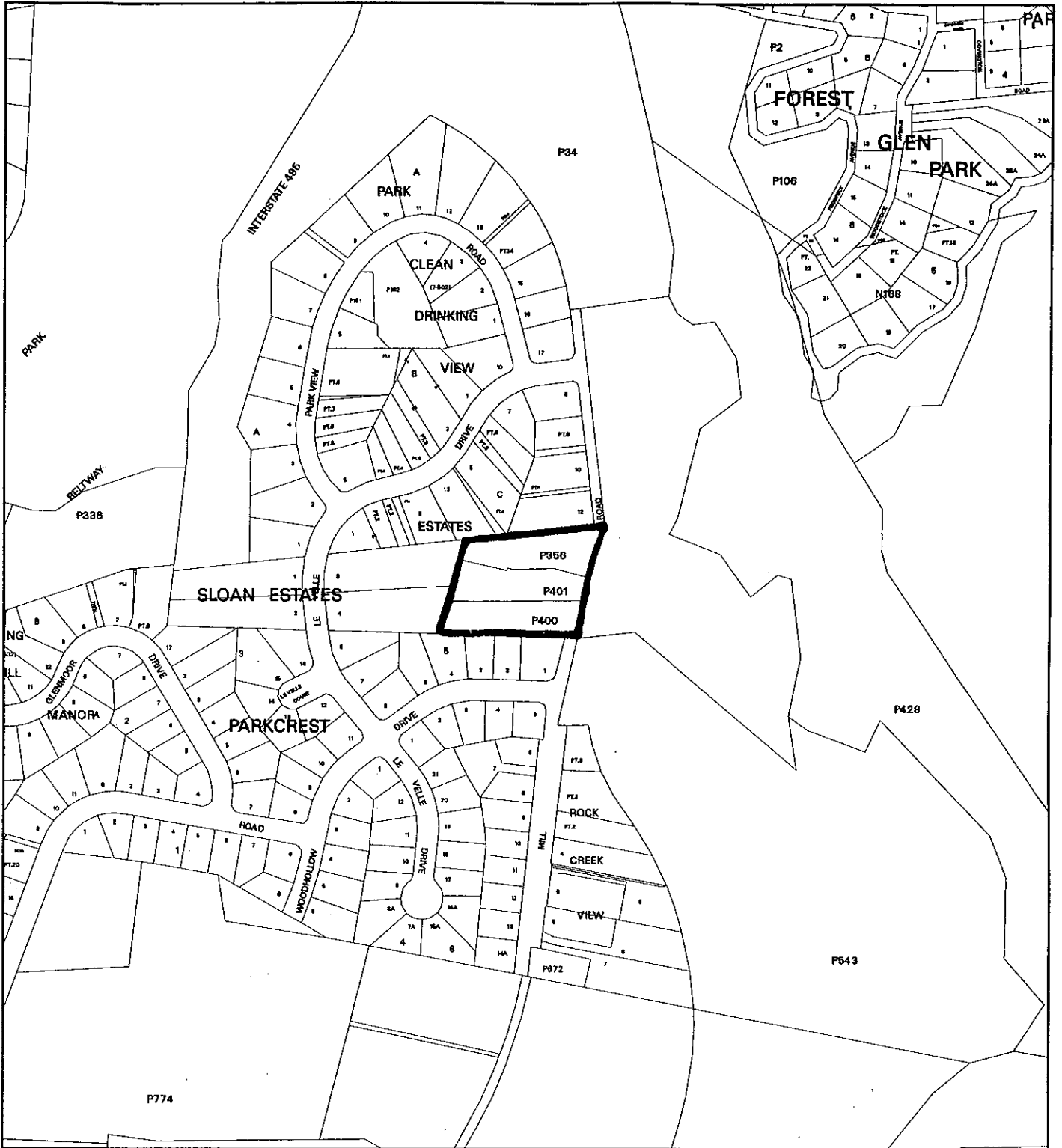


Research & Technology Center



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VICINITY MAP FOR  
**GINGERY PROPERTY (1-00060)**



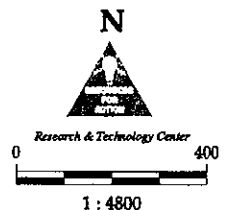
Map compiled on February 01, 2001 at 2:50 AM | Site located on base sheet no - 211NW03

**NOTICE**

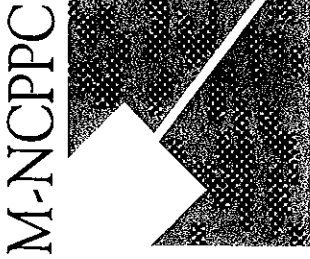
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## MONTGOMERY COUNTY DEPARTMENT OF PARK &amp; PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760



## MEMORANDUM

**DATE:** December 7, 2001

**TO:** Montgomery County Planning Board

**VIA:** Joseph R. Davis, Chief, Development Review Division

**FROM:** A. Malcolm Shaneman, Supervisor, Development Review Division

**REVIEW TYPE:** Preliminary Plan of Subdivision

**APPLYING FOR:** Seven (7) Single Family Detached Dwelling Units

**PROJECT NAME:** Gingery Property

**CASE NO.** 1-00060

**REVIEW BASIS:** Chapter 50, Montgomery County, and Subdivision Regulations

**ZONE:** R-90

**LOCATION:** West Side of Jones Mill Road, Approximately 200 Feet North of Woodhollow Drive and South of LeVelle Drive

**MASTER PLAN:** Bethesda -- Chevy Chase

**APPLICANT:** M/I Schottenstein Homes Inc. and Associated Companies

**HEARING DATE:** December 13, 2001

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**STAFF RECOMMENDATION: Approval of Five (5) Lots Only, Subject to the Following Conditions:**

- (1) Submit revised preliminary plan depicting a maximum of five (5) single family dwelling units

- (2) Comply with the recommendations outlined in arborists report dated October 19, 2000 regarding forest conservation prior to, during and after construction. Initial recommended tree preservation techniques to be instituted ninety (90) days prior to commencement of construction as determined at a pre-construction meeting with technical staff
- (3) Prior to recording of plat(s) applicant/developer shall submit a supplemental planting plan for perimeter landscaping to the technical staff for review and approval. Supplemental planting plan to be incorporated in the final forest conservation plan
- (4) Applicant/developer shall obtain a park permit for the construction of the off-site storm drainage system prior to commencement of any construction. Final design plans will be reviewed for environmental and engineering compliance. The final design shall incorporate tree safety measures to avoid damage to the trees in the vicinity of the proposed work
- (5) Compliance with the conditions of approval of the final forest conservation plan. Applicant must meet all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permit
- (6) All road rights of way shown on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated by the Bethesda-Chevy Chase Master plan, unless otherwise designated on the preliminary plan
- (7) Record plat to delineate all areas of tree preservation with conservation easements
- (8) Compliance with the conditions of MCDPS stormwater management approval
- (9) Final access and improvements, as required, including sidewalk extension to Woodhollow Drive to be reviewed and approved by MCDPW&T
- (10) Other necessary easements
- (11) Record plat to delineate the common ingress/egress easement
- (12) The Adequate Public Facilities (APF) review for this preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- (13) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to the expiration of this validity period, a final record plat for all the property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed

## **PROJECT DESCRIPTION – Vicinity**

The property is located on the west side of Jones Mill Road between LaVelle Drive to the north and Woodhollow Drive to the south. Immediately across Jones Mill Road from the site is Rock Creek Park playground area. The subject property is situated between two established subdivisions. North of the subject site is the Park View Estates subdivision which was originally established mid 1940's. This subdivision is comprised of generally large lots ranging in size 10,000 square feet to 25,000 square feet. South of the site is the subdivision of Parkcrest. This subdivision was originally established in 1956, then later expanded in 1970. Lots range in size from 9,000 square feet to 15,000 square feet.

## **PROJECT DESCRIPTION – Site**

The site is comprised of three (3) unrecorded parcels of land totaling 2.64 acres or 114,998 square feet. The property is Zoned R-90. The site has many large specimen trees scattered though out. The side property boundaries are lined with large trees. An existing single family dwelling is located on the front third of the site an will be removed under the preliminary plan proposal. The property increases in elevation from Jones Mill Road to the western property line. An increase of almost fifty (50) over the length of the property which equates to a 12.5% slope.

## **PROJECT DISCRIPTION – Proposal**

The preliminary plan proposes to subdivide the subject site into seven (7) single family lots. The lots would be configured as stacked pipestems or flag lots. The configuration places all the dwelling units towards the northern and southern property lines, with the pipestems down the center of the site. The pipestems provide the minimum 25' frontage on a public right of way required by the R-90 zone. The lots would have direct access to Jones Mill Road via common driveways. The lots range in size from 9,900 square feet to 17,300 square feet with the larger of the lots being the ones with the longer pipestems from Jones Mill Road. The site would be graded in a fashion that would divert water runoff toward the center of the property into a storm drain system and then into a stormwater management facility located at the north eastern edge of the property adjoining Jones Mill Road. Stormwater would be then transmitted via an enclosed storm drain and would outfall in Rock Creek Park. This proposal has been reviewed with the cooperation and approval of both the Department of Permitting Services and M-NCPPC staffs.

## **ISSUES TO DATE**

### **Lot Configuration**

Staff has concerns with the proposal submitted by the applicant. The number of lots proposed and the configuration of stacked pipestem lots is not a development pattern typical to the existing communities surrounding the subject property. The majority of the lots developed in the Park

View Estates and Parkcrest communities are generally perpendicular to the street frontage and the homes parallel or fronting the street. The plan proposes the homes be oriented facing inward on the site thus leaving the sides of the units facing towards Jones Mill Road. Staff believes that to construct the site in the manner proposed in the plan will result in clearing the majority of the site. Homes will have to be terraced or cut into the slopes with retaining walls constructed to the rear of the units to provide any usable rear yard areas. Several of the dwelling units proposed are shown at the minimum setback to the property line. The setbacks, as proposed, are not compatible with the properties immediately adjoining the subject site. The existing homes to the south side of the property, fronting Woodhollow Drive are all in excess of 50 feet from the common property line to the subject site.

### **Tree Preservation**

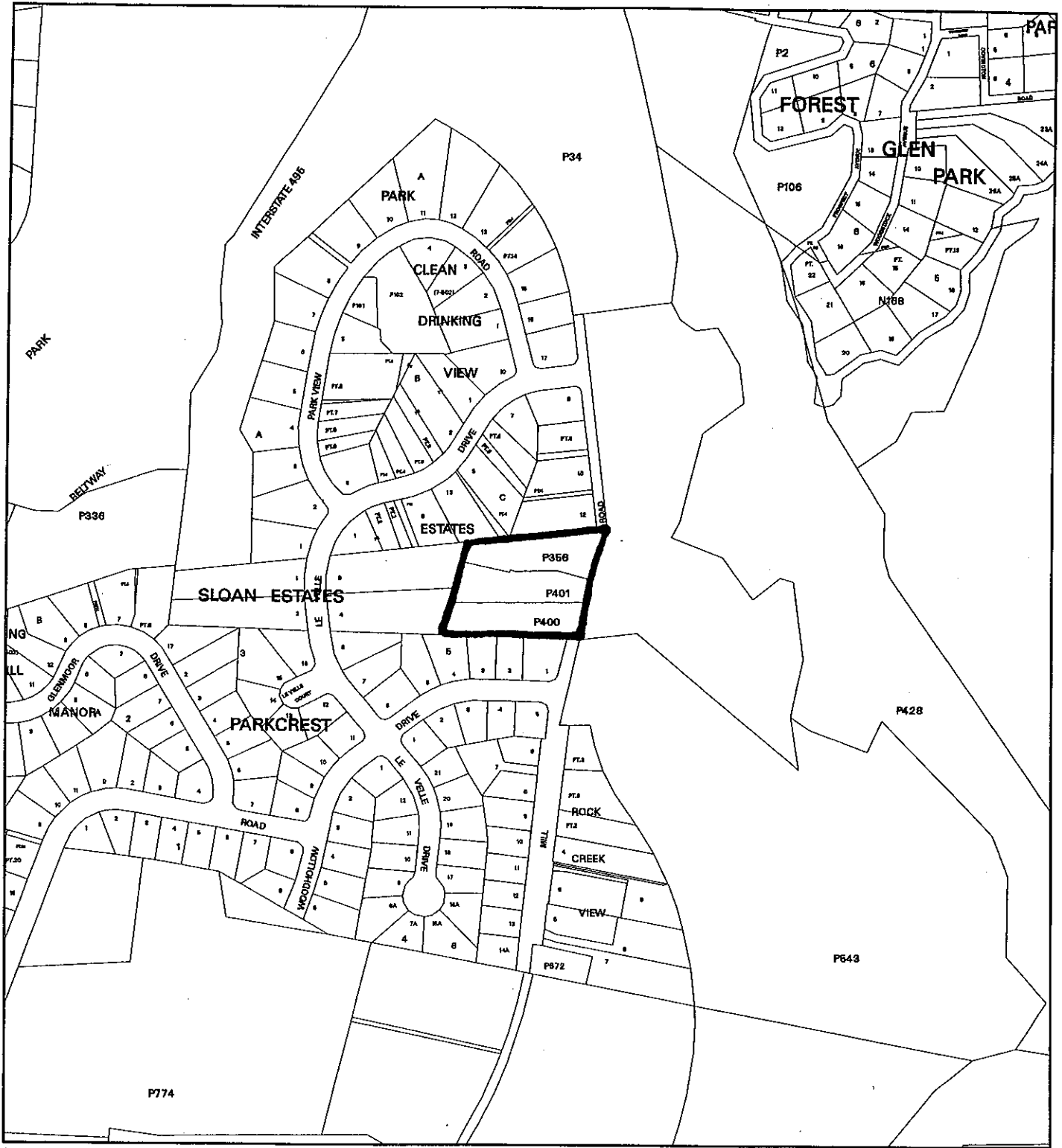
As stated earlier the site is scattered with many specimen trees that staff believes should be preserved. The perimeter of the property is lined with large oaks, mulberry, walnuts etc., many ranging in size from 20" to 48". Extraordinary preservation measures would have to be implemented to save many of the trees identified on the site. Staff is concerned that these measures will not guarantee the survival of many of these trees. The critical root zone (CRZ) of these trees should be protected and some cases avoided on the periphery of the site. Additional protection measures should also be afforded the trees internal to the site.

### **CONCLUSION**

Staff concludes that a subdivision of five (5) lots would permit a development pattern compatible with the surrounding community by providing useable yard areas, further separation between dwelling units and a housing development oriented towards Jones Mill Road. With fewer lots and a simplified driveway design, larger areas of the critical root zone (CRZ), for both the periphery trees as well as the internal trees, can be protected. If only five (5) houses were proposed on this site, the reduced disturbance for grading of house sites would potentially save a significant number of specimen trees and reduce the impacts to the CRZ on the trees adjoining the subject property.



VICINITY MAP FOR  
**GINGERY PROPERTY (1-00060)**



Map compiled on February 01, 2001 at 2:50 AM | Site located on base sheet no - 211NW03

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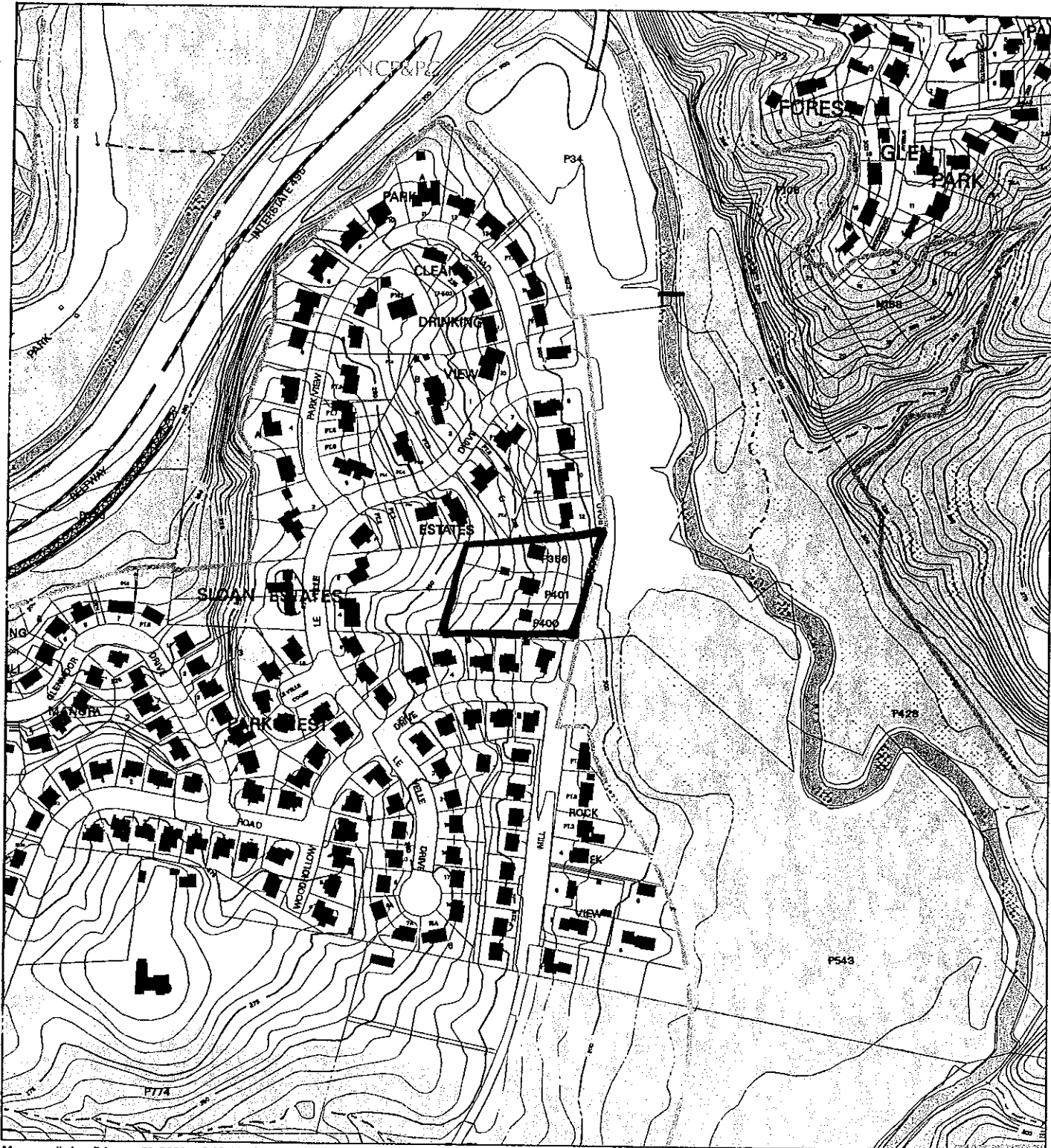
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Key Map

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VICINITY MAP FOR  
**GINGERY PROPERTY (1-00060)**



Map compiled on February 01, 2001 at 2:42 AM | Site located on base sheet no - 211NW03

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Key Map

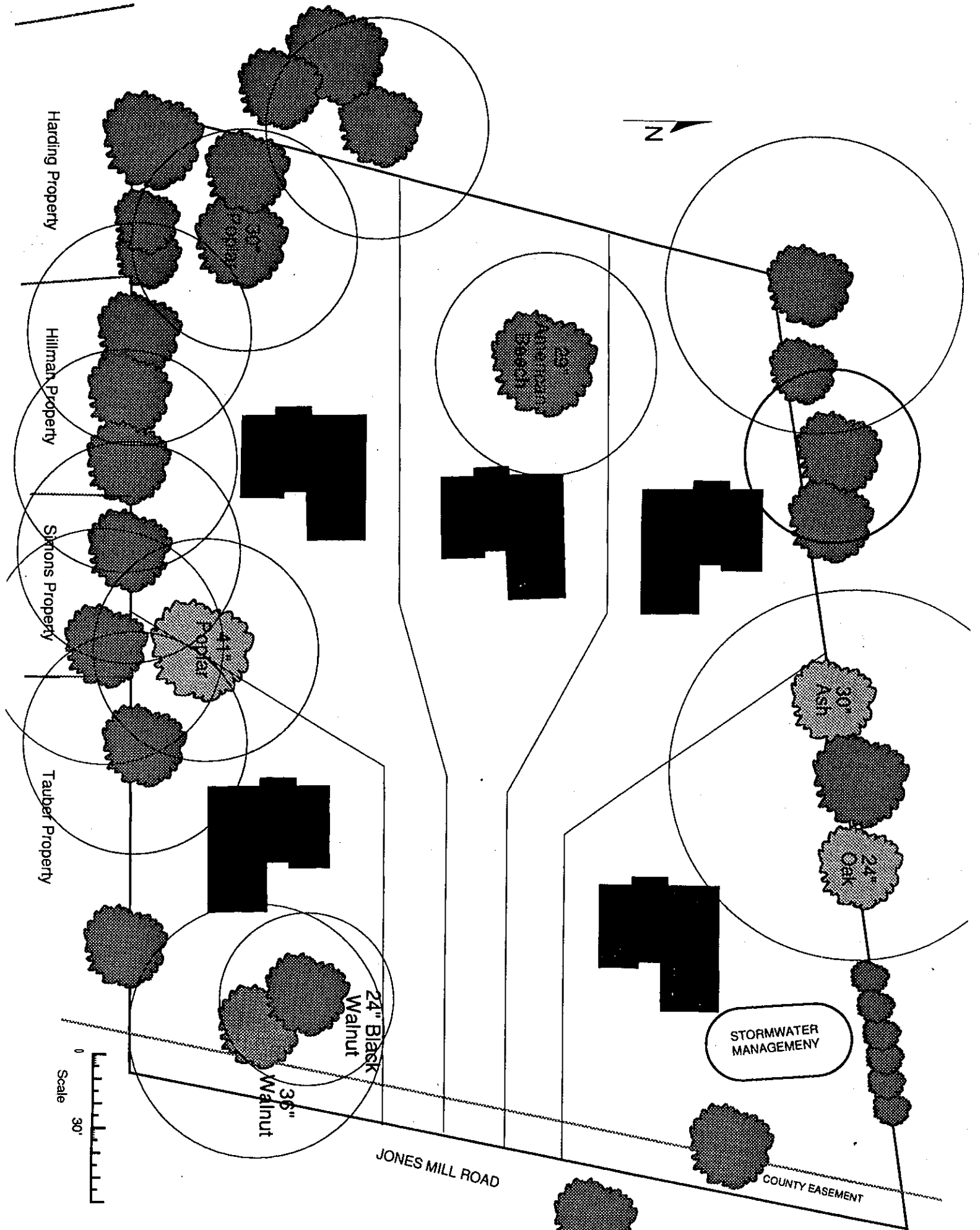


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**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760





Harding Property

Hillman Property

Simons Property

Tauber Property

29'  
American  
Sycamore

30'  
Ash

24'  
Oak

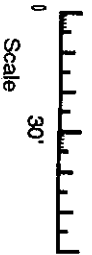
24" Black  
Walnut

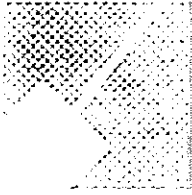
35"  
Walnut

STORMWATER  
MANAGEMENT

JONES MILL ROAD

COUNTY EASEMENT





**THE MARYLAND-NATIONAL CAPITAL PARK AND  
PLANNING COMMISSION**  
Department of Park & Planning, Montgomery County, Maryland  
8787 Georgia Avenue, Silver Spring, Maryland 20910

**MEMORANDUM**

**TO:** Malcolm Shaneman, Development Review  
**FROM:** Carol Martin, Environmental Planning *cm*  
**DATE:** December 6, 2001  
**SUBJECT:** Gingery, #1-00060 Planning Board Conditions

---

Conditions for preliminary plan to be reviewed by Planning Board December 13, 2001:

1. Comply with conditions of approved final forest conservation plan.
2. Institute applicant's arborist's (Care of Trees) forest conservation recommendations prior to, during and after construction. Initial recommended tree preservation techniques to be instituted 90 days prior to site grading as determined at a pre-construction meeting with MNCPPC staff.
3. Applicant to provide supplemental planting to existing perimeter trees. Applicant to submit a plan showing this supplemental planting to MNCPPC technical staff for review and approval as a part of final forest conservation plan approval.
4. Proposed storm water facility outfall to be located on MNCPPC Park property must obtain park permit for construction on park property, comply with conditions of the park construction permit, and provide appropriate mitigation for impacts to parkland. (This condition is tied to DPS SWM approval Condition #1 which requires MNCPPC approval of storm drain outfall on park property prior to DPS approval.)

The site would require extensive grading for house siting, and the greater and deeper the grading required, the more impact to trees. Per staff analysis of submitted forest conservation plan, 13 trees will be removed, five of which are specimen size, larger than 30" dbh. Tree #13, a 29" European Beech, is questionable for save due to the extent of impact to the CRZ, and the fact that this species has poor tolerance to root disturbance.

With fewer houses and a simplified driveway design, larger areas of CRZ (critical root zones) of trees could be protected and in some cases avoided on the periphery of the site, and additional protection could be afforded to trees internal to the site

Attached drawing, though not professionally drafted, illustrates the number and areas of CRZ's of significant and specimen trees that could be preserved with a five lot subdivision. If only five houses were proposed on this site, the reduced disturbance for grading of house sites and driveways would potentially save 8 additional trees, 4 of which are 24" dbh or greater. Additionally, the impacts to any of the CRZ area of trees on adjacent properties could be avoided.

If I can provide further information, please contact me, X4541.

P.S. Do we want to talk about the following:

1. The driveway.
2. Rare, threatened, endangered species in Rock Creek.
3. In the seven lot subdivision, house design should be compatible with the surrounding established, older neighborhood

N:Divenv/1-00060PBcomments

M-NCPPC




## MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION9500 Brunett Avenue  
Silver Spring, Maryland 20901MEMORANDUM

December 6, 2001

To: Malcolm Shaneman

From: Peter Noursi 

Sub: Gingery Property

We have reviewed the concept storm drain outfall plans for the Gingery Property submitted by Clark, Finefrock and Sackett, which the developer proposes to connect to an existing storm drain outfall on park property and find it acceptable. The acceptance is based on the following conditions.

1. The developer shall apply for and obtain permit from the Parks Department for construction on park property.
2. During the permit process the parks department will review the final construction plans for environmental and engineering compliance.
3. The final design shall include tree safety measures to avoid damage and protect trees in the vicinity of construction.

During the review process the developer was asked to re-route the outfall from the SWM facility on gingery property to an existing system. This change was made to reduce impact to the park facilities due to grading and storm drain discharge.

If you have any questions, please call Ali Khan, Park Engineer at (301) 650-2871



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

July 10, 2001

Robert C. Hubbard  
Director

Richard J.H. Stepp  
Clark, Finefrock & Sackett, Inc.  
7135 Minstrel Way  
Columbia, MD 21045

Re: Stormwater Management **CONCEPT** Request  
for Gingery Property  
Preliminary Plan #: 1-00060  
SM File #: 200653  
Tract Size/Zone: 2.64 Ac/R-90  
Total Concept Area: 2.64 Ac  
Tax Plate: HP 561  
Lots/Block: Lots 1-8 and Outlot "A"  
Parcels: P356, P401, P400  
Montg. Co. Grid: 36F7  
Watershed: Lower Rock Creek

Dear Mr. Stepp:

Based on a review by the Department of Permitting Services Review Staff, the revised stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quality control via construction of an on-site Montgomery County Sand Filter and a waiver request for water quantity control.

Based upon Section 2.A.2.a. of Executive Regulation 5-90, a **conditional** waiver of on-site water quantity control is hereby granted.

The following **conditions** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Detailed plans for the proposed storm drain outfall across park property must be reviewed and approved by MNCPPC prior to approval of the detailed sediment control/stormwater management plans. The stormwater management quantity control waiver is dependent upon approval of this outfall. If the outfall can not be approved for any reason, a new stormwater management concept must be submitted for review and approval by this office, and on-site water quantity control may then be required.
2. An Engineered Sediment Control Plan is required for this development. This requirement must be incorporated into the Preliminary Plan conditions. Use of Small Land Disturbance Applications (SLDA's) will not be allowed.
3. All impervious areas must drain to the proposed facility, including all rooftops. **ALL** rooftops must drain out to the driveway in the center of the property ... no impervious areas from any of the proposed lots may be allowed to drain to the rear of the lots. These requirements must be clearly noted on the detailed sediment control/stormwater management plans. You must inform the owner of the site of this requirement, who must inform any future owners, so appropriate architectural planning is carried out.



Richard J.H. Stepp  
July 10, 2001  
Page 2

4. The sand filter must be designed per the most current Montgomery County Sand Filter design guidelines. Design the flow splitter to function off the water quality storage elevation, and do not employ an overflow weir if a minimum of one-foot of freeboard can be provided above the 10-year water surface elevation in the facility.
5. Slopes steeper than 3:1 are not allowed in lawn areas.
6. All runoff from the proposed double driveway at the entrance to the property must be clearly intercepted by the proposed storm drain system and carried to the stormwater management facility. This is **not** clearly shown on the approved stormwater management concept plan. It may be necessary to install trench drains in the driveways, or to design a swale beside the driveways to intercept the runoff.
7. The stormwater management facility must be located on a recorded "Stormwater Management Parcel."
8. A detailed review of the stormwater management computations will occur at the detailed plan review stage.
9. This revised stormwater management concept supercedes the concept approval letter dated July 3, 2000.

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 required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. 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 Mark Etheridge at 240-777-6338.

Sincerely,



Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB:enm:mce.CN 200653

cc: M. Shaneman  
S. Federline  
SM File # 200653

QN -2.64; Acres: SW      QL - 2.64; Acres: ON