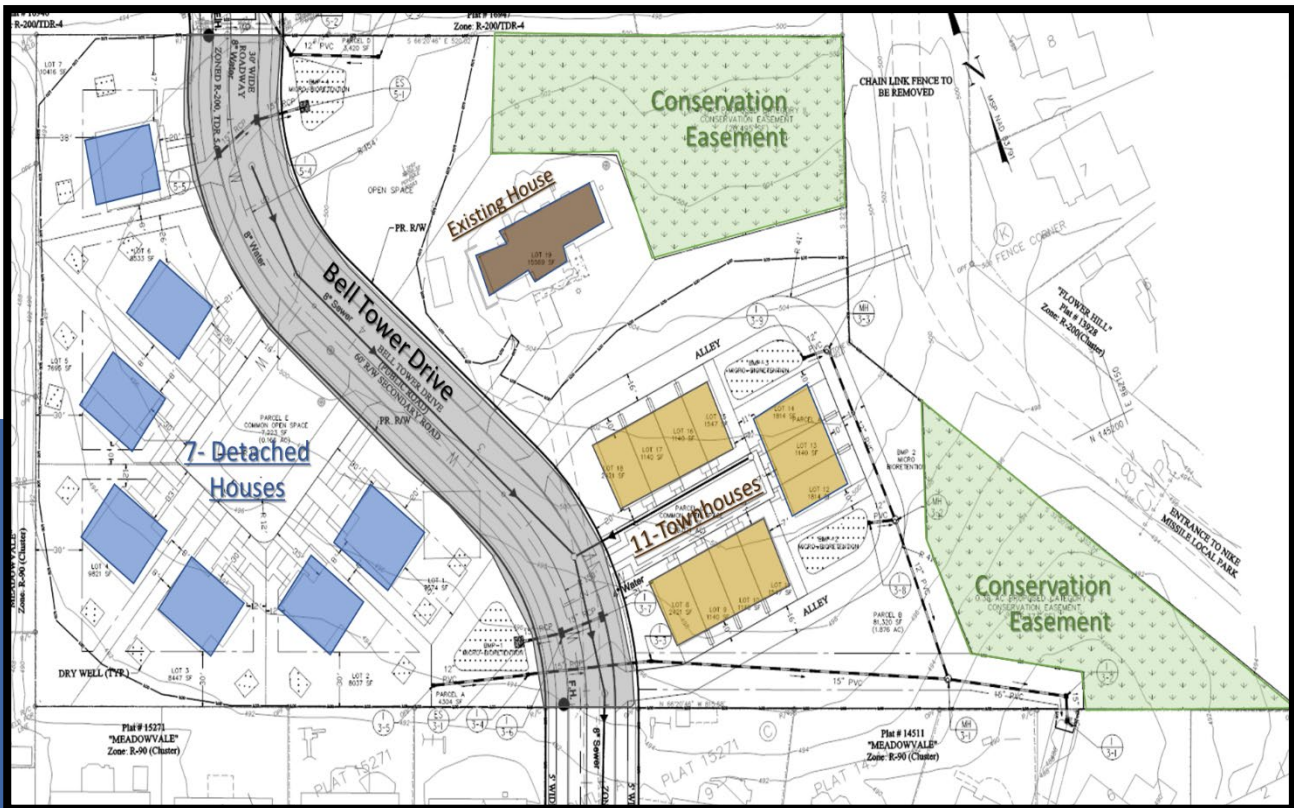


MEADOWVALE SITE PLAN NO. 820210100



Description

Request to construct eleven townhouses and seven single-family detached houses, with one existing single-family dwelling to remain; including landscaping for common open space, finalizing the streetscape for Bell Tower Drive, and providing the hardscape details for the pedestrian connection to Nike Missile Park.

NO. 820210100

COMPLETED: 12/3/2021

MCPB
Item No.
December 16, 2021

2425 Reddie Drive
Floor 14
Wheaton, MD 20902



Troy Leftwich, Planner Coordinator, Mid-County Planning, Troy.Leftwich@montgomeryplanning.org, (301) 495-4553

Matthew Folden, Supervisor, Mid-County Planning, Matthew.Folden@montgomeryplanning.org, (301) 495-4539

Carrie Sanders, Chief, Mid-County Planning, Carrie.Sanders@montgomeryplanning.org, (301) 495-4653

LOCATION:

18857 Cross Country Lane, Gaithersburg, MD, 20879.

MASTER PLAN & ZONE

1985 Gaithersburg Vicinity Master Plan
Zone R-200/TDR 5.0 and R-90

PROPERTY SIZE

5.17 acres

APPLICANTS

Zhijie Jiang, CK Technologies, LLC.

ACCEPTANCE DATE:

June 1, 2021

REVIEW BASIS:

Chapter 59, Zoning Ordinance, Chapter 22A, Forest Conservation Law.



Summary

- Staff recommends approval with conditions.
- The Applicant is purchasing nine (9) Transferable Development Rights (TDRs) to achieve the proposed density.
- The Applicant will either constructing and/or providing a fee-in-lieu financial contribution for the Master Plan Bikeway connection on Calypso Lane.

SECTION 1

STAFF RECOMMENDATION

Staff Recommendation

Staff recommends approval of Site Plan No. 820210100. The development must comply with the conditions of approval for Preliminary Plan No. 12006028A as listed in the MCPB Resolution No. 20-003, dated February 20, 2020. All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the following conditions.¹

Density, Height & Housing

1. Density
The Site Plan is limited to a maximum of eight (8) single family homes and eleven (11) townhomes on the Subject Property.
2. Height
The development is limited to a maximum height of 40 feet, as measured from the building height measuring point(s), as illustrated on the Certified Site Plan.
3. Transfer of Development Rights (TDRs)
The Applicant must purchase nine (9) TDRs for the development.

Open Space, Streetscape Improvements, Facilities and Amenities

4. Common Open Space, Facilities, and Amenities
 - a. The Applicant must provide a minimum of 43,986 square feet of common open space (20% of the Site Area) on-site.
 - b. The record plat must reference the Common Open Space Covenant recorded at Book 28045 Page 578 (Covenant).
 - c. Prior to final building permit for the first residential unit, the Applicant must construct the streetscape improvements, including the 5-foot sidewalk along Bell Tower Drive consistent with the streetscape standards determined by MCDOT.
 - d. Prior to final building permit for the first residential unit, all public use and amenity space areas on the Subject Property must be completed.
 - e. The Applicant is responsible for maintaining all publicly accessible amenities including, but not limited to the access path to Nike Missile Park and common open space uses.

¹ For the purposes of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor (s) in interest to the terms of this approval.

5. M-NCPPC Department of Parks

The Applicant must participate in the implementation of the master planned bikeway connection on Calypso Lane by either constructing or providing a fee-in-lieu financial contribution for the master planned bikeway connection in Nike Missile Park. The final scope of work and/ or financial contribution will be determined by Staff.

- a. Prior to Certification of the Site Plan, the Applicant will submit for Parks Department staff approval, an engineering cost estimate for the bikeway.
 - b. Prior to the final inspection for the 7th residential dwelling unit, the Applicant must construct or make the fee-in-lieu payment to the Parks Department, the final amount and/ or limits of which will be determined by Parks Staff at the time of either payment or construction.
 - c. If the Parks Department does not accept the fee-in-lieu financial contribution or the Applicant is unable to construct the master planned bikeway, the Applicant must obtain a Site Plan Amendment to address the master plan bikeway requirement.
6. Prior to the final inspection for the 7th residential dwelling unit, The Applicant must obtain a Park Permit from the Department of Parks for the connection between the Subject Property and the adjacent park access road into Nike Missile Local Park. Work associated with this connection includes, but is not limited to painting and striping, and installation of bollards for a five-foot wide pedestrian path and a crosswalk.

Environmental

7. The Applicant must schedule the required site inspections by M-NCPPC Forest Conservation Inspection Staff per Section 22A.00.01.10 of the Forest Conservation Regulations.
8. The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC Forest Conservation Inspection Staff.
9. Prior to the start of any demolition, clearing, grading, or construction for this development Application, the Applicant must record a Category II Conservation Easement over all areas of forest retention and forest planting as specified on the approved Final Forest Conservation Plan. The Category II Conservation Easement must be in a form approved by the M-NCPPC Office of the General Counsel and must be recorded in the Montgomery County Land Records by deed.
10. Prior to any demolition, clearing, grading or construction for this development Application, the Applicant must submit financial surety, in a form approved by the M-NCPPC Office of the General Counsel, to the M-NCPPC Planning Department for the 0.85 acres of new forest planting and variance mitigation trees, and for maintenance, including invasive species management controls, credited toward meeting the requirements of the FCP.
11. Prior to the initial planting acceptance inspection by the M-NCPPC Forest Conservation Inspection Staff, the Applicant must install permanent conservation easement signage and

fencing along the perimeter of the conservation easements as shown on the FCP, or as directed by the M-NCPPC Forest Conservation Inspection Staff.

12. Prior to any demolition, clearing, grading or construction for this development Application, the Applicant must submit a five-year (5) Maintenance and Management Agreement (“MMA”) in a form approved by the M-NCPPC Office of General Counsel. The MMA is required for all forest planting areas, mitigation tree plantings, including variance tree mitigation plantings, and landscape plantings credited toward meeting the requirements of the FCP. The MMA includes invasive species management control measures.
13. The Applicant must install the Afforestation/Reforestation plantings for the two Category II Forest Conservation Easement areas as shown on the approved FCP, within the first planting season following the release of the first Sediment and Erosion Control Permit from the Montgomery County Department of Permitting Services for the Subject Property, or as directed by the M-NCPPC Forest Conservation Inspection Staff.
14. Prior to Certification of the Site Plan including the Final Forest Conservation Plan, the Applicant must show the planting locations of 12 native shade trees of at least 3 inches caliper, each, in mitigation for the removal of variance trees number 1, 2, 4, and 15. These plantings are in addition to the required afforestation plantings, and must be located outside of public rights-of-way or easements.
15. Within the first planting season following the release of the first Sediment and Erosion Control Permit from the Montgomery County Department of Permitting Services for the Subject Property, or as directed by the M-NCPPC Forest Conservation Inspection Staff, the Applicant must install the variance tree mitigation plantings as shown on the FCP.
16. The Limits of Disturbance (“LOD”) shown on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved Final Forest Conservation Plan.
17. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”) – Water Resources Section in its stormwater management concept letter dated August 11, 2021 and incorporates them as conditions of the Site Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section if the amendment does not conflict with any other conditions of the Site Plan approval.

Transportation

18. Transportation

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services Right-of-Way Section (DPS-ROW) in its memo dated July 20, 2021 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in their memo, which DPS-ROW may amend if the amendments do not conflict with other conditions of Site Plan approval.

Site Plan

19. Site Design

The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on Sheet A 1.0 of the submitted architectural drawings, as determined by M-NCPPC Staff.

20. Site Plan Surety and Maintenance Agreement

Prior to issuance of any building permit, sediment control permit, or Use and Occupancy Certificate, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59.7.3.4.K.4 of the Montgomery County Zoning Ordinance, with the following provisions:

- a. A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b. The cost estimate must include applicable Site Plan elements, including, but not limited to plant material, on-site lighting, mailbox pad sites, fences, railings, private alleys and sidewalks, private utilities, paths and associated improvements of development, including sidewalks, bikeways, private storm drainage facilities, private street trees and private street lights. The surety must be posted before issuance of any building permit of development and will be tied to the development program.
- c. The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.

21. Development Program

The Applicant must construct the development in accordance with a development program table that will be reviewed and approved prior to the approval of the Certified Site Plan.

22. Certified Site Plan

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

- a. Include the stormwater management concept approval letter, development program, and Site Plan resolution on the approval or cover sheet(s).
- b. Add a note to the Site Plan stating that “M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading.”
- c. Add a note stating that “Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services.”
- d. Modify data table to reflect development standards approved by the Planning Board.
- e. Ensure consistency of all details and layout between Site and Landscape plans.
- f. Relocate all non-standard structures out of public ROW.
- g. Provide public sidewalk to ADA standards (minimum five feet wide) and label it accordingly.

- h. Provide dual sidewalk ramps for crossing at both directions at the intersection of Cross Country Lane at Bell Tower Drive.
- i. Ensure all handicap sidewalks/ramps have receiving counterparts and are aligned with them.
- j. Show storm drain easements.
- k. On the landscaping plan, provide street trees per approved major tree species list at the required spacing.
- l. Applicant must provide the Parks Department with an engineering cost estimate for the master planned bikeway on Nike Missile Park.

SECTION 2

PROPERTY AND PROJECT DESCRIPTION

Vicinity

The Meadowvale Property (Property or Subject Property), outlined in red in Figure 1, is approximately 5.05 acres in size and is located at 18857 and 18855 Cross Country Lane in Gaithersburg. Centerway Road is to the north, Snouffer School Road is to the northeast, Cross Country Lane is to the south, and Strawberry Knoll is to the west of the Property.

Land use within the neighborhood surrounding the Property is predominately residential with units zoned: R-200/TDR 4.0 to the north, R-90 to the west and south, and a Planned Neighborhood zone (PNZ) to the east of the Property. A light industrial area, zoned IL, and Montgomery County Airpark lies to the east of the Property beyond Snouffer School Road. The Property is within the 1996 *Gaithersburg Vicinity Master Plan* (Master Plan).

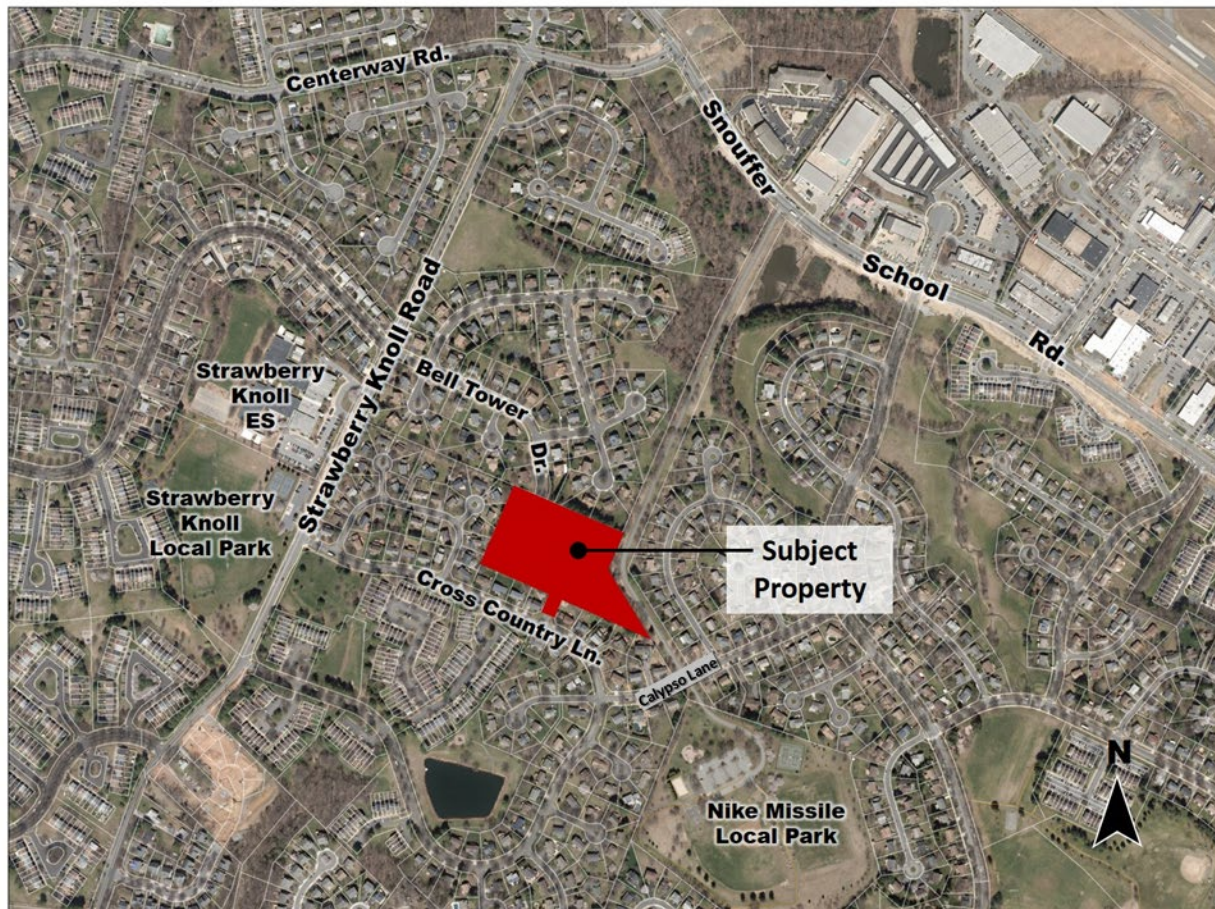


Figure 1: Aerial view of the Vicinity of the Subject Property

Site Analysis

The Property (Figure 2), located at the end of Bell Tower Drive, is split-zoned R-200/TDR 5.0 and R-90. The R-200/TDR 5.0 portion of the Property is 5.05 acres and the R-90 portion is 5,134 square feet.

The R-200 portion of the Property is identified as Parcel 54 and is currently improved with one single-family house and numerous accessory buildings. The Property is generally flat and gently slopes to the southeast. The Property lies within the Great Seneca Creek watershed and there are no forest, streams, wetlands, floodplains, or environmental buffers on the Property.

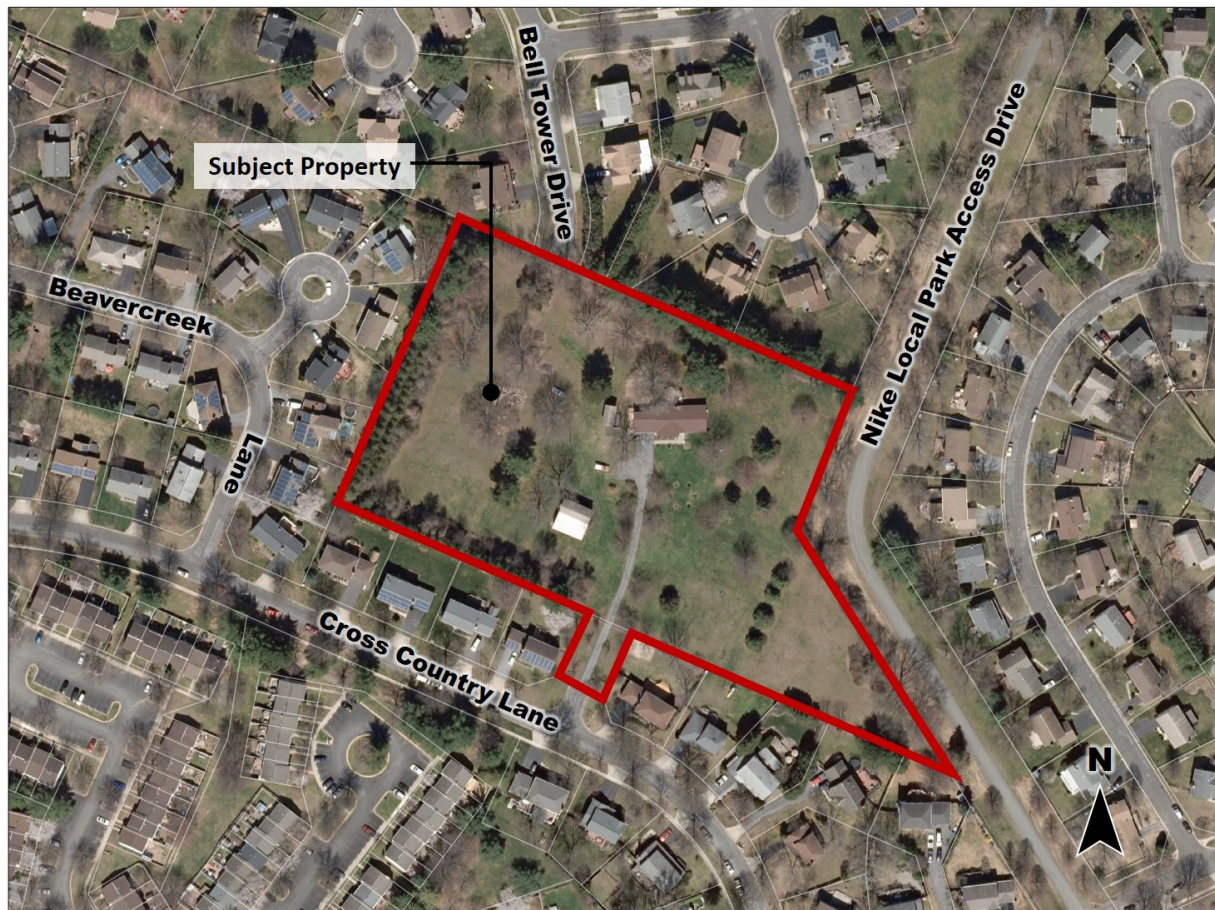


Figure 2: Aerial view with Property outlined in red

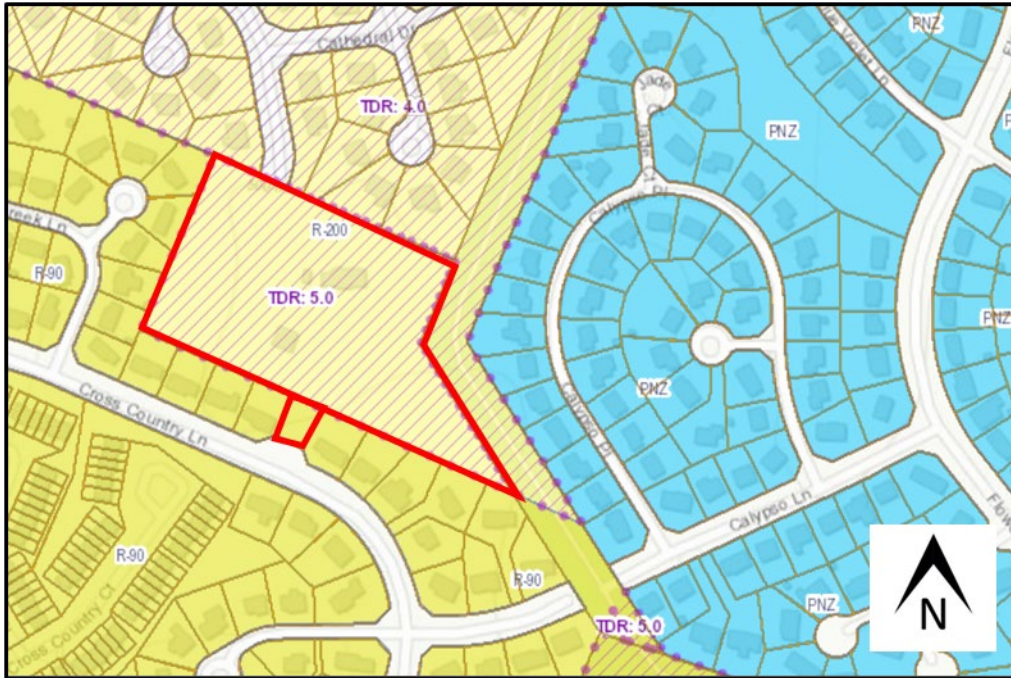


Figure 3: Zoning Map of the Subject Property outlined in red

Previous Approvals

On April 25, 1995, the Planning Board approved Preliminary Plan No. 119950360, “the Wilbur R. Hines Subdivision,” for the creation of three lots on the Property. This approval was not implemented.

On September 18, 2007, the Planning Board approved Preliminary Plan No. 120060280, “Meadowvale,” by Resolution No. 07-144 for the creation of ten (10) lots on the Property (Figure 4). This approval was not implemented, and the Preliminary Plan approval expired on October 11, 2018.

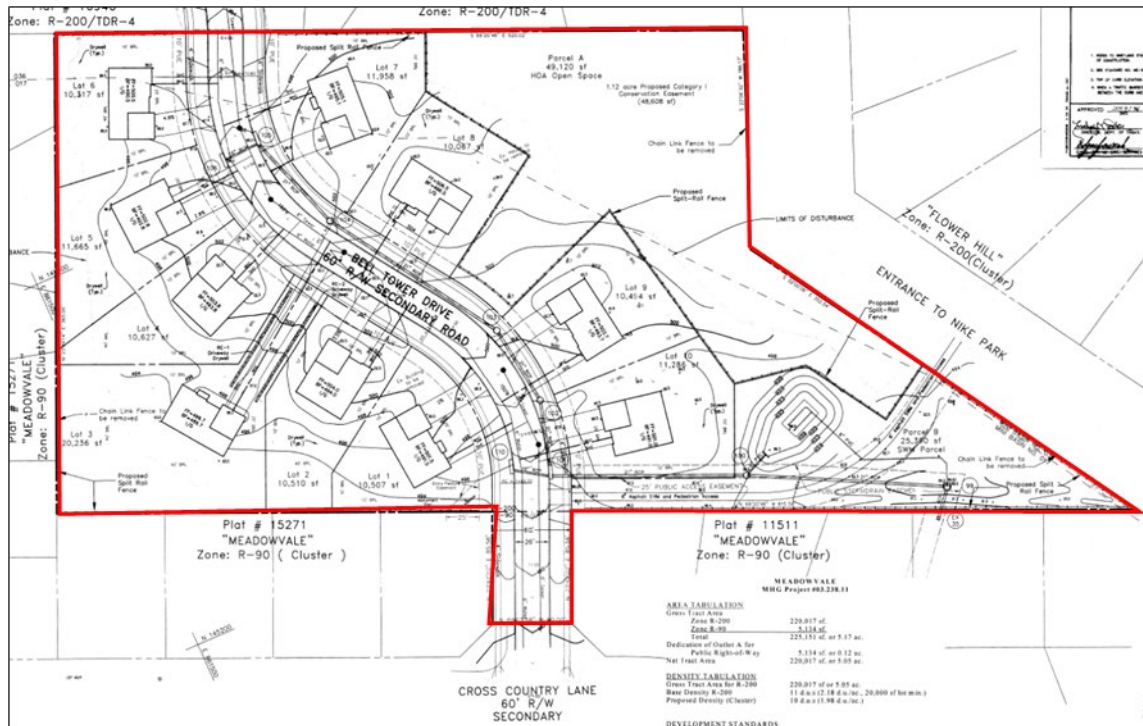


Figure 4: Approved 2007 Preliminary Plan

On January 23, 2020, the Planning Board approved Preliminary Plan No. 12006028A, "Meadowvale," by Resolution No. 20-003 for the creation of nineteen (19) lots and associated HOA parcels, comprising of eleven townhouse lots, seven single-family detached lots and one lot for one existing single-family dwelling to remain. The Subject Application seeks to implement Preliminary Plan No. 12006028A.

SECTION 3

PROPOSAL DESCRIPTION

Proposal

The Subject Application seeks to implement Preliminary Plan No. 12006028A through the construction of eleven (11) lots for townhouses and seven (7) new single-family detached units (a total of eight (8) single-family detached units, including one existing single-family detached unit to be retained). The Applicant proposes to purchase nine (9) TDRs, which will allow for a total of 19 units on the Property. Per section 59.4.9.17.B.2.c of the Zoning Ordinance, the TDR 5.0 overlay “may utilize the R-60 optional method MPDU Development standards”. The application is being reviewed per section 59.4.4.9 of the Zoning Ordinance, which complies with the R-60 Zone Optional Method MPDU Development Standards. The proposed townhouses will be rear-loaded and will front on a Common Open Space parcel. The proposed single-family detached units are clustered and oriented to either Bell Tower Drive or a shared alley/driveway with a shared Common Open Space parcel in the center. The Project will provide a sixty-foot-wide right-of-way by connecting Cross County Lane and Bell Tower Drive through the Property.

The Project will create two (2) Category II Forest Conservation Easements, of approximately 0.47 acres and 0.38 acres in size. These two (2) Forest Conservation Easements connect to the Nike Missile Park adjacent to the east side of the Subject Property. The Applicant is required to provide a pedestrian path through Parcel B that will connect from the sidewalk on Bell Tower Drive to the Nike Missile Park access road, and continue along the Nike Missile Park access road to the parking lot of the Nike Missile Local Park.

The Applicant has worked with Parks Department staff since approval of Preliminary Plan No. 12006028A to provide striping and pedestrian signage along Nike Missile Park access road to promote a safe connection from the proposed development to the Park. Additionally, the 2018 *Bicycle Master Plan* identifies a trail connection to be built across the Nike Missile Park access road, which is intended to connect two portions of Calypso Lane (currently bisected by the Nike Missile Park Access Road). Given the existing lack of (off-site) bicycle connectivity between 1) the Project and the Park and 2) between the two segments of Calypso Lane, Staff determined that construction of the Calypso Lane connection within Nike Missile Local Park may be premature at this time. In support of the Master Plan recommendation, Staff has conditioned that the Applicant will either construct the Calypso Lane bikeway or provide a fee-in-lieu financial contribution toward its construction. This approach provides flexibility in implementation and ensures that the connection is made in accordance with the Master Plan.

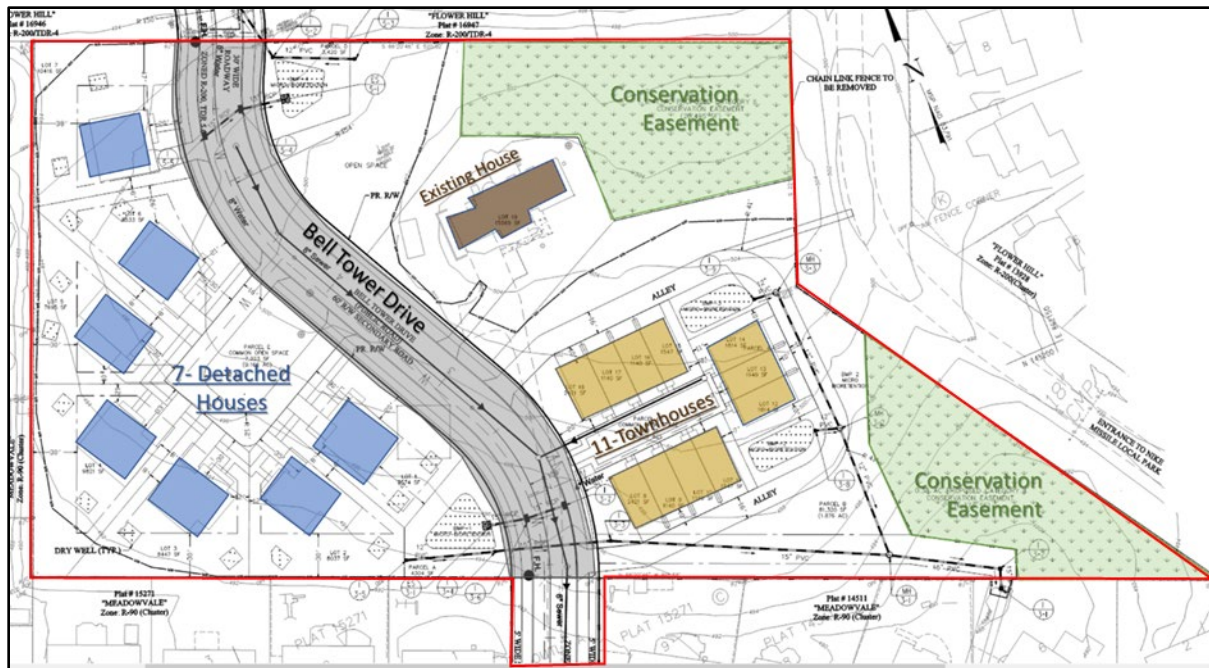


Figure 5: Proposed Meadowvale Site Plan No. 820210100



Figure 6: Proposed bikeway connection shown in yellow.

SECTION 4

ANALYSIS AND FINDINGS

1. When reviewing an application, the approval findings apply only to the site covered by the application.

2. To approve a site plan, the Planning Board must find that the proposed development:

a. satisfies any previous approval that applies to the site;

The Applicant satisfy and comply with all aspects of approved Preliminary Plan No 12006028A.

b. satisfies under Section 7.7.1.B.5 the binding elements of any development plan or schematic development plan in effect on October 29, 2014;

This finding is not applicable.

c. satisfies under Section 7.7.1.B.5 any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment;

This finding is not applicable.

d. satisfies applicable use standards, development standards, and general requirements under this Chapter;

The development area of property is zoned R-200/TDR 5.0 portion of the Property is 5.05 acres. Per section 4.9.17.2.c, the TDR 5.0 “may utilize the R-60 optional method MPDU Development standards”. The application is being reviewed per section 59.4.4.9 of the Zoning Ordinance, applicable development standards for a MPDU Optional Method Development Standards of the Property in the R-60 Zone are shown in Table 1.

Table 1- Data Table

Table 1: R-200/TDR 5.0 which allows use of R-60 Zone, Optional Method Development Standards						
			REQUIRED/ALLOWED		PROPOSED	
			DETACHED HOUSE	TOWNHOUSE	DETACHED HOUSE	TOWNHOUSE
1	SITE (59.4.4.9.C.1.)					
	DIMENSION (MIN)	USABLE AREA	3 AC		5.05 AC 2.	
		Specification for Site under MPDU Development (max)		60%		58%
	DENSITY (MAX)	DENSITY (UNITS/ACRE OF USABLE AREA)	5		3.8	
	OPEN SPACE (MIN)	COMMON OPEN SPACE (% OF USABLE AREA)	20%		Not required	

	SITE COVERAGE (MAX)	SITE COVERAGE	60%	N/A	40%	8.08%
2	LOT (59.4.4.9.C.2.)					
	DIMENSION (MIN)	LOT AREA	3,000 SF	1,000 SF	7,574 SF	1,140 SF
		LOT WIDTH AT FRONT BUILDING LINE	DETERMINED AT SITE PLAN		60'	20'
		LOT WIDTH AT FRONT LOT LINE	25'	14'	60'	20'
		FRONTAGE ON STREET OR OPEN SPACE	REQUIRED		PROVIDED	PROVIDED
3	PLACEMENT (59.4.4.9.C.3.)					
	PRINCIPAL BUILDING SETBACKS (MIN)	FRONT SETBACK FROM PUBLIC STREET	20'	20'	20'	20'
		FRONT SETBACK FROM PRIVATE STREET OR OPEN SPACE	10'	10'	N/A	N/A
		SIDE STREET SETBACK, ABUTTING LOT FRONTS ON THE SIDE STREET AND IS IN A RESIDENTIAL DETACHED ZONE	20'	20'	N/A	N/A
		SIDE STREET SETBACK, ABUTTING LOT FRONTS DOES NOT FRONT ON THE SIDE STREET AND IS NOT IN A RESIDENTIAL DETACHED ZONE	15'	15'	N/A	N/A
		SIDE OR REAR SETBACK	DETERMINED AT SITE PLAN	DETERMINED AT SITE PLAN	Side 8'	Side 0
		SIDE SETBACK, ABUTTING PROPERTY NOT INCLUDED IN APPLICATION	EQUAL TO REQUIRED SETBACK FOR A DETACHED HOUSE BUILDING TYPE IN THE ABUTTING ZONE UNDER STANDARD METHOD			
		REAR SETBACK, ABUTTING PROPERTY NOT INCLUDED IN APPLICATION	EQUAL TO REQUIRED SETBACK FOR A DETACHED HOUSE BUILDING TYPE IN THE ABUTTING ZONE UNDER STANDARD METHOD		35'	35'
		REAR SETBACK, ALLEY	4'	4'	N/A	4'
4	Height (in feet) (59.4.4.9.C.4.)					

	HEIGHT (MAX)	PRINCIPAL BUILDING	40'	40'	40'	40'
		ACCESSORY STRUCTURE	25'	25'	25'	25'
Table 1: R-200/TDR 5.0 which allows use of R-60 Zone, Optional Method Development Standards						
			REQUIRED/ALLOWED		PROPOSED	
			DETACHED HOUSE	TOWNHOUSE	DETACHED HOUSE	TOWNHOUSE
1	SITE (59.4.4.9.C.1.)					
	DIMENSION (MIN)	USABLE AREA	3 AC		5.05 AC 2.	
		Specification for Site under MPDU Development (max)		60%		58%
	DENSITY (MAX)	DENSITY (UNITS/ACRE OF USABLE AREA)	5		3.8	
	OPEN SPACE (MIN)	COMMON OPEN SPACE (% OF USABLE AREA)	20%		Not required	
	SITE COVERAGE (MAX)	SITE COVERAGE	60%	N/A	40%	8.08%
2	LOT (59.4.4.9.C.2.)					
	DIMENSION (MIN)	LOT AREA	3,000 SF	1,000 SF	7,574 SF	1,140 SF
		LOT WIDTH AT FRONT BUILDING LINE	DETERMINED AT SITE PLAN		60'	20'
		LOT WIDTH AT FRONT LOT LINE	25'	14'	60'	20'
		FRONTAGE ON STREET OR OPEN SPACE	REQUIRED		PROVIDED	PROVIDED
3	PLACEMENT (59.4.4.9.C.3.)					
	PRINCIPAL BUILDING SETBACKS (MIN)	FRONT SETBACK FROM PUBLIC STREET	20'	20'	20'	20'
		FRONT SETBACK FROM PRIVATE STREET OR OPEN SPACE	10'	10'	N/A	N/A
		SIDE STREET SETBACK, ABUTTING LOT FRONTS ON THE SIDE STREET AND IS IN A RESIDENTIAL DETACHED ZONE	20'	20'	N/A	N/A

		SIDE STREET SETBACK, ABUTTING LOT FRONTS DOES NOT FRONT ON THE SIDE STREET AND IS NOT IN A RESIDENTIAL DETACHED ZONE	15'	15'	N/A	N/A
		SIDE OR REAR SETBACK	DETERMINED AT SITE PLAN	DETERMINED AT SITE PLAN	Side 8'	Side 0
		SIDE SETBACK, ABUTTING PROPERTY NOT INCLUDED IN APPLICATION	EQUAL TO REQUIRED SETBACK FOR A DETACHED HOUSE BUILDING TYPE IN THE ABUTTING ZONE UNDER STANDARD METHOD			
		REAR SETBACK, ABUTTING PROPERTY NOT INCLUDED IN APPLICATION	EQUAL TO REQUIRED SETBACK FOR A DETACHED HOUSE BUILDING TYPE IN THE ABUTTING ZONE UNDER STANDARD METHOD		35'	35'
		REAR SETBACK, ALLEY	4'	4'	N/A	4'
4	Height (in feet) (59.4.4.9.C.4.)					
	HEIGHT (MAX)	PRINCIPAL BUILDING	40'	40'	40'	40'
		ACCESSORY STRUCTURE	25'	25'	25'	25'

² Density is only being calculated from the R-200/TDR 5.0 zoned portion of the Subject Property which is 5.05 acres.

Table 2- Transfer of Development Rights Summary

Transfer of Development Rights	
Zone	R-200/TDR 5.0 ³
Area	5.05 Acres
Base Density	2 Units Per Acre (per 59.4.9.17.B.2)
Total Base Units	10 Units
TDRs	9
Total Units	<u>19</u>

³ Per Section 4.9.17.2.b, the development includes “at least 2/3 of the maximum number of development rights” by providing a total of 19 Units. The total unit yield for the Subject Property is 25 units.

e. satisfies the applicable requirements of:

i. Chapter 19, Erosion, Sediment Control, and Stormwater Management; and

Environmental Guidelines

The Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) No. 420060010 for this Property was approved in July 2005. The Property contains no streams or stream buffers, wetlands or wetland buffers, hydraulically adjacent steep slopes, 100-year floodplains, or known locations of Rare, Threatened or Endangered species. There is no forest existing on the site. The Subject Property is located within the Great Seneca Creek watershed, which is a State Use Class I-P stream. This site does not lie within a Special Protection Area.

The Applicant received approval of their stormwater management concept from the Montgomery County Department of Permitting Services, Water Resources Section on August 11, 2021. The concept meets required stormwater management goals using a combination of ESD approaches including drywells and micro-bioretenention areas. The Property is not subject to a water quality plan, and there are no floodplain requirements. The requirements of Chapter 19 for stormwater management are satisfied.

ii. Chapter 22A, Forest Conservation.

Forest Conservation Plan

Preliminary Forest Conservation Plan No. 12006028A was approved by Planning Board Resolution No. 20-003 dated February 20, 2020. Proposed impacts to trees subject to Section 22A-12(b)(3) of the Montgomery County Code were approved as part of the Planning Board approval of the Preliminary Forest Conservation Plan. A Final Forest Conservation Plan was submitted as part of the Subject Application.

The FCP Net Tract Area for the Site is 5.37 acres. This figure includes 0.32 acres of off-site disturbance. Based on the zoning for the Property, the afforestation requirement is 0.81 acres. This requirement is being met through the planting of approximately 0.85 acres of forest on-site. The forest will be protected in a Category II Forest Conservation Easement.

The Application satisfies all of the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A and is in compliance with the Montgomery County Planning Department's Environmental Guidelines.

f. provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;

Building Massing

The proposed homes are single family detached units and attached townhouses with a maximum height of 40 feet. The building massing is consistent with other residential homes in the area.

Open Spaces and Site Amenities

The area inside the private alley, townhouse courtyard, and areas along Bell Tower Drive serves as a proposed common open space area, which provide a useable area for future residents and surrounding residential neighborhoods. The Project will provide a total of 22% common open space, which is above the minimum required (20%) per Chapter 59.

g. substantially conforms with the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan;

The 1985 *Gaithersburg and Vicinity Master Plan* ("Master Plan") recommends a unit yield of 18 to 25 units on the Subject Property. This Project complies with the Master Plan by providing 19 total units for the Subject Property. The proposed building types are comparable to the surrounding neighborhood by providing a mix of single-family houses and townhouses, and the design and orientation of the proposed development allows for the density envisioned by the Master Plan and allowed by the zone, while clustering the proposed lots around open spaces and preserving the maximum amount of open space.

Master-Planned Roadway and Master-Planned Bikeways

The Applicant proposes a “natural trail” connection from the private alley on the eastern side of the site to the access road to Nike Missile Local Park. The Applicant is currently required to provide a pedestrian connection through the site and outside of the alley. The 2018 *Bicycle Master Plan* recommends a “neighborhood connector” southeast of the site where Calypso Lane dead ends adjacent to the Nike Missile Local Park. Neighborhood connectors are short bicycle and pedestrian paths that provide critical connections in the residential walking and bicycling network. This proposed connection creates a shortcut into Nike Missile Local Park and increases neighborhood access. The connector as proposed by the Applicant should be widened and paved and meet the requirements of the Americans with Disabilities Act (ADA) and the *Bicycle Master Plan* recommendation.

h. will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the development is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required the Planning Board must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage.

The estimated enrollment impacts of this application fall below the moratorium thresholds for both Strawberry Knoll ES and Gaithersburg MS. There is sufficient anticipated school capacity to accommodate the estimated number of students generated by this project, as determined through the Annual Schools Test evaluated through Preliminary Plan No. 12006028A. The proposed development will be served by public water and sewer systems. The Montgomery County Department of Permitting Services Fire Department Access and Water Supply Section has reviewed the application and has determined that the Property has appropriate access for fire and rescue vehicles. Other public facilities and services including police stations, firehouses and health care are currently operating in accordance with the Subdivision Staging Policy and will continue to be sufficient following construction of the project. Electric, gas and telecommunications services are available and adequate.

i. on a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood; and

The Subject Application is being reviewed under R-60 Zone, MPDU Optional Method Development Standards, due to utilization of TDRs, per section 59.4.9.17.2.c. The application represents infill development in an appropriate location near existing residential subdivisions with detached houses and townhouses. The proposal is consistent with the intent of the R-60 Zone that reads as follows:

“...provide designated areas of the County for moderate density residential uses. The predominant use is residential in a detached house. A limited number of other building types may be allowed under the optional method of development.”

SECTION 5

COMMUNITY CORRESPONDENCE

The Applicant has met all proper signage, noticing and pre-submission meeting requirements for the submitted Applications. A pre-submission meeting for the Site was held virtually on January 13, 2021. As of the date of this report, Staff has not received any correspondence regarding the proposed amendment.

SECTION 6

RECOMMENDATION

The proposed Site Plan complies with the standards and requirements for approval. The proposed Site Plan is consistent with the goals and recommendations of the *1985 Gaithersburg Vicinity Master Plan*. Staff recommends approval of the Meadowvale, Site Plan No. 820210100 with the proposed conditions of approval.

ATTACHMENTS

1. Agency Approval Letters
2. Forest Conservation Plan

Attachment 1

DPS-ROW CONDITIONS OF APPROVAL

July 20, 2021

820210100 Meadowvale

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-SITE-820210100-001.pdf V7” uploaded on/ dated **“7/18/2021”**.

The followings need to be addressed prior to the certification of site plan:

1. Relocate all non-standard structures out of public ROW.
2. Provide public sidewalk:
 - a. to ADA standards (minimum five feet wide) and label it accordingly;
 - b. Provide dual sidewalk ramps for crossing at both directions at the intersection of Cross Country Lane at Bell Tower Drive;
 - c. ensure all handicap sidewalks/ ramps have receiving counterparts and are aligned with them.
3. Show storm drain easements.
4. The exact location and design of ROW elements such as proposed streetlights or storm drain system will be determined at the time of ROW permit.
5. On landscaping plan, provide street trees per approved major tree species list at the required spacing.

And the followings need to be conditions of the certified site plan:

1. Planning Board resolution for preliminary plan 12006028A condition 10; traffic calming along Bell Tower Drive.
2. Private streets to be built to the corresponding public road classification standards per County Code 50.4.3.E.4.c.

Attachment 1



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

August 11, 2021

Mr. Kevin Haug
Endesco, Inc.
15245 Shady Grove Road
Suite 335
Rockville, MD 20850

Re: **SITE DEVELOPMENT STORMWATER
MANAGEMENT PLAN** for Cross Country Lane
Meadowvale lots 1 – 19, Outlots A and B
Preliminary Plan #: 12006028-A (Amendment)
Site Plan #: TBD
SM File #: 220154
Tract Size/Zone: 5.17 ac./R-200/TDR5
Total Concept Area: 5.26 ac. (LOD)
Legal Description: TBD
Watershed/Class Use: Great Seneca Creek
Type of Development: New Development

Mr. Haug:

Based on a review by the Department of Permitting Services Review Staff, the review of the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals for each single family detached residential lot individually with drywells, for the public roads via two micro-bioretenention facilities located on parcels and via two micro-bioretenention facilities to treat the fee simple townhouse lots and associated infrastructure. The measures are intended to be sized to compensate for portions of the project that cannot drain to an ESD measures including public road extensions.

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

1. Please upload the approved Concept plan and comps as noted in the comments.
2. Provide the SWM Summary Table as approved with the concept and the Site Development Stormwater Summary Table on the first sheet.
3. Provide to scale section as requested.
4. Remove any information that could be confused to be final construction information.
5. Review and correct computations per comments.
6. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
7. Clarify how runoff will enter facilities by the townhouses.
8. Other eplan comments to address.
9. Most northern facility is larger and in a slightly different location. Has this been accepted by P7P staff?



2425 Reedie Dive, 7th Floor, Wheaton, MD 20902 240-777-0311
www.montgomerycountymd.gov/permittingservices

Attachment 1

Mr. Kevin Haung
August 11, 2021
Page 2 of 2

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

If you have any questions regarding these actions, please feel free to contact me at mary.fertig@montgomerycountymd.gov or at 240-777-6202.

Sincerely,

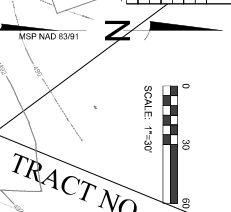
Mary M. Fertig, PE
Senior Permitting Service Specialist
Water Resources Section
Division of Land Development Services

cc: SM File # 220154

SF detached: ESD met on per lot basis
Townhouses:
ESD: Required/Provided TBD/ BD
Right-of-Way:
ESD: Required/Provided TBD/TBD
STRUCTURAL: n/a
WAIVED: n/a

ID	Qty	Latin Name	Common Name	Scheduled	Remarks
1	2	Quercus alba	White Oak	1-CAL	188
2	2	Quercus macrocarpa	Shingle Leaf Oak	1-CAL	188
3	2	Quercus prinus	Prickly Pear Oak	1-CAL	188
4	2	Quercus rubra	Red Oak	1-CAL	188
5	2	Quercus sp.	Quercus	1-CAL	188
6	2	Quercus sp.	Quercus	1-CAL	188
7	2	Quercus sp.	Quercus	1-CAL	188
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100	2	Quercus sp.	Quercus	1-CAL	188

NOTE: 10 EXISTING TREES IN THE FOREST TOTAL TREES REQUIRED: 81 (C CAL. EQUIVALENT) PROPOSED 10 EXISTING 52 + CAL. = 28 47.7 CAL. = 45 10 CAL. = 10



LEGEND

- PROPOSED CONTOUR
- EXISTING SIGNIFICANT TREE AND CRITICAL ROOT ZONE
- EXISTING SPECIMEN TREE AND CRITICAL ROOT ZONE
- EXISTING TREES TO BE REMOVED
- LIMITS OF DISTURBANCE
- FOREST CONSERVATION EASEMENT
- TREE PROTECTION FENCE
- ROOT PRUNING
- TREE PROTECTION SIGNS
- FOREST CONSERVATION SIGNS
- OFF-SITE DISTURBANCE

TRACT NO. A-105-E-1

SCALE: 1" = 30'

MSP NAD 83/91

POSTMODERN
Landscape Architecture, LLC
10726 SANTA ANITA TERRACE
DAMASCUS, MD 20872
301-466-6214
INFO@POSTMODERN-LA.COM

FOREST CONSERVATION PLANNING CERTIFICATION
HIGHER CERTIFICATION PLAN HAS BEEN
FORWARDED TO THE MONTGOMERY COUNTY
FOREST CONSERVATION ACT (COMA) TITLE 86,
CHAPTER 22A, FOREST CONSERVATION OF THE
MONTGOMERY COUNTY CODE (COMAR 26.04.01)

DATE: 4/26/2021
Drawn & Final
Registered Landscape Architect No. 8115

DESIGNER CERTIFICATE
The Undersigned agrees to execute all the features of the Approved Final Forest
Conservation Plan No. _____ including, but not limited to, forest planning, maintenance, and all
other applicable requirements.

Developer's Name: _____
Contact Person Owner: _____
Address: _____
Phone and Email: _____
Signature: _____

PLAT 15271
CROSS COUNTRY LANE
TOPO OF ROAD INTERFERENCE
S02 KLM 6-7-06

NOTE: TOTAL OFF-SITE DISTURBANCE = 13,766 S.F. (102% AC)
OFF-SITE DISTURBANCE
7,238 S.F.

STOCKPILE AREA
9,528 S.F.

PLAT 14511
CROSS COUNTRY LANE
TOPO OF ROAD INTERFERENCE
S02 KLM 6-7-06

LOT 1 - 19
MEADOWVALE
PARCEL 54 & OUTLOT A
L. 6050 F. 791, L. 6899 F. 057
MONTGOMERY COUNTY, MD

FINAL FOREST CONSERVATION PLAN
FCP-820210100

DATE: APRIL 26, 2021
DRAWN BY: 2017-22
SCALE: 1" = 30'

F1.0
of _____