



MEMORANDUM

DATE: November 15, 2001
TO: Montgomery County Planning Board
VIA: Joseph R. Davis, Chief
 Development Review Division
FROM: Robert A. Kronenberg, RLA
 Planning Department Staff
 (301) 495-2187

REVIEW TYPE: Site Plan Review
APPLYING FOR: RNC Zone; 73.40 Acres Property
 33 Single Family Dwelling Units/Lots
PROJECT NAME: Springview
CASE #: 8-02004
REVIEW BASIS: Site Plan Review Required in the RNC Zone, Article 59-D
 Site Plan Review Required for reduced width tertiary street,
 Subd. Rgl. 50-26(h)

ZONE: RNC
LOCATION: Sandy Spring/Ashton
 Located at the southern terminus of Hidden Garden Lane, and on the east
 side of Norwood Road, approximately 1,500 feet south of MD Route 108

MASTER PLAN: Sandy Spring/Ashton
APPLICANT: Miller and Smith at Sandy Spring, LLC
FILING DATE: September 28, 2001
HEARING DATE: November 15, 2001



STAFF RECOMMENDATION: Approval of 33 single-family detached lots in the RNC Zone with the following conditions:

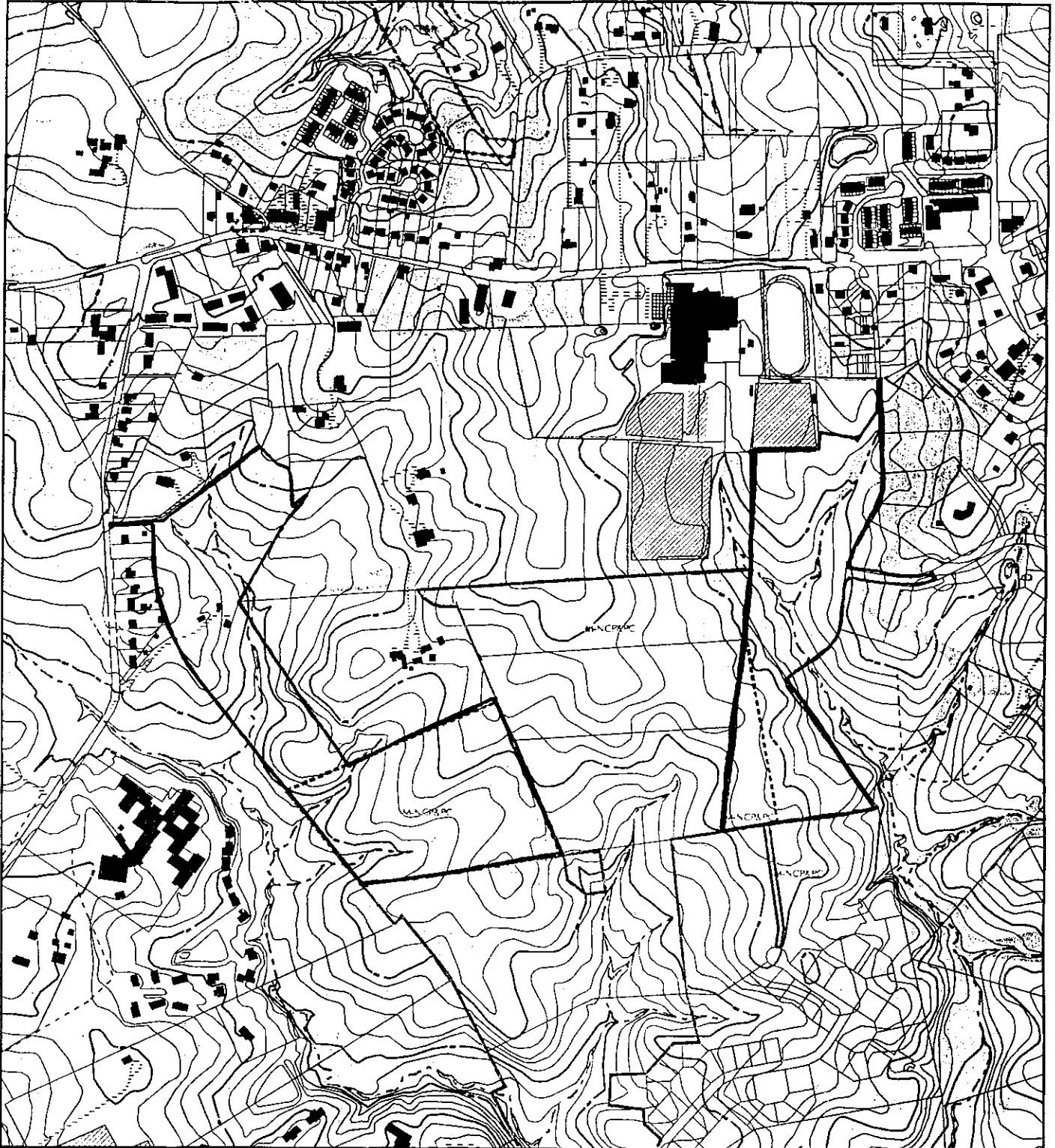
1. Standard Conditions dated October 10, 1995, Appendix A
2. Conditions of approval of the Forest Conservation Plan dated October 9, 2001. Final Forest Conservation Plan (including grading and tree protection information) shall satisfy all conditions referenced in the M-NCPPC Environmental Planning Section memorandum dated November 9, 2001 (See Appendix B), prior to recording plat or DPS issuance of sediment and erosion control permit:
 - a. No grading within the stream buffers except where shown on approved site plan for stormwater management facilities and outfalls and for the extension of Hidden

- Garden Lane;
- b. All existing residue mulch on site must be relocated and stored within a limited "borrow" area, location to be reviewed with staff;
 - c. The full stream valley buffer, where possible, must be protected with a Category 1 Conservation Easement.
3. Conditions of MCDPS stormwater management concept approval dated August 14, 2001.
 4. Site, Landscape/Lighting, Forest Conservation and Sediment and Erosion Control Plans subject to review by staff prior to approval of signature set. Prior to signature set approval, the applicant shall provide the following revisions or information to the plans:
 - a. **Site Plan** signature set to show all easements, limits of disturbance, PUE's, PIE's, common open space, rural open space, dimensions and placement of sidewalks, pedestrian paths, bicycle paths, equestrian trail, high priority forests and storm drain outlets.
 - b. **Site Circulation:**
 - i. **Sidewalks:**
 - a. Provide 5-foot wide sidewalk connection along the entire western side of Hidden Garden Lane, subject to provision of obtaining a public access easement on Outlot A of the Wyndcrest subdivision and for review and approval of Staff, DPS and DPWT. The applicant shall provide documentation verifying inability to obtain the easement should the adjacent property owner refuse to grant an easement. In the event that the sidewalk cannot be constructed on Outlot A, the applicant shall construct the remaining portion of the sidewalk on the east side of Hidden Garden Lane;
 - b. Provide a 6-foot sidewalk connection from Hidden Garden Court between lots 6 and 7 to the southwest corner of the Board of Education parking lot. Alignment of the sidewalk to be coordinated with the Montgomery County Board of Education and MNCPPC Staff to ensure safe access to the school and recreational facilities.
 - ii. **Trails:** Construct the following trails in accordance with the M-NCPPC technical specifications and standards:
 - a. Provide a 6-foot hard surface connection from the terminus of Hidden Garden Lane through Open Space Parcel Parcel 3 to connect with the proposed path on the adjacent Hoffman Property (Site Plan #8-00009, approved September 26, 2000); if Rural Open Space Parcel 3 is not to dedicated to M-NCPPC, then a 10 foot public access easement shall be provided by the applicant in conjunction with the construction of the trail by the applicant;
 - b. A 4 foot natural surface trail from the terminus of Country Hills Road to the east side of Hidden Garden Lane shall be constructed by the applicant; stepping stones shall be placed by hand by the applicant to cross the small tributary to Northwest Branch; an 10 foot wide public access easement shall be provided for this

- pedestrian trail;
- c. A 4-foot wide natural surface equestrian trail shall be constructed by the applicant within the boundaries of the property from the southern side of the entrance at Norwood Road through Rural Open Space Parcel 1; the trail will be constructed to the Sandy Spring located in the Park property, including any necessary bridges; the alignment and necessary bridge improvements shall be coordinated with M-NCPPC staff and be consistent with the alignment and improvements agreed upon at the site with the applicant and Doug Powell on November 7, 2001; applicant to provide a 12' public access easement in the areas not dedicated to M-NCPPC; trail alignment to connect with the approved equestrian trail and easement on the Bancroft Property (Site Plan #8-00037, approved March 16, 2001);
- d. The final alignment of the all of the proposed trails to be field located by M-NCPPC Staff and the applicant.
- c. Landscape and Lighting Plan to show the following:
 - i. Provide additional landscaping and screening in the rear of lots 20-24 to buffer the proposed stormwater management facility;
 - ii. Provide additional landscaping to buffer lot 23 of Spring Lawn Farm along the private road to lots 16 and 17 leading from Country Hills Road;
 - iii. With the exception of fencing in private back yards and around SWM facilities, any fencing to be provided on-site to be simple, split rail type or type acceptable to staff, to retain rural character. Applicant to provide details at signature set.
- 5. The services of a licensed arborist shall be retained to evaluate the appropriate measures necessary to ensure the survival of the large and specimen trees proposed to be preserved whose critical root zones will be impacted by construction.
- 6. Prior to recording of the Plats, the applicant shall convey approximately 41 acres of property, Rural Open Space Parcels 1, 2 and 3 as shown on the approved Site Plan, to the Maryland-National Capital Park and Planning Commission (M-NCPPC) as part of the Northwest Branch Stream Valley Park.
Dedication of Rural Open Space Parcels 1, 2 and 3 to M-NCPPC shall be conveyed free of trash and unnatural debris.
- 7. Construction details and specifications for the proposed bike path, trails and any bridge, if necessary, shall be approved by the M-NCPPC Staff and shown on the Site Plan prior to approval of the signature set of Site Plans.
- 8. The proposed 5 foot wide hike/bike path and trails shall be completed prior to the issuance of the building permit for the 25th dwelling unit of the proposed development or within 36 months of issuance of first building permit.
 - a. For the western parcel: the 4 foot wide equestrian trail shall be constructed prior to the issuance of the building permit for the third lot;
 - b. For the eastern parcel: the 6 foot wide sidewalk from Hidden Garden Court to the southeast corner of the Board of Education parking lot shall be completed by the applicant upon completion of the dwelling units for lots 6 and 7 or upon issuance of the 25th building permit for the proposed development; the 4 foot wide natural

- surface trail through Rural Open Space 4; and the 6 foot wide hard surface trail connection through Rural Open Space 3 shall be constructed by the applicant prior to issuance of the 25th building permit for the proposed development;
9. Prior to issuance of any grading permit for the proposed development, the final location and design of the proposed outfalls which will be located either on or near the dedicated parkland shall be reviewed and approved by M-NCPPC park engineering staff.
 10. Prior to issuance of the grading and sediment control permit, a permanent property marker shall be installed by the applicant at each property corner of the lots or parcels that abut the dedicated parkland. Details for the boundary marker shall be shown on the Site Plans.
 11. Applicant to enter into good-faith negotiations with the appropriate party to obtain an easement along Hidden Garden Lane for up to ten feet, for the purpose of providing sufficient right-of-way for the 5 foot wide sidewalk on the west side of proposed Hidden Garden Lane. If an easement cannot be attained, then the sidewalk shall be constructed by the developer to cross the public road and connect with the existing sidewalk on the east side of Hidden Garden Lane.

VICINITY MAP FOR
SPRINGVIEW (8-02004)



Map compiled on September 24, 2001 at 3:00 PM | Site located on base sheet no - 223NW01

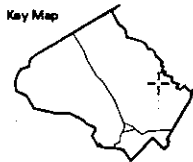
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Key Map



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VICINITY MAP FOR
SPRINGVIEW (8-02004)



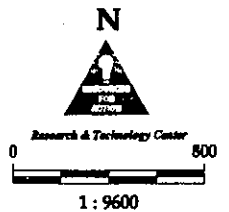
Map compiled on September 24, 2001 at 2:37 PM | Site located on base sheet no - 223NW01

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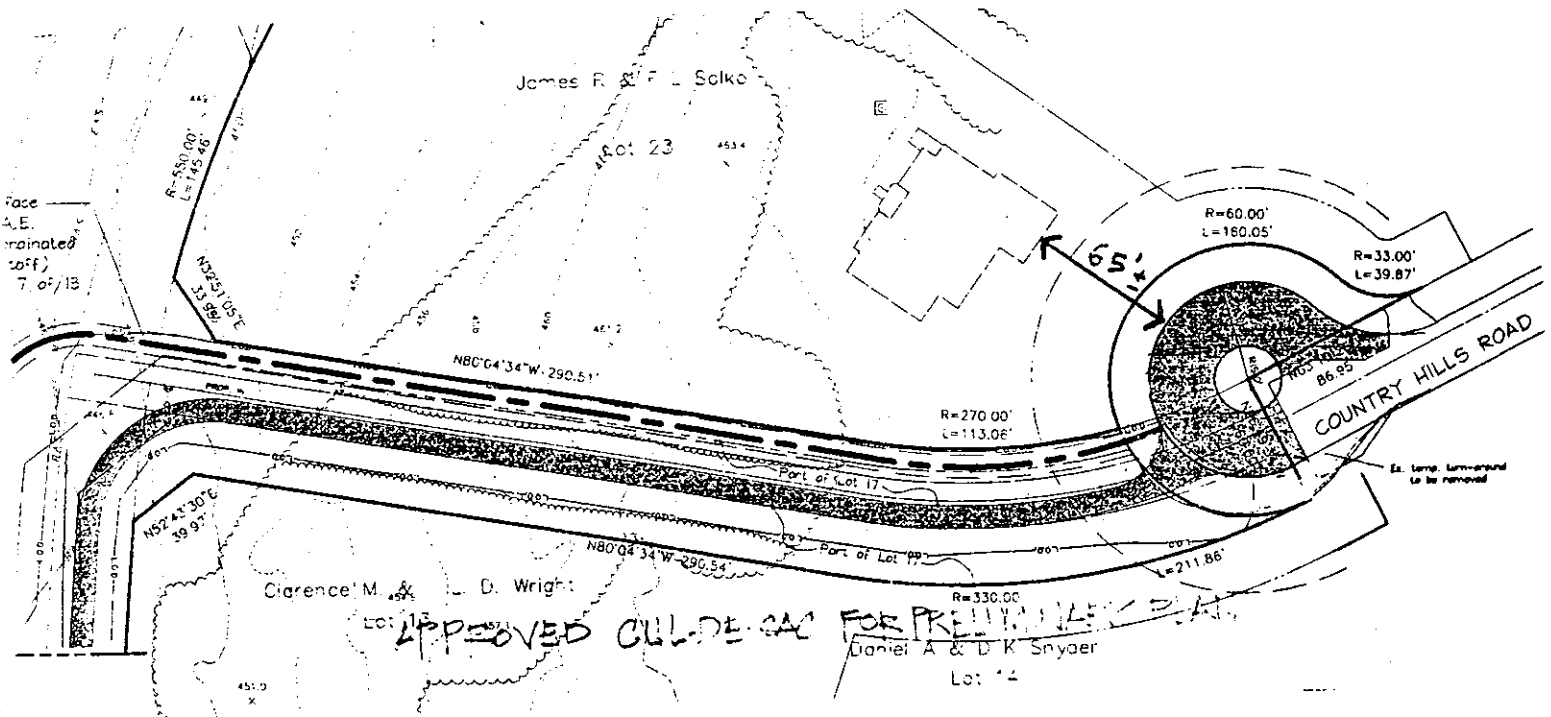


SUMMARY OF ISSUES RESOLVED IN THE COURSE OF SITE PLAN REVIEW:

Country Hills Road Cul-de-sac

During the course of Preliminary Plan review and approval, the Planning Board requested that the applicant and staff meet with DPWT to come to a resolution to change the location and size of the proposed cul-de-sac at the end of Country Hills Road, as requested by Mr. James Salko. At Preliminary Plan, Country Hills Road was designed and approved for construction for *Spring Lawn Farm Subdivision*, as a secondary road and cul-de sac. The road was designed as a possible connector road in the event Country Hills Road connected with Hidden Garden Lane. Environmental features placed stringent restrictions on the connection and it was never constructed.

Presently, the terminus of the road is a hammerhead or t-turnaround and serves only three lots. The owner of lot 23, Mr. James Salko, requested at the preliminary plan hearing that DPWT break from the standard course of action and consider a modification to the size and possible relocation of the proposed cul-de-sac, even though he was aware of the road size and location when he purchased his property. His concerns center around increased noise and glare from headlights from the cul-de-sac, which, if built per the approved plan would be 50 feet closer to the front of his house.

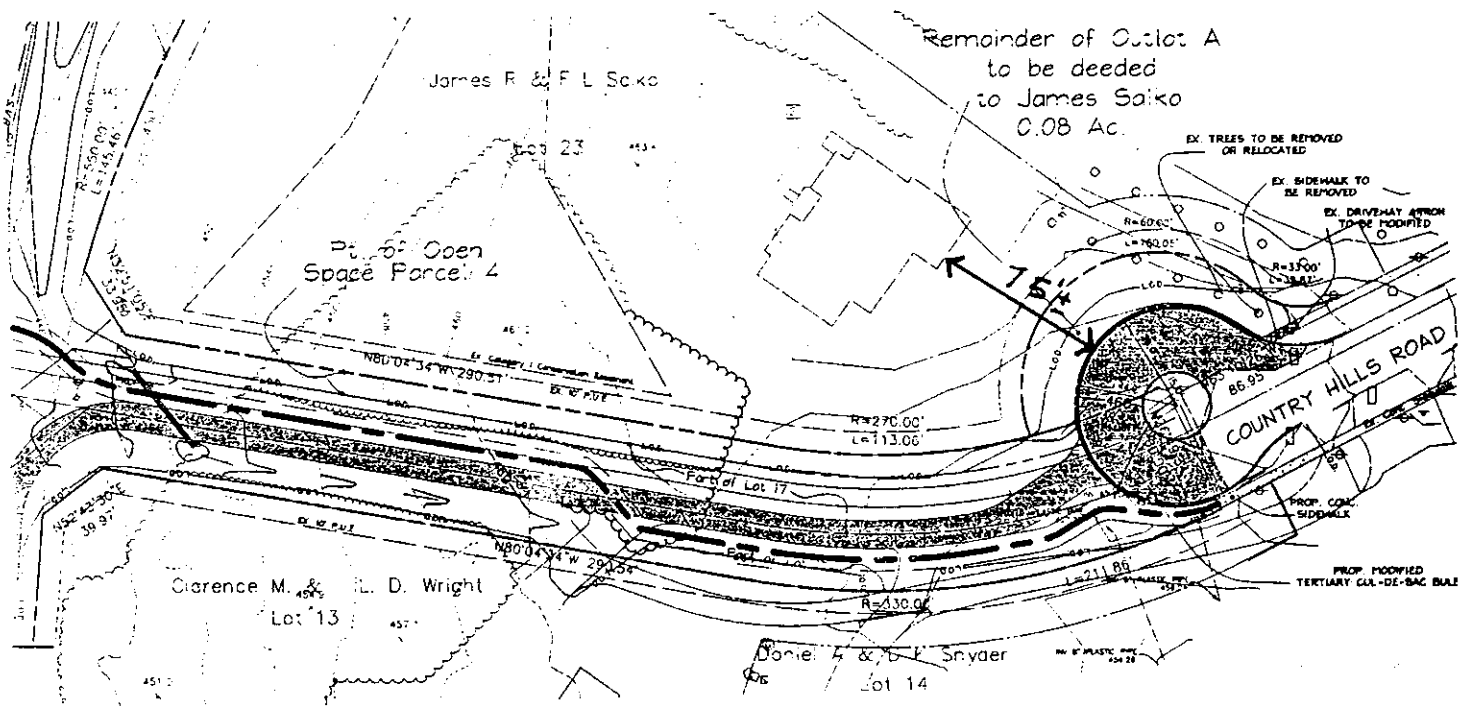


Consistent with the direction from the Planning Board, staff met with the applicant and DPWT to achieve resolution, beneficial to Mr. Salko, the adjacent properties, the applicant and most of all, the environment. Mr. Salko recommended three options:

1. Move cul-de-sac to the rear of the property within the stream buffer
2. Retain the existing t-turnaround
3. Modify the size of the proposed cul-de-sac

The first alternative is not acceptable because of its location within the stream buffer. Likewise, the second does not provide the necessary access for emergency vehicles.

The solution which staff recommends is for a reduced width tertiary cul-de-sac and sidewalk on one side of the bulb. This alternative reduces the pavement width in front of Mr. Salko's house by 10 feet and also allows Mr. Salko to retain his current driveway and much of the landscaping within the current right-of-way. The remaining 25 feet of right-of-way (Outlot A) presently protruding into the frontage of his property, will be deeded to him per the site plan. This alternative requires that the applicant request two additional waivers: one, for the modified tertiary cul-de-sac at the end of a secondary street; and two, for the sidewalk to be constructed on only one side of the road.



RELATED ISSUES PERTINENT TO SITE PLAN REVIEW:

A. Site Plan Waiver for Reduced Width Tertiary cul-de-sac and sidewalk on one side of road [Zoning Regulation 50-26(h)]:

As discussed in the resolution with the property owner, Mr. James Salko, on County Hills Road, a waiver is required for the site plan to change the functional classification of Country Hills Road, a secondary road to a reduced-width tertiary road. The cul-de-sac bulb would be reduced from a diameter of 120 feet to 88 feet, 8 inches.

The waiver also addresses the request to construct a sidewalk on only one side of the cul-de-sac. Presently, the sidewalk terminates at both sides of the t-turnaround. Mr. Salkos current driveway connects to the sidewalk on the north side of the road. The existing sidewalk on the north side of the road will be terminated at the existing driveway apron for lot 23, Spring Lawn Farm.

Staff supports the request for both waiver conditions. See Staff recommendations and correspondence, Appendix B.

B. Hidden Garden Lane

A resident from the Wyndcrest subdivision voiced his concern during the Preliminary plan hearing for adequate vehicular circulation onto Hidden Garden Lane from MD Route 108, especially with the addition of 28 lots. The Planning Board requested that staff and the applicant meet about the issue with the State Highway Administration. The SHA recommends that the applicant submit a drawing for review by the agency.

C. Hidden Garden Lane-SWM easement

During preliminary plan review, the continuous sidewalk on Hidden Garden Lane was studied for adequate easement and right-of-way. Staff recommends that the applicant enter into good-faith negotiations with the appropriate party to obtain an easement along Hidden Garden Lane, for the purpose of providing sufficient right-of-way for the sidewalk on the west side of proposed Hidden Garden Lane. [See Condition #11, p. 4]

PROJECT DESCRIPTION: Surrounding Vicinity

The property consists of an eastern and western site, bifurcated by Sherwood High School and Northwest Branch Stream Valley Park, which includes the Sandy Spring in the Sandy Spring/Ashton Master Plan Area. The eastern site is located approximately 800 feet south of MD Route 108 on Hidden Garden Lane. The western site gains access from Norwood Road approximately 1,500 feet south of MD Route 108.

Both the school site and Northwest Branch Park are zoned RNC, as is the Bancroft site (Site Plan #8-00037, 44 single-family detached lots) across Norwood Road from the western tract. The adjacent properties to the north and west of Norwood Road are zoned RE-2 and R-200, respectively. The Wyndcrest subdivision directly north of the eastern site is zoned R-90 and the remaining property to the east is zoned RE-2. The Hoffman Property (Site Plan #8-00009, 44 single-family detached lots) directly abuts the southern boundary of the eastern site and is zoned RNC.

PROJECT DESCRIPTION: Site Description

The site contains rolling topography with pockets of steep slopes predominately located adjacent to the three tributaries of Northwest Branch, a Use Class IV stream, which includes the Sandy Spring. The topography is characterized by gently rolling terrain falling approximately 30 feet in height near the entrance at the existing Hidden Garden Lane and adjacent Board of Education ball fields to the two tributaries in the eastern site. The western site resembles the eastern site with the exception of the high points located at the entrance to Norwood Road near the location of the proposed single-family lots. The proposed development on the western tract will follow the existing openings of the forest where the existing house is located, resulting in minimal clearing.

The eastern tract is also partially wooded with the majority of the development staying within the open areas. A large portion of the forest associated with the stream valley buffer, floodplain and wetlands on both the eastern and western tracts. Slopes near the stream banks exceed 25%.

PROJECT DESCRIPTION: Proposal

The current proposal for Site Plan consists of 33 single-family detached lots in the RNC Zone. The lots range in size from 5,500 square feet +/- to 45,000 square feet +/- . The two largest lots are adjacent to Spring Lawn Farm Subdivision and gain access off of Country Hills Road. Access to the majority of the lots ranging in size from 5,500 square feet to 19,000 square feet is from Hidden Garden Lane. The remaining three proposed lots located in the western tract are approximately an acre in size and access Norwood Road.

A total of three roads will provide access to the property. The access for the western tract will be directly off of Norwood Road as a private 18-foot open section road, which has been realigned to accommodate the resident of existing lot 1 and provide access for the three proposed lots. The primary entry into the eastern tract, for the 28 lots will be from Hidden Garden Lane, a 26 foot closed section public tertiary road. The public road will extend into the property and terminate into a cul-de-sac and become a private closed section road for the smaller cluster lots where environmental features constrain development. The private road becomes an open section road where the lanes divide, acting as a traffic-calming device and taking advantage of larger cluster lots and wider open spaces. The last entry into the site is a private open section road from the terminus of Country Hills Lane, serving the remaining two lots.

Proposed recreation facilities consist of open play areas, seating areas within the common areas, and pedestrian and equestrian trails. The natural pedestrian trail connects Country Hills Road and Hidden Garden Lane through the dedicated park property, which will become part of Northwest Branch Stream Valley Park. The proposed equestrian trail connects the existing equestrian trail across Norwood Road (Bancroft Property, Site Plan #8-00037) through the Rural Open Space Parcel 1 to be dedicated to M-NCPPC, and connecting with the Sandy Spring. A Class III hiker/biker path is proposed on the western side of Hidden Garden Lane, connecting with the existing trail on the Hoffman property (Site Plan #8-00009) to the south and Wyndcrest Subdivision (Site Plan #) to north that leads to MD Route 108.

Access to the Rural Legacy Trail adjacent to the eastern boundary of the western tract, will be provided by the developer through property to be dedicated to M-NCPPC.

Storm Water Management for the Site Plan was approved on August 14, 2001 by the Montgomery County Department of Permitting Services and consists of on-site water quality and quantity control.

PROJECT DESCRIPTION: Prior Approvals

The subject property was rezoned to the RNC zone as part of the Sectional Map Amendment (SMA) implementing the Sandy Spring/Ashton Master Plan as approved by the District Council in October of 1998.

The zone was written especially for this particular area of the county and the uniqueness of the Sandy Spring-Ashton Community. The intent of the zone is to provide areas of large acreage lots, or conservancy lots, and a variety of sizes for larger lots, with common and rural open space, extensive recreational opportunity, and protection of scenic and environmentally sensitive areas. The purpose of open space is to preserve the rural character along Norwood Road.

On October 18, 2001, the Planning Board approved Preliminary Plan #1-01070 for the proposed development, with the following conditions:

1. *Approval under this preliminary plan is limited to thirty-three (33) single-family detached dwelling units.*
2. *Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording plat(s) or MCDPS issuance of sediment and erosion control permits.*
3. *Record Plat to provide for dedication of 80 feet of right-of-way on Norwood Road.*
4. *Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer and forest conservation areas.*
5. *Access and improvements as required to be approved by MCDPWT prior to recordation of plats(s).*
6. *Record plat to reference a common ingress/egress easements over all private roads and any other joint use driveways.*
7. *All roads shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Approved and Adopted Sandy Spring/Ashton Master Plan, and to the design standards imposed by all applicable road codes.*
8. *All road right-of-way shown on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated by the Approved and Adopted Sandy Spring/Ashton Master Plan.*
9. *No clearing, grading or recording of plat prior to site plan approval.*
10. *Final location of equestrian/pedestrian trail locations, sidewalks to be determined at site plan.*
11. *Location of units to be determined at site plan.*
12. *Final approval of floodplain delineation and source to be obtained prior to site plan approval.*
13. *Approval by the Planning Board of a resolution for each waiver granted prior to recordation of plats(s).*
14. *The Preliminary Plan will remain valid for thirty-seven months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be*

recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed.

15. The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.

16. Other necessary easements.

DISCUSSION OF ISSUES

ANALYSIS: Conformance to Master Plan

The proposal meets the requirements of the Master Plan. The Master Plan recommends 75-85% rural open space and site plan proposes 79.01%, which is in the targeted range. The plan provides common open space in conformance with the requirements of the RNC zone.

The Sandy Spring Master Plan described the property, called the Alfandre property in the Master Plan, as "*containing two parcels and being approximately 120 acres*". The Master Plan recommends, "*40 acres of the property be acquired for a 10 acre recreation area adjacent to the High School and 30 acres for protection of the Sandy Spring*". The plan for subdivision proposes over 42 acres to be dedicated to M-NCPPC as park property.

The Master Plan discusses access to the eastern tract for this interior property through Hidden Garden Lane, with a maximum of (49) forty-nine lots and Country Hills Road with a maximum of (6) six lots. This Site Plan proposes a total of (33) thirty three lots with the following access points: (28) twenty-eight lots via Hidden Garden Lane; (3) three lots directly off of Norwood Road combined with three existing lots; and the remaining (2) two lots with access from Country Hills Road. The proposed layout and road design reflects the intent of the Master Plan to preserve as much of the site as possible in rural open space and limit the impact on environmentally sensitive areas.

The plan for the eastern tract connects to the bikeway in the Southern Rural Neighborhood recommended in the Master Plan, and provides pedestrian/equestrian connections in the western tract to the Bancroft property located opposite of Norwood Road.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

| | | |
|---|---|-----------------|
| Zoning | RNC | |
| Proposed Use | 33 Single Family Lots Utilizing the Optional Method of Development | |
| Gross/Net Tract Area | 73.4 Acres | |
| Area within the 100 Year Floodplain | 2.5 Acres | |
| <u>Development Standard</u> | <u>Permitted/ Required</u> | <u>Proposed</u> |
| Maximum Number of Lots | 55 | 33 |
| Minimum Lot Area (Sq. Ft.): | 4,000 | 5,500 |
| • from the street | 15 | 15 |
| • from the side yard | 8 | 4 |
| • rear yard | - | 10 |
| Minimum Lot Width at the Street Line (ft.): | 25 | 25 |
| Minimum Building Height (ft.): | 35 | 35 |
| Maximum Lot Coverage (%): | 35 | 35 |
| Rural Open Space (%): | 75-85% | 79.1% |
| HOA (15.79 Acres) | | |
| Dedicated to M-NCPPC (42.28 Acres) | | 1% |
| Common Open Space (0.27 Acres) | | |
| Total Impervious Area (5.4 acres) | | 7.3% |

RECREATION CALCULATIONS

| | <u>Tots</u> | <u>children</u> | <u>teens</u> | <u>adults</u> | <u>seniors</u> |
|-----------------------------|-------------|-----------------|--------------|---------------|----------------|
| Demand Points | | | | | |
| For 33 SFD units | | | | | |
| • SFDI (5) | .5 | 1.0 | 1.1 | 4.3 | 0.4 |
| • SFDII (28) | <u>3.6</u> | <u>6.72</u> | <u>7.0</u> | <u>29.7</u> | <u>3.1</u> |
| Total Demand | 4.1 | 7.7 | 8.1 | 33.9 | 3.5 |
| Supply Points | | | | | |
| <u>On-Site Facilities:</u> | | | | | |
| Picnic/Sitting (3) | 3 | 3 | 4.5 | 15 | 6 |
| Open Play Area II | 1 | 3 | 4 | 4 | 10 |
| Natural Areas | 0.0 | 0.4 | 0.8 | 3.4 | 0.2 |
| Natural Trails | <u>0.2</u> | <u>0.8</u> | <u>1.2</u> | <u>5.1</u> | <u>0.5</u> |
| On-Site Total | 6.2 | 8.2 | 10.5 | 33.5 | 7.7 |
| <u>Off-Site Facilities:</u> | | | | | |
| Softball | 2 | 15 | 15 | 30 | 2 |
| Tennis | <u>0</u> | <u>1.5</u> | <u>10.5</u> | <u>24</u> | <u>1</u> |
| Off-Site Total* | 2 | 16.5 | 25.5 | 54 | 3 |
| | (1.4) | (2.5) | (2.5) | (11.5) | (1.2) |

*The credit for each off-site facility must not exceed 35% of its supply value for each population category. These numbers reflect that limitation.

FINDINGS for Site Plan Review:

1. *The site plan is consistent with an approved development plan or a project plan for the optional method of development, if required. None is required.*
2. *The site plan meets all of the requirements of the zone in which it is located. See Project Data Table above.*
3. *The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

a. Location of Buildings

The layout of the houses is adequate and efficient; the arrangement of the two clusters will provide neighborhood identity in a thoughtfully considered rural setting.

The location of the houses as shown on the site plan is conceptual. The precise location and site grading will not be determined until the owner has chosen a specific house type and a house location plan with grading, to be developed by the project engineer.

b. Open Spaces

The open spaces are generously laid out and provide attractive, efficient and accessible green space to the entire community.

Over 58 acres of the 73.36 acre site will be retained as open space. Of this area, 58.07 acres will be preserved as rural open space, including 42.28 acres, which will be dedicated to the M-NCPPC for protection of the Rural Legacy Area. An additional 15.79 acres of open space has been identified as rural open space and 0.27 acres as common open space, as required by the RNC zone, and will be owned and maintained by the HOA.

The Master Plan requires that a minimum of 75-85% of the site be retained as rural open space. The plans indicate that over 79% will be preserved as rural open space and approximately 1% will be created as common open space.

The applicant has submitted the required document for review by the Planning Board: *Springview Open Space-Use, Ownership, Development & Maintenance*. (See Appendix B). This document establishes the permitted uses, the initial construction responsibility and maintenance responsibility of the developer.

The Stormwater Management Concept for the proposed development was approved with conditions by the Montgomery County Department of Permitting Services (DPS) on August 14, 2001. The stormwater management concept consists of on-site water quantity and quality control via a system of surface sand filters and retention basins.

c. Landscaping and Lighting

The landscaping and lighting provides safety and efficiency for residents and visitors in the rural setting.

For the eastern tract:

Landscaping and screening consists of the formal streetscape treatment for the extension of Hidden Garden Lane and around the courts. The islands will receive ornamental treatment of flowering trees and shrubs. Shade trees are proposed to line the entrance and private drive on Hidden Garden Lane between the street and the 5-foot wide hiker-biker trail. Screening in the form of evergreen massing has also been proposed around the stormwater management facilities and behind the houses which back onto the open space containing the natural surface trail connecting Hidden Garden lane and Country Hills Road. Planting is also proposed in the common areas within the islands containing the seating areas. Conditions have been added requiring that additional planting be provided to screen Lot 23 (Spring Lawn Farm) from vehicular circulation from lots 16 and 17 onto Country Hills Road.

For the western tract:

Natural vegetation will form an edge along the proposed private drive. No additional landscaping is necessary.

Fencing proposed in Ashton Preserve and the Hoffman Property will continue throughout the Springview property. Proposed Street lighting consists of Colonial Post-type fixtures.

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table above. Proposed recreation facilities consist of a sitting area, natural areas, natural trails, pedestrian system, equestrian trails and an open play area.

e. Vehicular and Pedestrian Circulation

Vehicular and pedestrian circulation in general is adequate, safe and efficient.

Sidewalks are provided into the development and around the perimeter of the courts. A four-foot natural surface trail system will be provided by the developer and maintained by the homeowners association, between Hidden Garden Lane and Country Hills Road. A six-foot wide hard surface hiker-biker trail located within Rural Open Space 3 shall be constructed by the developer and dedicated to the M-NCPPC. The trail will connect Hoffman Property to Sherwood High School and MD Route 108.

Staff strongly recommends [See Condition #11, p. 4] that the applicant make every effort to provide the continuous sidewalk on the western side of Hidden Garden Lane to provide desired pedestrian safety.

A four-foot wide equestrian trail will be constructed by the developer through Rural Open Space 1 and dedicated to M-NCPPC. This trail will connect within the equestrian trail on the Bancroft property (Site Plan #8-00037) on the west side of Norwood Road and to the Sandy Spring at the southeastern boundary of the western tract.

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

The new houses are clustered preserving over 80% of the site as open space. More than half of the clustered lots abut Sherwood High School boundary and the adjoining property is also zoned RNC. Therefore, each structure and use is compatible with other uses and with existing and proposed adjacent development.

The activity associated with the proposed residential community will not cause any negative effect on adjacent residential uses.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

Forest Conservation requirements have been met by the preservation of 25.58 acres of existing forest, with no additional planting obligations required.

A Category I Conservation easement will be placed over the forest conservation and stream valley buffer areas as shown on the Forest Conservation Plan.

APPENDIX

- A. Standard conditions dated October 10, 1995
- B. Memorandums from other Divisions/Agencies
- C. Correspondence from resident on Country Hills Road as referenced in report

APPENDIX A: STANDARD CONDITIONS OF APPROVAL DATED 10-10-95:

1. Submit a Site Plan Enforcement Agreement, Development Program and Homeowners Associations Documents for review and approval prior to approval of the signature set as follows:
 - a. Development Program to include a phasing schedule as follows:
 1. Street tree planting must progress as street construction is completed, but no later than 6 months after completion of the units adjacent to those streets;
 2. Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
 3. Coordination of each section of the development and roads;
 4. Phasing of dedications, stormwater management, sediment and erosion control, recreation, forest conservation, community paths, trip mitigation or other features;
 5. All recreation facilities including trails shall be completed prior to issuance of the 25th building permit for the eastern tract and the equestrian trail shall be completed prior to the issuance of the 3rd building permit for the western tract of the proposed development.
 - b. Site Plan Enforcement Agreement to include a Use, Ownership and Maintenance Document that designates the permitted use, ownership and maintenance responsibilities for the rural and common open space.
2. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - a. Undisturbed stream buffers;
 - b. Limits of disturbance;
 - c. Methods and location of tree protection;
 - d. Forest Conservation areas;
 - e. Conditions of DPS Stormwater Management Concept approval letter dated August 14, 2001;
 - f. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;
 - g. The development program inspection schedule.
 - h. Conservation easement boundary
3. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
4. No clearing or grading prior to M-NCPPC approval of signature set of plans.

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SPRINGVIEW OPEN SPACE SYNOPSIS

Preliminary Plan No. 1-01070
Site Plan No. 8-02004

Attached for inclusion on Site Plan No. 8-02004 filed by Miller and Smith at Sandy Spring, LLC for the development of the Springview Property are the following materials:

- A rendered reduced site plan depicting two categories of proposed Rural Open Space: HOA-owned property depicted by lighter green shading. There is one category of proposed Common Open Space, owned by HOA and depicted by dark blue-green; and one category of other proposed HOA-owned property, shown in olive green, that is not defined as Rural or Common Open Space.
- An outline setting forth proposed uses, ownership, initial construction, and maintenance for each of the categories of open space.

Prior to plat recordation, easements will be recorded in the Land Records for Montgomery County, Maryland, and Homeowners Association (HOA) documents will be established as applicable, reflecting the information contained in the attached outline. The easements and HOA documents will also state that no further subdivision of any of the open space will be allowed. Reference will be made in all land sales contracts or deeds to the existence of these recorded easements and HOA documents.

SPRINGVIEW OPEN SPACE

1) RURAL OPEN SPACE

a) Publicly Owned Rural Open Space (MNCP&PC-owned Parcels 1, 2 and 3)

i) Uses Allowed:

Agricultural management, meadow management / forest management / type I forest conservation easements, agricultural uses (including barns and accessory buildings but excluding commercial and industrial agricultural uses), reforestation, sidewalks, trails, stream crossings, access, utility crossings and other appropriate easements for Lots 18-33. Water, sewer and stormwater easements as appropriate.

ii) Initial Construction Responsibility:

(1) Developer: Construction of access road to lots 31, 32, 33, including necessary clearing, grading and drainage for private road. Includes construction of utilities for water, sewer, gas, electric, etc. for same units. Clearing for equestrian trail. Construction of eastern pedestrian trail and sidewalk. Clearing and temporary grading for utilities and access to lots 18-30.

(2) HOA: None.

(3) Public: Construction of Rural Legacy Trail and Equestrian Trail.

iii) Maintenance Responsibility:

(1) Developer: Access Road and utilities to lots 31, 32 and 33 until acceptance by HOA.

(2) HOA: Access road and all appurtenances to lots 31, 32, and 33 upon acceptance by HOA.

(3) Public: Forest Management, Trails and Sidewalks. All underground utilities. All park property or parkland activities including Rural Legacy Trail.

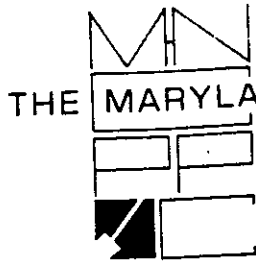
- b) Privately Owned Rural Open Space (HOA owned Parcel 4).**
- i) Uses Allowed: Stormwater management facilities, forest management and type I forest conservation easements, stream restoration, trails, sidewalks, play areas, sitting areas, landscaping, fencing, signage, utilities and easements as appropriate.
 - ii) Initial construction responsibility:
 - (1) Developer: Proposed stormwater management facilities, sidewalks, trails, fences, landscaping, signage, initial grading/stabilization and appropriate utilities.
 - (2) HOA: None.
 - (3) Public: None.
 - iii) Maintenance Responsibility:
 - (1) Developer: Maintenance until acceptance by HOA.
 - (2) HOA: natural surface trails, play areas, sitting areas, upon acceptance by HOA.
 - (3) Public: None.

2) COMMON OPEN SPACE (HOA Parcels A and B)

- a) HOA Parcels**
- i) Uses Allowed: landscaping, fencing, signage, sidewalks, utilities, and sitting areas.
 - ii) Initial Construction Responsibility:
 - (1) Developer: landscaping, fencing, signage, sidewalks, and sitting areas.
 - (2) HOA: None.
 - (3) Public: None.
 - iii) Maintenance Responsibility:
 - (1) Developer: Maintenance until acceptance by HOA.
 - (2) HOA: Maintenance of all items, excluding those listed in "Public" below, upon acceptance by HOA.
 - (3) Public: Sidewalks and utilities.

3) OTHER OPEN SPACE

- a) Publicly Owned Open Space (HOA Parcel C)**
- i) Uses Allowed: Storm drainage, landscaping, sidewalks and trails.
 - ii) Initial Construction Responsibility:
 - (1) Developer: Construction of necessary storm drainage, including initial grading and stabilization: Landscaping.
 - (2) HOA: None.
 - (3) Public: None.
 - iii) Maintenance Responsibility:
 - (1) Developer: Maintenance of Landscaping until acceptance by HOA.
 - (2) HOA: Maintenance of all items, excluding those listed in "Public" below, upon acceptance by HOA.
 - (3) Public: Sidewalks and utilities.



November 7, 2001

MEMORANDUM

To: Robert Kronenberg, Senior Planner
Development Review Division

From: Piera Weiss, Planner (PW)
Eastern County Team

Subject: Springview Site Plan 8-02004

STAFF RECOMMENDATION: APPROVAL OF SITE PLAN 8-02004

The subject property is located in the interior of Sandy Spring just north of the Sandy Spring in the area identified in the Sandy Spring/Ashton Master Plan as the Northern Rural Neighborhood. The Sandy Spring Master Plan described the property, called the Alfandre Property in the master plan, as containing two parcels and being approximately 120 acres. The Master Plan recommended that 40 acres of the property be acquired for a 10-acre recreation area adjacent to the High School and 30 acres to protect the Sandy Spring. The Parks Department acquired over 40 acres in conformance with the master plan.

The master plan discussed access for this interior property through Hidden Garden Lane (a maximum of 49 lots) and Country Hills Drive, a maximum of six lots. The site plan proposes 33 lots with access as follows: 28 lots via Hidden Garden Lane, three lots to Norwood Road in a combined drive with three existing lots, and two lots with access through Country Hills Drive.

The plan connects to the bikeway in the Southern Rural Neighborhood recommended in the master plan and provides pedestrian/equestrian connections to the Bancroft Property located on the opposite side of Norwood Road.

The Master Plan recommended 75-85 percent rural open space and the site plan proposes 79.01 %, which is within the range recommended. The plan provides common open space in conformance with the requirements of the RNC zone. Staff recommends approval of Site Plan 8-02004 on the basis that it is in conformance with the recommendations of the *Approved and Adopted Sandy Spring/Ashton Master Plan*.



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED MANAGEMENT DIVISION

Rockville Center - 255 Rockville Pike, Suite 120 - Rockville, Maryland 20850-4166
Telephone No. 240-777-7780 - FAX No. 240-777-7715

SUBDIVISION PLAN REVIEW: MNCPPC Development Review Committee (DRC)
Comprehensive Water Supply and Sewerage Systems Plan Issues

MNCPPC File Number: 8-02004
Subdivision Plan Name: Springview
Proposed Development: 33 single-family houses

DRC Meeting Date: 10/09/2001 06/04/2001

Watershed: Northwest Branch
Planning Area: Cloverly-Norwood
Location: Hidden Garden Lane -- Norwood Rd.

Zoning: RNC
Site Area: 73.4 acres
Engineer: Rodgers & Associates 301-948-4700

Water Supply and Sewerage Systems (as specified on the subject subdivision plan or plan application)

Proposed Water Supply:
Community (public) WATER system

Proposed Wastewater Disposal:
Community (public) SEWER system

Existing Service Area Categories: Water: W - 3 Sewer: S - 6*

Water/Sewer Plan Map Amendment: WSCCR 99A-CLO-05

Water Supply Comments:

Yes; the water supply system is consistent with the existing water service area category

Sewerage System Comments:

Pending; the sewerage system is consistent with the CONDITIONAL sewer service area category

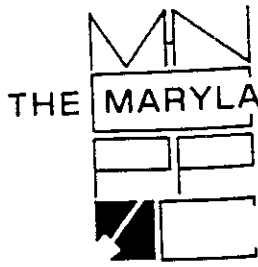
*Additional Comments:

Prior preliminary plan 1-01070: The plan uses the optional cluster method under the RNC zone. On November 23, 1999, MCDEP granted a conditional approval for S-3 for this site under Administrative Delegation AD 99-6. The condition for final approval for category S-3 is as follows:

"MAINTAIN S-6, WITH ADVANCEMENT TO S-3 CONDITIONED ON PLANNING BOARD APPROVAL OF A PRELIMINARY PLAN USING THE RNC OPTIONAL CLUSTER METHOD. The existing W-3 and final approval for S-3 will be restricted to the area of the clustered lots only."

Site Plan 8-02004: A reminder concerning the prior discussion of the conditional category change approval -- M-NCPPC STAFF MUST NOTIFY THIS OFFICE WHEN AND IF THE PLANNING BOARD GRANTS APPROVAL OF A PLAN WHICH SATISFIES THE CONDITION CITED ABOVE. As part of this notice, M-NCPPC will need to confirm that all of the proposed building lots in the subdivision are considered as clustered lots under the RNC Zone optional cluster development method. MCDEP will subsequently process the final category change approval for S-3.

The site plan needs to show how public water service will be extended to proposed Lots 16 and 17 (see sheet 4 of 13). It appears that the proposed water main extending from Country Hills Rd. (sheet 3 of 13) should extend further along the private driveway to serve these two lots.




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

October 16, 2001

MEMORANDUM

TO: Malcolm Shaneman, Plan Review Supervisor, Development Review
Division

FROM: Doug Powell, Plan Review Coordinator for Park Issues, Countywide
Planning Division 

SUBJECT: Springview Subdivision, Preliminary Plan #1-01070

Park Planning and Resource Analysis staff has reviewed the above-referenced Plan and requests certain **CONDITIONS OF APPROVAL** as set forth below:

1. Dedication to M-NCPPC of the approximately 40 acres of land in the west section of the plan not included within lots 31, 32 and 33, to be conveyed free of trash and unnatural debris.
2. Dedication to M-NCPPC of the land in the east section of the development plan that lies on the west side of Hidden Garden Lane and is contiguous to parkland, not including land within the designated lots, to be conveyed free of trash and unnatural debris.
3. Construction by applicant of a 5' wide sidewalk along the entire west side of Hidden Garden Lane.
4. Construction by applicant of a 5' wide paved connection from the Hidden Garden Court section of sidewalk to the corner of the southern most parking lot located on Springbrook High School property. The alignment to be coordinated with Montgomery County Board of Education and M-NCPPC staff to insure safe access to school classrooms and recreational facilities.
5. A 4' wide natural surface trail to be constructed by applicant from Country Hills Road's western terminus to the sidewalk along Hidden

Garden Lane, including a bridge across the small tributary to Northwest Branch if determined by M-NCPPC staff to be necessary.

6. Construction by applicant of a 4' wide natural surface trail from Norwood Road, on the southern side of the entrance to the west section of the development, to the Sandy Spring located on park property, including any necessary bridges. The alignment to be coordinated with M-NCPPC staff.

Cc: John Hench, PhD
Tanya Schmieler
Lyn Coleman
Naomi Manders
Rich Weaver
Bill Gries
Gordon Rosenthal
John Boyd
Jim Whitaker

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING


THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION


8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

November 8, 2001

MEMORANDUM

TO: Robert Kronenberg, Senior Planner
Development Review Division

VIA: Ronald C. Welke, Supervisor
Transportation Planning 

FROM: Ed Axler, Planner Coordinator 
Transportation Planning

SUBJECT: Site Plan No. 8-02004
Springview
Patuxent (Rural) Policy Area

This memorandum is Transportation Planning staff's review of transportation-related issues associated with the subject site plan.

RECOMMENDATIONS

Transportation Planning staff recommends the following conditions as part of the transportation requirements related to approval of this site plan:

1. Limit the site plan to 33 single-family detached units as approved for Preliminary Plan No. 1-01070.
2. Support the applicant's waiver request to change the functional classification of Country Hills Road from a secondary to a tertiary residential street because environmental constraints prevent Country Hills Road from being connected to Hidden Garden Lane.
3. Provide a cul-de-sac at the terminus of Country Hills Road and a pedestrian path connection to Hidden Garden Lane.

4. Enter into good faith negotiations with the appropriate party to obtain an easement along Hidden Garden Lane for up to ten feet of right-of-way. The appropriate negotiating party may be either the applicant, Joseph Alfondre, of the adjacent Preliminary Plan No. 1-92009, Sandy Spring Property, or the current owner of the adjacent stormwater management facility. The section of Hidden Garden Lane's right-of-way is located just south of its existing cul-de-sac and adjacent to Outlot A (e.g., where a stormwater management facility exists) of the adjacent subdivision. The right-of-way is needed to provide sufficient area for a five-foot concrete sidewalk (which also serves as a Class III hiker/bike trail) on the western side along Hidden Garden Lane.
5. Realign Ted Nesbit Road at Norwood Road to be opposite Street "D" of the approved Bancroft Property (Site Plan No. 8-00037 and Preliminary Plan No. 1-00077).

DISCUSSION

Site Location and Access

The site is divided into three sections on the south side of Olney-Sandy Spring Road (MD 108) separated by land the applicant is dedicating to M-NCPPC.

1. The eastern section is approximately 630 feet south of MD 108:
 - a. Two units are off a pipe stem from the proposed cul-de-sac of Country Hills Road. Vehicular site access is from Country Hills Road off Crystal Spring Road and then to New Hampshire Avenue (MD 650). A path provides a pedestrian connection between Country Hills Road and Hidden Garden Lane.
 - b. Twenty-eight units are along Hidden Garden Lane starting at the existing terminus of Hidden Garden Lane. Vehicular site access is from Hidden Garden Lane off MD 108.
2. The western section with three units is in the southeastern quadrant of MD 108 and Norwood Road. Vehicular site access is from Ted Nesbit Road off Norwood Road.

Adequate Public Facilities Review

The Planning Board approved 33 single-family detached units for the adequate public facilities test as Preliminary Plan No. 1-01070 at its October 18, 2001, hearing. APF review includes Local Area Transportation Review (LATR) and Policy Area Review. For Policy Area Review (or the staffing ceiling condition), the site is located in a rural policy area with no established staging ceilings for housing units and jobs in the *FY 2002 Annual Growth Policy*. For LATR, 33 single-family detached units would generate

fewer than 50 peak-hour trips during the weekday morning peak period (7:00 to 9:00 a.m.) and the evening peak period (4:00 to 6:00 p.m.). Thus, a traffic study was not required to satisfy LATR.

Master Plan Roadways and Bikeways

In accordance with the *Sandy Spring/Ashton Master Plan*, the nearby roadways with bikeways are classified as follows:

1. Hidden Garden Lane is designated as a modified tertiary residential street with a 26-foot right-of-way south of the existing cul-de-sac and narrows to 24 feet before the proposed new cul-de-sac. Hidden Garden Lane is a private road with 24-to-28-foot right-of-way south of the new proposed cul-de-sac. Hidden Garden Lane has a combination sidewalk and Class III hiker/bike trail on the western side.
2. Ted Nesbit Road is a 16-foot private road.
3. Country Hills Road is designated as a secondary residential street with a 60-foot right-of-way.
4. Sandy Spring/Ashton Road (MD 108) is designated as an arterial, A-92, with an 80-foot right-of-way with a proposed Class I bikeway, BP-66.
5. Norwood Road is designated as an arterial, A-256, with an 80-foot right-of-way with a proposed Class II bikeway, BP-67, and a desire line for a local trail.

EA:cmd

cc: Jeff Riese

SP #8-02004 Springview.doc

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS

TO: Malcolm Shaneman
Development Review Division
SUBJECT: Plan # 8-02004 Name SPRINGVIEW (73 acres) NRI/FSD 4-00031
DRC date: 09OCT2001

The above-referenced plan has been reviewed to determine if it meets requirements of the Guidelines for Environmental Management of Development in Montgomery County, and other county regulations that may apply. The following recommendations are made for the DRC meeting:

SUBMITTAL ADEQUACY

- Plan is complete. (see recommendations below)
 Plan is incomplete. The following items must be submitted:
 Forest Conservation Plan
 NRI/FSD (Approved)
 SWM Concept or Waiver Application
 100-YR Floodplain Study
 Drainage Area Map
 Other

EPD RECOMMENDATIONS:

- Approval.
 Approval with conditions as specified below. (see comments)
 Disapproval of plan. (see comments)
 Hold for the following Revisions/Additional Information before scheduling for Planning Board:
 Revise forest conservation plan (see FCP recommendation sheet)
 Water and/or Sewer category change approval necessary (see comments)
 DPS floodplain study approval necessary
 DPS SWM concept approval ; 8/14/01
 Other (see comments)
 Comments:

Plan proposes dedication to M-NCPPC of the land in the west portion of the property, not included within lots 31-33 as indicated on the plan. Conveyance must be clear of debris.

Priority forest and specimen trees should be evaluated for retention/incorporation into site design.

SIGNATURE: D. Quattrocchi (Dominic Quattrocchi) DATE: 08OCT2001
Environmental Planning Division

Cc: Miller and Smith at Sandy Spring LLC, Charles D. Ellison Jr.
Rodgers and Associates, Rob Cohen

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOREST CONSERVATION PLAN RECOMMENDATIONS

Development Review Division

SUBJECT: Final Forest Conservation Plan # 8-02004
Site Plan SpringView
DRC date 09OCT2001 NRI/FSD # 4-00031

The subject Forest Conservation Plan has been reviewed by the Environmental Planning Division to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

SUBMISSION ADEQUACY


- Adequate as submitted
 Inadequate for evaluation. The following items must be submitted:
 Forest Conservation Plan Drawing Forest Conservation worksheet
 Approved NRI/FSD Map Development Program
 Justification for afforestation/reforestation method
 Qualifications of Preparer(s) Long term protection methods

RECOMMENDATIONS

- Approve subject to the following conditions:
 Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")
 Approval of the following items by M-NCPPC staff prior to DPS issuance of the sediment and erosion control permit:
 Submittal of financial security to M-NCPPC prior to clearing or grading.
 Record plat to show appropriate notes and/or easements. Agreements must be approved by M-NCPPC staff prior to recording plats.
 Maintenance agreement to be reviewed and approved by M-NCPPC staff for control of invasive and exotic plant species.

Comments:

1. Planting requirement is meet on-site with forest retention. Retention of on-site forest adequately meets Forest Conservation Act requirements.
2. Individual tree saves, modifications to LOD, and supplemental tree preservation techniques will be decided by M-NCPPC staff at Stakeout/pre-construction meeting. Management plan to control invasive/exotic plant species in existing on-site is recommended due to isolated and small nature of this forest stand (0.87 acres).

SIGNATURE:  DATE: 08OCT2001
Dominic Quattrocchi Environmental Planning Division


cc: Miller and Smith at Sandy Spring LLC, Charles D. Ellison Jr.
Rodgers and Associates



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

MEMORANDUM

TO: Robert Kronenberg, Development Review

FROM: Stephen D. Federline, Supervisor, Environmental Planning 

DATE: November 5, 2001

SUBJECT: Springview #8-02004: Cul-De-Sac Extension off Country Hills Road

The Planning Board has asked for an evaluation of relocating the current location of the referenced cul-de-sac further west toward the stream. From an environmental perspective, ending the road as currently planned and platted is the best alternative. Any extension of the public road will have the following negative environmental impacts:

- 1) **Additional Forest Loss:** While the precise amount of additional forest lost would depend on the precise location of the cul-de-sac bulb, extending a public roadway greatly increases the need to clear additional forest that exists along an extended ROW for Country Hills Road. A secondary road ROW is 60' wide, with an additional 10' outside the ROW for a PUE, making the minimum clearing about 80' wide. The cul-de-sac bulb would require even more grading and clearing.

As compared to a public road, the proposed driveway is 10' wide, with necessary utilities/house connections able to be located immediately under and adjoining the single shared driveway, resulting in only about one third the amount of grading and clearing.

- 2) **Increased Imperviousness:** A closed section residential street contains 26 square feet of imperviousness in every linear foot of roadway, as compared to 10 square feet for each linear foot of driveway. Therefore, the result is 2.6 times more imperviousness for a public road verses a driveway.

For the same reason, Environmental staff supports the reduction of the cul-de-sac paving area from the wider secondary to the smaller tertiary standard due to reduced imperviousness and demand for SWM control. We suggest this option be used at every opportunity in cooperation with DPWT and DPS staff.

SDF:sdf:n:\divenv\springviewculdesac.doc

Robert Kronenberg
Maryland National Capital Park
& Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20190

November 8, 2001

RE: Waiver Request for
Springview Site Plan
No. 8-02004

Dear Mr.Kronenberg:

On behalf of the applicant for Site Plan 8-02004, Miller and Smith at Sandy Spring, LLC, we are requesting that the Planning Board action on the Springview Site Plan include the following waivers regarding the proposed construction of the cul-de-sac on Country Hills Road:

- 1). A waiver to allow a reduced width tertiary cul-de-sac at the terminus of existing Country Hills Road. The cul-de-sac bulb would be reduced from a diameter of 120 feet, to 88 feet 8 inches. The intent of this waiver is to allow the applicant to offset the bulb to the south and thus, minimize the impact on lot 23, Spring Lawn Farm.
- 2). A waiver to eliminate the provision of public sidewalk from one side of the proposed cul-de-sac. The existing sidewalk on the south side of Country Hills Road will be extended to intersect with the proposed Natural Surface Path. The existing sidewalk on the north side will be terminated at the existing driveway apron for lot 23, Spring Lawn Farm. The intent of this waiver is to reduce additional impact on lot 23. Lot 23 is the only lot abutting the north side of the proposed cul-de-sac and already has, and will continue to have, access to the existing sidewalk. Extending the sidewalk on the north side of the bulb would not serve any additional lots.

Sincerely,

Rob Cohen
Senior Planner
Rodgers & Associates

