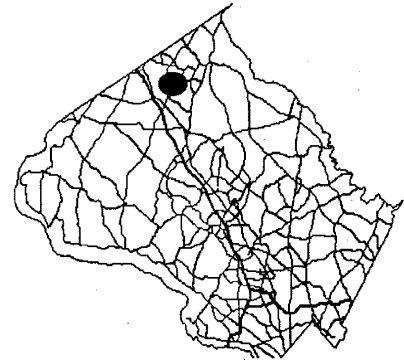


**MEMORANDUM**

DATE: December 17, 2004  
TO: Montgomery County Planning Board  
VIA: Rose Krasnow, Chief *RK*  
Michael Ma, Supervisor *Ma*  
Development Review Division  
FROM: Wynn E. Withans, RLA, AICP *WW*  
Development Review Division  
(301) 495-4584



REVIEW TYPE: **Final Water Quality Plan and Site Plan Review**  
CASE #: **8-05009**  
PROJECT NAME: **Woodcrest**  
APPLYING FOR: Approval of 86 Units, 52 one-family detached and 34 townhouses  
inclusive of 11 MPDUs  
REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance  
Section 19-64 for Final Water Quality Plan  
ZONE: R-200 (43.3 acres ) and RDT (3.7 acres)  
LOCATION: In the northeastern quadrant of the intersection of MD 355 and proposed  
A-305.  
MASTER PLAN: Clarksburg Master Plan and Hyattstown Special Study Area, June 1994  
APPLICANT: Miller and Smith LLC, William Roberts contact  
FILING DATE: September 1, 2004  
HEARING DATE: December 23, 2004

**STAFF RECOMMENDATION:**

**Approval of a Final Water Quality Plan**

Staff recommends approval of the final water quality plan subject to the following conditions:

1. Compliance with the conditions of the final forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (DPS) issuance of sediment and erosion control permits.

2. Conformance to the conditions as stated in the DPS letter approving the elements of the Special Protection Area water quality plan under its purview.

## **STAFF RECOMMENDATION:**

### **Approval of a Site Plan**

Approval of 86 dwelling units, 52 one-family detached and 34 townhouses inclusive of 11 MPDUs, on 47 acres (R-200 /43.3 acres and RDT/3.7 acres), with the following conditions:

1. Preliminary Plan Conformance  
The proposed development shall comply with the conditions of approval for Preliminary Plan 1-04019 as listed in the Planning Board opinion dated November 9, 2004.
2. Site Design
  - a. Provide an on-site sign visible from the public street and at the boundary directing residents to the park access point as shown on the site plan. Final design to be reviewed by M-NCPPC staff.
  - b. Provide an additional piece of play equipment in order to diversify play experiences on the site. Play equipment to be added to the easternmost cul-de-sac.
3. Landscaping  
Provide additional detail for typical foundation planting scheme.
4. Lighting
  - a. Provide a computer generated grid of the lighting distribution and photometric plan with a summary report and tabulations to conform to IESNA standards for residential development.
  - b. All light fixtures shall be full cut-off or cut-off fixtures, with house shields used near the Little Bennett Park boundary. No flood lights or any non-directed light shall be used behind the free-standing garages at the Park Boundary.
  - c. Reflectors or house shields shall be installed on all fixtures causing potential glare or excess illumination, specifically on the perimeter fixtures abutting the adjacent park properties and adjacent to residences.
  - d. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line abutting county roads or adjacent residential or park properties.
5. M-NCPPC Park Facility
  - a. Dedication to M-NCPPC of the portion of open space (Parcel E) located north of the PEPCO Utility Easement and adjacent to Little Bennett Regional Park. Dedicated parkland to be transferred by time of record plat, free of trash and unnatural debris, and the boundaries and corners marked and identified to delineate between parkland and private property.

- b. Applicant to construct an 8-foot-wide paved hiker/biker trail along the north side of MD355 from Future A-305 to the Little Bennett Park maintenance facility entrance road located just north of the subject property for connection with the trail network within Little Bennett Regional Park. Trail to be constructed to park standards and specifications. Exact alignment and all engineering and grading plans for construction on parkland to be approved by M-NCPPC staff, and park permit to be procured by Applicant.
- c. Applicant to install a bicycle rack at the trailhead area located off the Little Bennett Park maintenance road entrance. Bicycle rack to be constructed to park standards and specifications and its location and style to be approved by M-NCPPC staff.
- d. Applicant to construct a stormwater management facility in the form of a landscaped bio-retention area, between the Little Bennett maintenance facility parking area and the trail to be constructed along MD 355. Bio-retention area to be engineered to adequately perform water quality control for employee parking lot areas that drain toward MD 355. All engineering and construction documents and plans related to the facility to be submitted to M-NCPPC staff for approval. Necessary permits and approvals (including park permit) to be procured by Applicant.
- e. Applicant to construct a sewer connection from the sewer system being constructed within the Applicant's development onto the park property of Little Bennett Maintenance Facility for connection to the maintenance yard system. Said sewer system to be engineered by Applicant to allow for the additional anticipated maintenance yard capacity and constructed as necessary to comply with any additional WSSC requirement and other permitting issues related to the entire sewer system. Applicant's obligation to provide said sewer connection is contingent on WSSC approval of such connection.
- f. Applicant to use best efforts to fence, buffer or screen its lots from the noise and light associated with the existing Little Bennett Regional Park Maintenance Facility that is located adjacent to the northern boundary of this subdivision. Screening to include the following:
  - i. A 6 foot high, pressure treated board on board fence on park property beginning at the southwest corner of the storage building located closest to Route 355 and adjacent to Applicant's property, and extending approximately 100 feet southwest toward MD 355.
  - ii. A 2 rail split rail fence extending along the entire border of Applicant's property that is adjacent to Little Bennett Regional Park.
  - iii. Vinyl slats woven into the existing maintenance yard fence beginning at the northeast corner of the storage buildings and extending to the northeast corner of the existing fence.
  - iv. Sufficient landscaping and tree planting along the property line and on adjacent park property along development's border as agreed between Applicant and M-NCPPC staff to provide adequate screening from development. Landscaped screen to be shown on site plan with final review by Parks staff at park permit application.

- g. Applicant to provide notice (via sales brochures, sales trailer handouts and contracts) to any potential homebuyers of the existence of an active maintenance facility and its hours of operation prior to purchase of each lot in the development by homeowners.
  - h. All fencing and other screening to be approved by M-NCPPC staff and screening on parkland to be constructed to park standards and specifications. Applicant to provide an aesthetically pleasing and level grade transition between development and parkland where possible.
  - i. Applicant to provide a natural surface trail access from the development to adjacent parkland utilizing common driveway as shown on site plan. Trail access to include adequate signage and a Public Use Trail Easement to facilitate public access to the park trails. Exact location of easement and trail, and type and location of signage shall be approved by M-NCPPC staff and shown on the signature set site plan.
6. Moderately Priced Dwelling Units (MPDUs)  
The proposed development shall provide 11 (or 12.5% percent) MPDUs on-site. The units shall be built prior to the last market rate unit.
7. Transportation
- a. Total development under the subject site plan is limited to 86 units.
  - b. To accommodate transportation improvements to MD 355, parkland will need to be conveyed either by deed or easement as required by MDSHA. Parkland lost to the road improvement project will be more than adequately compensated for through the dedication of 7.76 acres of parkland from this project.
8. Forest Conservation
- a. The proposed development shall comply with the conditions of the final forest conservation plan. The applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits.
  - b. Record plat of subdivision shall reflect a Category I conservation easement over all areas of stream buffers and forest conservation areas.
9. Noise Attenuation
- a. Certification from an engineering firm that specializes in acoustical analysis, that the building shell for residential dwelling units to be constructed within the unmitigated 65 dBA Ldn noise contour, is designed to attenuate projected exterior noise levels to an interior level not to exceed 45 dBA Ldn. The certification from the acoustical engineer shall be reviewed and approved by M-NCPPC Environmental Planning staff prior to issuance of building permits. Any changes that may affect acoustical performance shall be approved by the acoustical engineer in advance of installation and M-NCPPC Environmental Planning staff prior to their implementation.
  - b. Applicant shall conduct an outdoor-to-indoor noise analysis of constructed units along A-305 to ensure the 45 dBA Ldn interior noise level is achieved within the unmitigated

- 65 dBA Ldn contour after construction and shall present verification of noise levels to M-NCPPC Environmental Planning staff prior to occupancy of the residential units.
- c. For all residential dwelling units to be constructed within the 65 dBA Ldn unmitigated noise contour, the applicant/developer/builder shall disclose in writing to all prospective purchasers that those homes are impacted by existing and future highway noise. Such notification will be accomplished by inclusion of this information in all sales contracts, brochures and promotional documents, including the Illustrative Site Plan(s) on display within any sales related office(s), as well as in Homeowner Association Documents, and by inclusion on all subdivision and site plans, and with all Deeds of Conveyance. Notification shall be provided to M-NCPPC staff prior to issuance of any building permit.

10. Stormwater Management

The proposed development is subject to Final Water Quality Plan approval (as noted above) with conditions dated December 15, 2004.

11. Common Open Space Covenant

Record plat of subdivision shall reference the Common Open Space Covenant recorded at Liber 28045 Folio 578 ("Covenant"). Applicant shall provide verification to M-NCPPC staff prior to issuance of the 60th building permit that Applicant's recorded Homeowners Association Documents incorporate by reference the Covenant.

12. Development Program

Applicant shall construct the proposed development in accordance with a Development Program. The Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of signature set of site plan. The Development Program shall include a phasing schedule as follows:

- a. Streets tree planting shall progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
- b. Community-wide pedestrian pathways and recreation facilities (i.e. paths, sitting areas, gazebos, play areas; climbing rocks, and park path linkages), the required hiker/biker trail along MD 355, a bicycle rack at the trail head, a board-on-board fence along park property, and a split rail fence shall be completed prior to issuance of the 60th building permit.
- c. Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.
- d. Pedestrian pathway, signage and gate to Little Bennett Park shall be completed as construction of adjacent units are completed.
- e. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion.
- f. Provide each section of the development with necessary roads.
- g. Provide a Site Plan Inspection Chart with plan to phase dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, off site road construction and other features.

13. Clearing and Grading

The Applicant may begin clearing and grading prior to M-NCPPC approval of signature set of plans only after the final Forest Conservation Plan and Sediment Control Plans have been approved. Signature set of plans shall be approved by M-NCPPC prior to issuance of any building permit or recording of plat(s).

14. Signature Set

Prior to signature set approval of site and landscape/lighting plans the following revisions shall be included and/or information provided, subject to staff review and approval:

- a. Development Program, Inspection Schedule, and Site Plan Opinion.
- b. Limits of disturbance.
- c. Methods and locations of tree protection.
- d. Forest Conservation easement areas.
- e. MPDU, TDR, and recreation facility calculations.
- f. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.