

### SITE DATA

- 1. Survey: 1/10/10
- 2. Area: 15.00 Acres
- 3. Total Area: 15.00 Acres
- 4. Area of Impervious Surface: 1.50 Acres
- 5. Area of Paved Surface: 1.50 Acres
- 6. Area of Other Impervious Surface: 0.00 Acres
- 7. Area of Total Impervious Surface: 3.00 Acres
- 8. Runoff Coefficient: 0.60
- 9. Runoff Volume: 1.80 MGD
- 10. Runoff Rate: 1.80 MGD
- 11. Runoff Time: 1.00 Hour
- 12. Runoff Peak: 1.80 MGD
- 13. Runoff Volume: 1.80 MGD
- 14. Runoff Rate: 1.80 MGD
- 15. Runoff Time: 1.00 Hour
- 16. Runoff Peak: 1.80 MGD

### General Notes

- 1. This site plan shows the proposed layout of the site.
- 2. The site is located in the RE-30 ZONE.
- 3. The site is located in the Wingbridge area.
- 4. The site is located in the Wingbridge area.
- 5. The site is located in the Wingbridge area.
- 6. The site is located in the Wingbridge area.
- 7. The site is located in the Wingbridge area.
- 8. The site is located in the Wingbridge area.
- 9. The site is located in the Wingbridge area.
- 10. The site is located in the Wingbridge area.

| GENERAL NOTES  |  |
|--|--|
| 1. THIS SITE PLAN SHOWS THE PROPOSED LAYOUT OF THE SITE. | 1. THIS SITE PLAN SHOWS THE PROPOSED LAYOUT OF THE SITE. |
| 2. THE SITE IS LOCATED IN THE RE-30 ZONE.                | 2. THE SITE IS LOCATED IN THE RE-30 ZONE.                |
| 3. THE SITE IS LOCATED IN THE WINGBRIDGE AREA.           | 3. THE SITE IS LOCATED IN THE WINGBRIDGE AREA.           |
| 4. THE SITE IS LOCATED IN THE WINGBRIDGE AREA.           | 4. THE SITE IS LOCATED IN THE WINGBRIDGE AREA.           |
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| 10. THE SITE IS LOCATED IN THE WINGBRIDGE AREA.          | 10. THE SITE IS LOCATED IN THE WINGBRIDGE AREA.          |

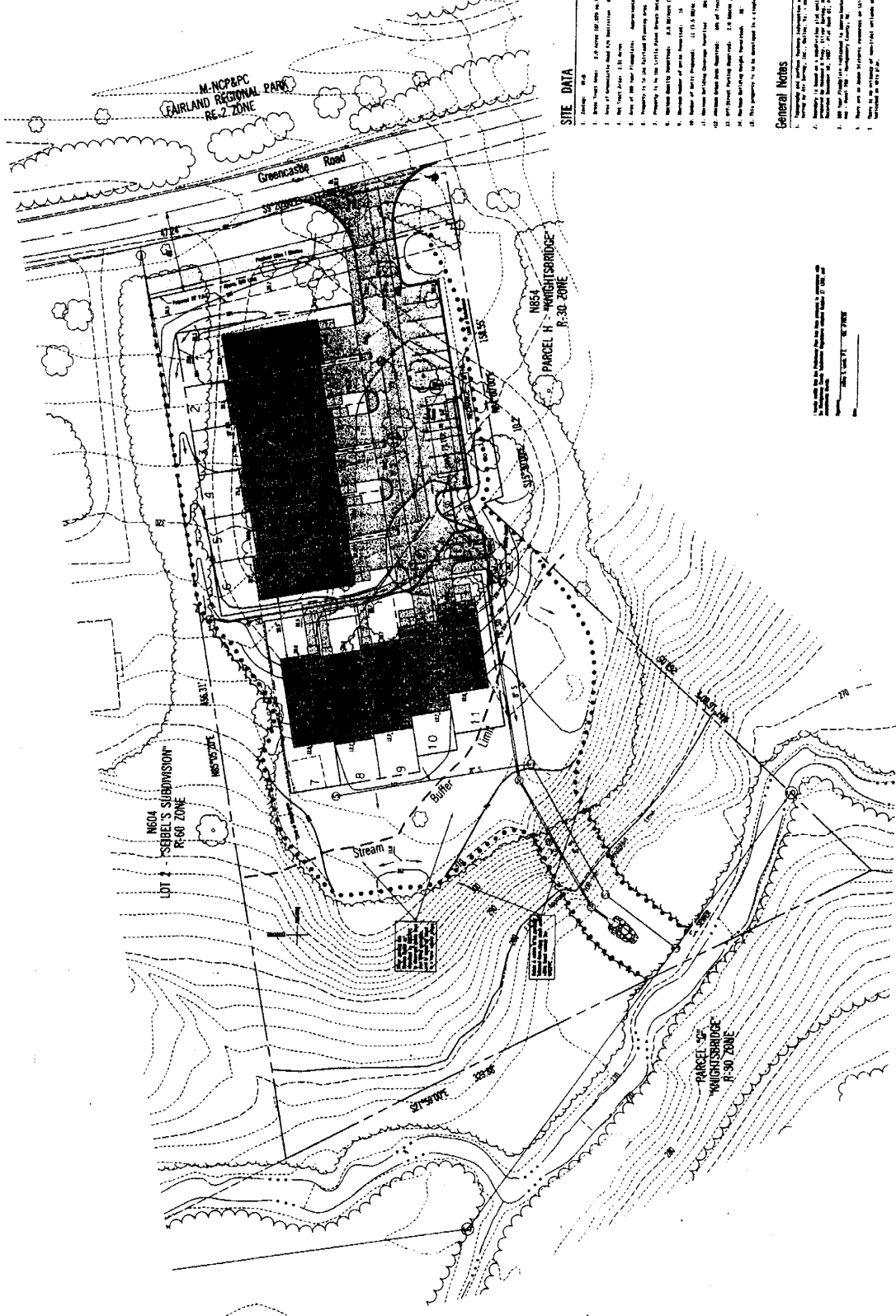
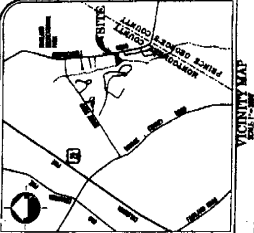
**RECEIVED**  
OCT 13 2010  
PLANNING DEPARTMENT

**SITE PLAN**  
**DAY PROPERTY**  
COLLEGE ELECTION STREET #5  
MONTGOMERY COUNTY, MARYLAND

**APPLICANT**  
DAY PROPERTY, LLC  
10000 DAY PROPERTY STREET  
COLUMBIA, MD 21046

**DATE OF MEETING**  
10/13/10

**SITE SOLUTIONS, INC.**  
10000 DAY PROPERTY STREET  
COLUMBIA, MD 21046  
(410) 486-8888  
www.sitesolutionsinc.com

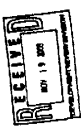


**SITE DATA**

1. Project Name: [Project Name]
2. Project Address: [Project Address]
3. Property Owner: [Property Owner]
4. Project Description: [Project Description]
5. Zoning: [Zoning]
6. [Additional site data items]

**General Notes**

1. [General Note 1]
2. [General Note 2]
3. [General Note 3]
4. [General Note 4]
5. [General Note 5]

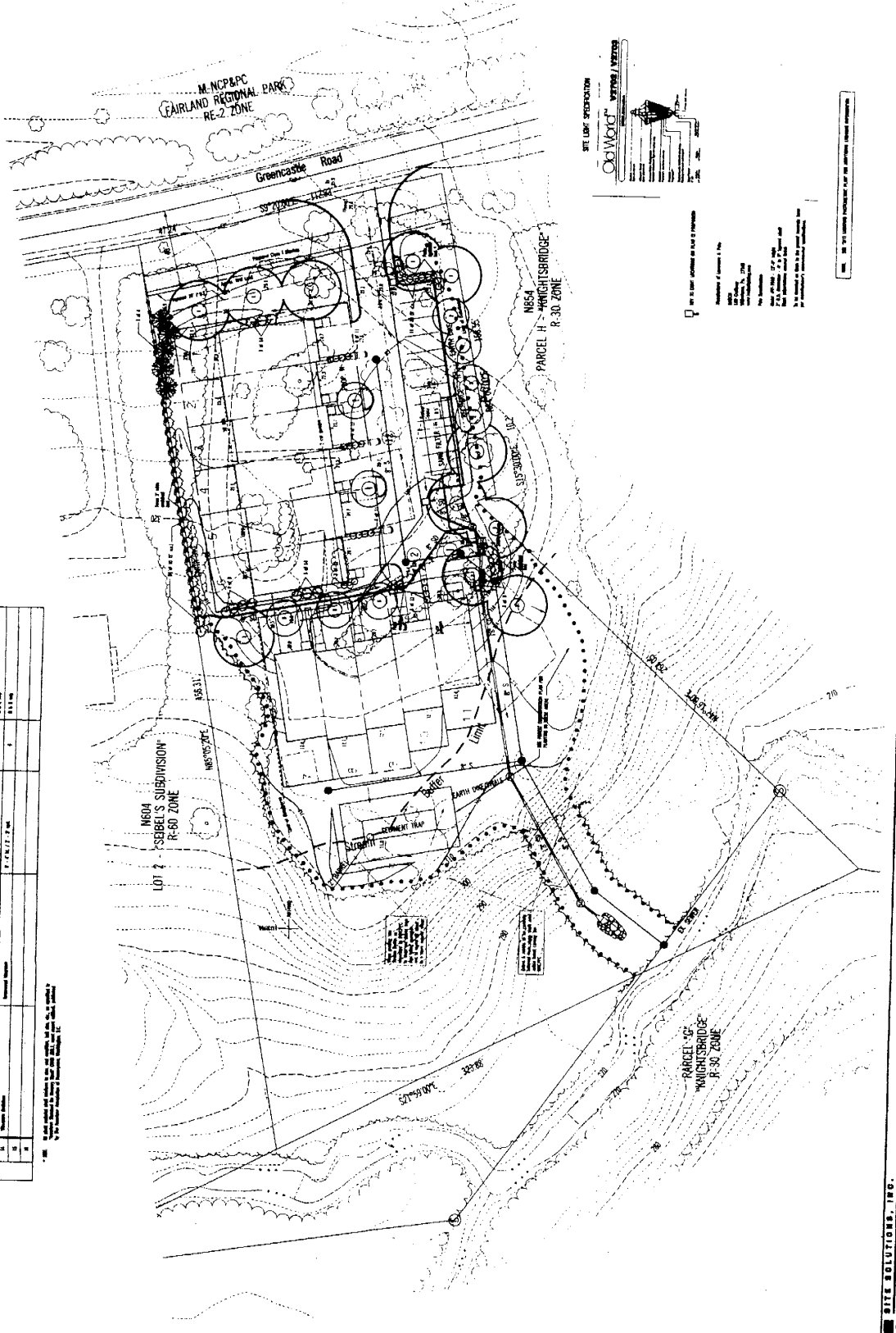
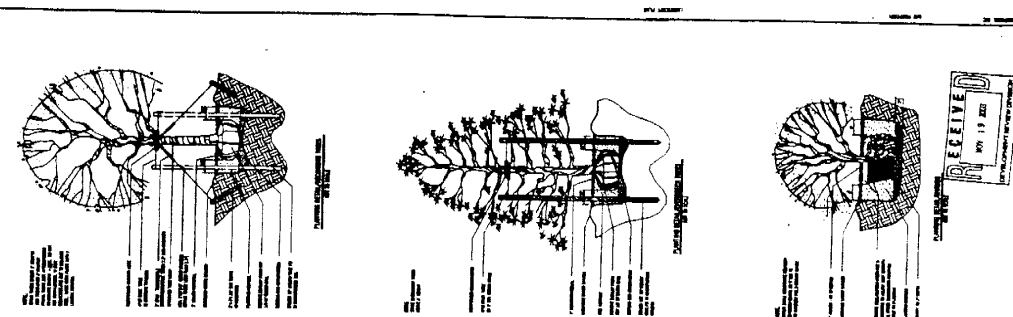
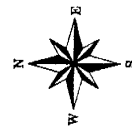


|  |  |
|--|--|
| <b>PRELIMINARY PLAN</b><br><b>DAY PROPERTY</b><br>GOLDENLE ELECTOR DISTRICT #5<br>HANCOCK COUNTY, MARYLAND |  |
| <b>APPLICANT:</b><br>[Applicant Name]<br>[Address]   | <b>DATE:</b> [Date]<br><b>TIME:</b> [Time] |
| <b>SCALE:</b> 1" = 20'<br>[Scale Information]  | <b>PROJECT NO.:</b> [Project Number]       |

**SITE SOLUTIONS, INC.**  
 17000 BIRD BRUSH COURT, SUITE 200  
 GREENBELT, MARYLAND 20884-3000  
 (301) 441-1000 FAX (301) 441-1001  
 www.site-solutions.com

# PLANT LIST

| SEQ # | BOTANICAL NAME | COMMON NAME | SIZE*                 | QUANTITY | REMARKS                        |
|-------|----------------|-------------|-----------------------|----------|--------------------------------|
| 1     | Red Cedar      | Red Cedar   | 12" DBH @ 4.5' T.C.H. | 1        | 12" DBH Red Cedar, 10' height  |
| 2     | White Pine     | White Pine  | 12" DBH @ 4.5' T.C.H. | 1        | 12" DBH White Pine, 10' height |
| 3     | White Pine     | White Pine  | 12" DBH @ 4.5' T.C.H. | 1        | 12" DBH White Pine, 10' height |
| 4     | White Pine     | White Pine  | 12" DBH @ 4.5' T.C.H. | 1        | 12" DBH White Pine, 10' height |
| 5     | White Pine     | White Pine  | 12" DBH @ 4.5' T.C.H. | 1        | 12" DBH White Pine, 10' height |
| 6     | White Pine     | White Pine  | 12" DBH @ 4.5' T.C.H. | 1        | 12" DBH White Pine, 10' height |
| 7     | White Pine     | White Pine  | 12" DBH @ 4.5' T.C.H. | 1        | 12" DBH White Pine, 10' height |
| 8     | White Pine     | White Pine  | 12" DBH @ 4.5' T.C.H. | 1        | 12" DBH White Pine, 10' height |
| 9     | White Pine     | White Pine  | 12" DBH @ 4.5' T.C.H. | 1        | 12" DBH White Pine, 10' height |
| 10    | White Pine     | White Pine  | 12" DBH @ 4.5' T.C.H. | 1        | 12" DBH White Pine, 10' height |
| 11    | White Pine     | White Pine  | 12" DBH @ 4.5' T.C.H. | 1        | 12" DBH White Pine, 10' height |
| 12    | White Pine     | White Pine  | 12" DBH @ 4.5' T.C.H. | 1        | 12" DBH White Pine, 10' height |
| 13    | White Pine     | White Pine  | 12" DBH @ 4.5' T.C.H. | 1        | 12" DBH White Pine, 10' height |
| 14    | White Pine     | White Pine  | 12" DBH @ 4.5' T.C.H. | 1        | 12" DBH White Pine, 10' height |
| 15    | White Pine     | White Pine  | 12" DBH @ 4.5' T.C.H. | 1        | 12" DBH White Pine, 10' height |



**RECEIVE**

NOV 19 2022

PROJECT NO. 22-001

DATE: 11/15/22

SCALE: 1" = 20'

1 of 1

137

**LANDSCAPE PLAN**

**DAY PROPERTY**

COLEVILLE ELECTRON, INC. #4

MONTGOMERY COUNTY, MARYLAND

**Site Solutions, Inc.**

11000 Rock Creek Road #100, Rockville, MD 20850

(301) 947-2800 Fax: (301) 947-2700

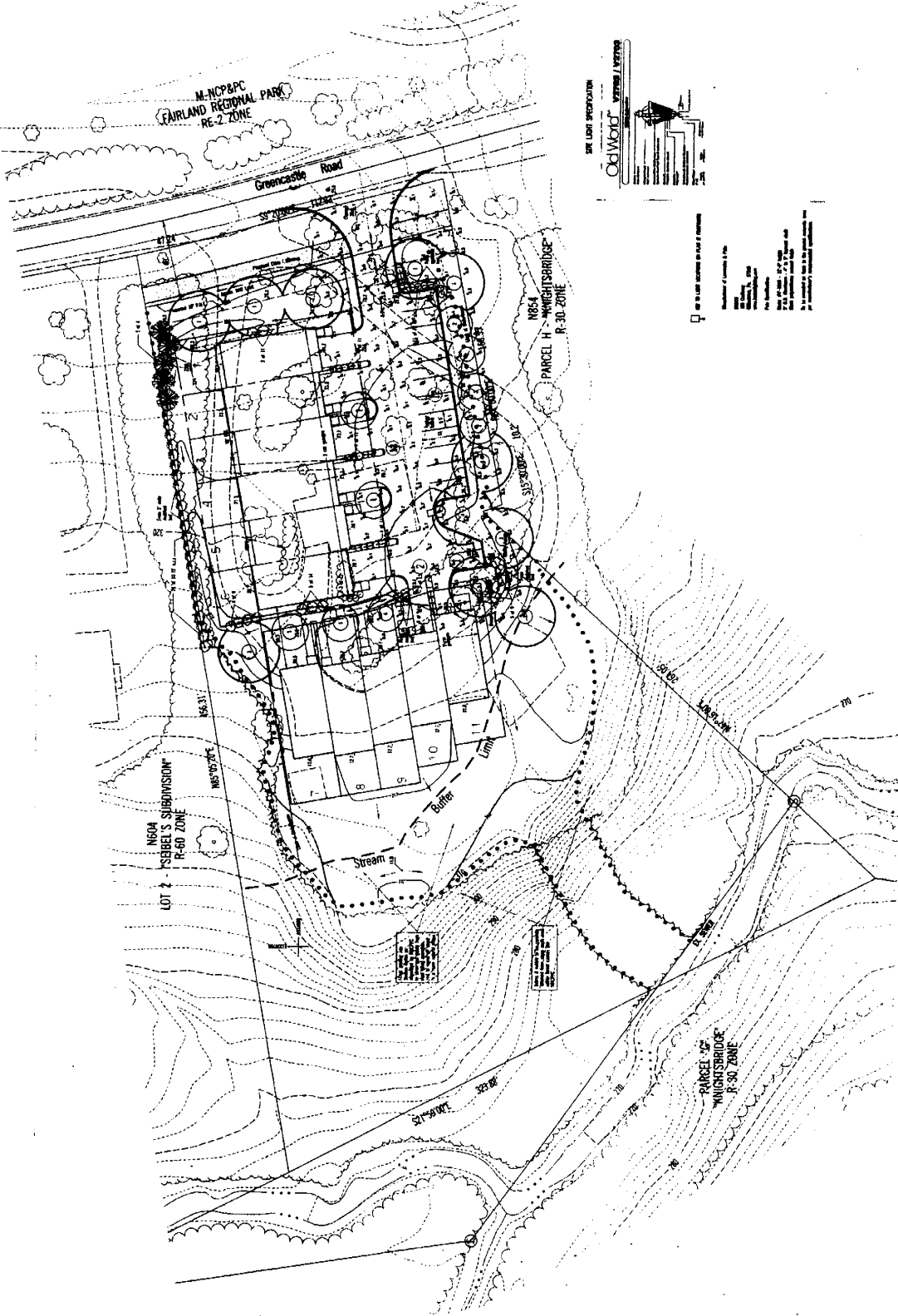
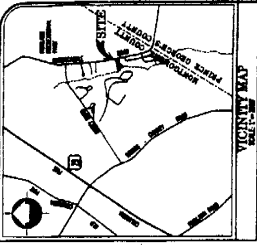
www.site-solutions.com

**APPLICANT:**

Site Solutions, LLC

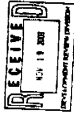
11100 Rockville Pike / Suite 600

North Bethesda, MD 20852



**SITE LIGHT SPECIFICATION**

Quantity of fixtures: 12  
 Type: [ ]  
 Height: [ ]  
 Spacing: [ ]  
 Beam angle: [ ]  
 Mounting: [ ]  
 In accordance with [ ]



|      |            |
|------|------------|
| DATE | 11-11-2009 |
| TIME | 1:01       |
| BY   |            |
| NO.  | 1387       |

**SITE LIGHTING PHOTO-METRIC PLAN**  
**DAY PROPERTY**  
 COLUMBIA ELECTRIC SERVICE #45  
 MONTGOMERY COUNTY, MARYLAND

**APPLICANT:**  
 Day Property, LLC  
 11140 Rockville Pike, Suite 100  
 Rockville, MD 20850

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

**SITE SOLUTIONS, INC.**  
 10000 Rockville Pike, Suite 100  
 Rockville, Maryland 20850  
 (301) 781-0000 FAX (301) 781-0000  
 www.sitesolutions.com

**PROJECT DESCRIPTION: Prior Approvals**

The subject property was rezoned from R-60 to the RT-8 zone as part of the Sectional Map Amendment (SMA) G-747, implementing the Fairland Master Plan as approved by the District Council in March of 1997.

RT-8 is a floating zone and does not require a Development Plan. The Master Plan did not recommend that RT-8 be applied through a local map amendment, thereby allowing an applicant or property owner to request the RT-8 zoning through the Sectional Map Amendment Process.

The site is being presented to the Planning Board concurrently with the Preliminary Plan of subdivision (#1-04020).

**DISCUSSION OF ISSUES**

**ANALYSIS: Conformance to Master Plan**

The Day Property is located in the Fairland Master Plan area along the eastern boundary of the Greencastle/Briggs Caney community, across from the Fairland Recreational Park. The approved and adopted Fairland Master Plan designated the subject property as part of Area 12 that comprises four parcels and a total of seven acres. The following excerpt from the Master Plan contains the recommendations for properties within Area 12:

- Area 12- 7 parcels, R-20 (4 parcels)
- Suitable for a mix of detached and townhouse development rezone from R-30 to R-60, suitable for townhouses, RT-8.
  - Provide connection to open space in adjacent properties to expand open space along tributaries to the Little Paint Branch.
  - Incorporate stream buffer areas in open space.
  - Require appropriate setbacks and noise mitigation along Greencastle Road.

**ANALYSIS: Conformance to Development Standards**

**PROJECT DATA TABLE**

|                |                              |
|----------------|------------------------------|
| Zoning         | RT-8                         |
| Proposed Use   | 11 One-family attached units |
| Gross          | 2.0 Acres                    |
| Net Tract Area | 1.91 Acres                   |

| <u>Development Standard</u>   | <u>Permitted/ Required</u> | <u>Proposed</u> |
|---|----------------------------|-----------------|
| Maximum Number of Lots  | 16                         | 11              |
| Minimum Tract Area (Sq. Ft.):   | 20,000                     | 87,120          |
| Building Setbacks   |                            |                 |
| • From any detached dwelling lot or land Classified in a one-family, detached, Residential zone | 30                         | 30              |
| • from any public street  | 25                         | 25              |
| • side yard   | 10                         | 30              |
| • rear yard   | 20                         | 30              |
| Maximum Building Coverage (ft.):  | 35                         | 15              |
| Minimum Building Height (ft.):  | 35                         | 35              |
| Minimum Green Area (%):   | 50                         | 75              |
| Parking   | 24                         | 27              |
| (2 spaces per unit, includes 3 visitor spaces)  |                            |                 |

## RECREATION CALCULATIONS

|                             | <u>Tots</u> | <u>children</u> | <u>teens</u> | <u>adults</u> | <u>seniors</u> |
|-----------------------------|-------------|-----------------|--------------|---------------|----------------|
| Demand Points               |             |                 |              |               |                |
| For 11 SFA units            |             |                 |              |               |                |
| • SFDII (14)                | <u>1.9</u>  | <u>2.4</u>      | <u>2.0</u>   | <u>14.2</u>   | <u>0.8</u>     |
| Total Demand                | 1.9         | 2.4             | 2.0          | 14.2          | 0.8            |
| Supply Points               |             |                 |              |               |                |
| <u>On-Site Facilities:</u>  |             |                 |              |               |                |
| Sitting Area                | 1           | 1               | 1.5          | 5             | 2              |
| Pedestrian System           | 0.2         | 0.5             | 0.4          | 7             | 0.4            |
| Natural Area                | <u>0</u>    | <u>0.1</u>      | <u>0.2</u>   | <u>1.6</u>    | <u>0</u>       |
| On-Site Total               | 1.2         | 1.6             | 2.1          | 13.6          | 2.4            |
| <u>Off-Site Facilities:</u> |             |                 |              |               |                |
| Fairland Reg. Park          | <u>0.7</u>  | <u>0.9</u>      | <u>0.8</u>   | <u>5.4</u>    | <u>0.3</u>     |
| Total Supply                | 1.9         | 2.5             | 2.9          | 19.0          | 2.7            |

\*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 units is adequate and efficient; the arrangement of the two clusters is situated to take advantage of the narrow site constraints and environmental restrictions. The location of the buildings conforms to the setbacks defined in the zoning ordinance to adjacent residential properties.

b. Open Spaces

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

The Master Plan requires that a minimum of 50% of the site be retained as green area. The plan indicates that 75% will be preserved as green area and open space. The green area to be preserved will encompass lot area, buffer areas to adjacent properties and the majority of the stream valley buffer behind the western rear of units 7-11. The open space fulfills one of the Master Plan goals of providing open space connections to adjacent properties and expanding the area for the tributaries to the Little Paint Branch.

The Stormwater Management Concept for the proposed development was approved with conditions by the Montgomery County Department of Permitting Services (DPS) on September 2, 2003. 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.

Landscaping consists of shade trees east of the units paralleling the bike path, around the sitting area and at the perimeter of the parking facility. Additional



flowering trees and shrubs are placed between the shade trees for screening to the adjacent multi-family properties to the south. Ornamental trees and evergreen shrubs are located in the islands at the front of the units. A mix of large deciduous and evergreen shrubs provides screening at the rear of the two-car garage units with additional evergreen trees for the unit closer to Greencastle Road.

Lighting is provided at the edge of the parking facility, specifically for safety concerns for the future residents. Light poles are twelve feet in height and will not cause any negative glare on the adjacent roadway or residential properties. Individual house lights will provide additional safety measures for residents in the non-garage units at the rear of the property.

Proposed Street lighting consists of Colonial Post-type fixtures, twelve feet in height creating a neighborhood effect. The lighting will not cause any negative glare on adjacent residential properties.

d. Recreation

The property is not subject to the recreation requirements, however, the applicant is proposing to provide on-site amenities for seating, natural areas and an integrated pedestrian system. An 8-foot wide Class I bikeway is proposed along the frontage of the property within the right-of-way for Greencastle Road.

e. Vehicular and Pedestrian Circulation

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

Access to the site consists of a single private road into the property directly off of Greencastle Road. The six units to the north of the internal road will be garage units providing room for two pad spaces. The units directly at the terminus of the private road are a mix of single car garage units and three non-garage units. Parking consists of twelve spaces, providing the required six spaces for the non-garage units and six additional visitor spaces. Pedestrian access is provided via a sidewalk from the non-garage units, directly in front of the two-car garage units and connecting to the bikeway along the frontage of the property.

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 75% of the site as open space. Each structure and use is compatible with other uses and with existing and proposed adjacent development. The proposed development satisfies all of the setback and zoning requirements of the zone and the adjacent property to the north.

The activity associated with the proposed residential community will not cause any negative effect on adjacent residential or institutional 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 0.57 acres of existing forest. Reforestation is required for the permanent encroachment into the stream buffer for utility connections and rear yard for lot 11.

A Category I Conservation easement will be placed over the existing forest and stream valley buffer areas as shown on the Forest Conservation Plan. The applicant is required to restore and reforest the disturbed areas and delineate those areas on the final forest conservation plan.

## **APPENDIX**

- A. Memorandums from other Divisions/Agencies