



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

MONTGOMERY COUNTY PLANNING BOARD

OPINION

SUPERSEDED

Preliminary Plan 1-81170
NAME OF PLAN: GUNNERS LAKE VILLAGE

On 09-30-81, HASSAN NEMAZEE, submitted a application for the approval of a preliminary plan of subdivision of property in the PD9,CO zone. The application proposed to create 28 3 lots on 357.10 ACRES of land. The application was designated Preliminary Plan 1-81170.

On 01-14-82, Preliminary Plan 1-81170 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-81170 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-81170, subject to the following conditions:

1. Full width dedication of master plan streets
2. Relocation of existing elementary school site
3. Dedication of park site - (configuration and grading to be acceptable to M-NCPPC Park Department)
4. Applicant to enter into public improvement agreements with regard to area roadway improvements (118 Club II³ and staff report of Jan 11, 1982) to be provided at appropriate time in development schedule
5. Establishment of 25 foot building restriction line along all 100 year flood plains
6. Site plan approval of ^{up to} 286³ lots by Montgomery County Planning Board prior to recording of individual lots
7. Provision for necessary slope and drainage easements
8. Requirement for 15 percent ^{of total units to be} MPDUs

A

*applicant
approved
1/10/82*

PRELIMINARY SUBDIVISION PLAN APPLICATION FILE NO: 1-81170
withdrew or superseded: another plan on property? fileno: -
NAME OF SUBDIVISION: GUNNERS LAKE VILLAGE DATE OF APPLIC: 09-30-81
IF THERE EXISTS A PRE-PRELIMINARY PLAN FOR THIS PROPERTY, ENTER IT: 7-81042
LOCATION

B. SW QUADRANT OF INTERSECTION OF MIDDLEBROOK RD. & MD ROUTE 118
SPECIAL TAX AREA: LOCAL JURISDICTION: MPDUS PROPOSED: 429
NO. LOTS PROPOSED: 2863 NUMBER OF RESIDENTIAL UNITS PROPOSED: 2863
TYPE OF UNITS: TW, GR, , , EXISTING ZONING: PD9,CO
NUMBER OF UNITS: 1667 1196 0 0 0 PROPOSED ZONING:
PROPOSED SANITARY FACILITIES: WATER: PUBLIC SEWER: PUBLIC
ANY ASSOCIATED TDRS: N NUMBER OF ASSOCIATED TDRS: 0
REQUESTED A WAIVER: N
REPLY O FOR OWNER, C FOR CONTRACT PURCHASER: O
OWNER OR CONTRACT PURCHASER NAME: HASSAN NEMAZEE
ADDRESS: 1717 ELTON RD. TELEPHONE NO: 301-439-4200
SILVER SPRING ,MD,20903
GRANTOR: FAKHRI NEMAZEE GRANTEE: HASSAN NEMAZEE
DATE OF CONVEYANCE: 05-19-72 LANDS RECORD REFERENCE (LIBER/FOLIO): 4222/097
TRACT AREA AS CONVEYED: 552.81 ACRES PLAN INCLUDED AREA: 357.10 ACRES
PRELIMINARY PLAN FEE: \$4270.00

ENCUMBRANCES:
NONE

EASEMENTS:
40' R/W & EASEMENT FOR ACCESS & EGRESS; VARIOUS WSSC RIGHTS OF WAY

COVENENTS:
NONE

ENGINEER OR SURVEYOR: JOHNSON, MIRMIRAN, THOMPSON
ADDRESS: 1751 ELTON RD. TELEPHONE: 301-434-7000
SILVER SPRING ,MD,20903

MPDU REQUIRED: 430 MPDU APPROVED: 430 NO. OF LOTS APPROVED: 2863
DATE OF PLAN ACTION: 01-14-82 PLANNING BOARD ACTION: APPROVED
STAGING SCHEDULE? YEAR:
NUMBER OF LOTS:

200 BASE MAP NO: 226NW13 MASTER PLAN AREA: TAX MAP NO: 00000
X COORDINATE 28.78 TAX MAP YEAR: CENSUS TRACT & BLOCK: 03011770
Y COORDINATE 45.68 PLANNING AREA: 19 TRAFFIC ZONE: 306

SEWERSHED NO: SEWER AUTHORIZATION NO:
STORM WATER MGMT. WAIVER GRANTED: STREAM CHANNEL MODIFICATION:
WRA PERMIT NEEDED:

Resolution No. 10-1612
Introduced: November 27, 1985
Adopted: November 27, 1985

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND

F 926
DPA 85-1

By: District Council

Subject: Approval of Revised Development Plan for Gunners Lake Village (DPA 85-1)

Background

1. On August 1, 1985, the Montgomery County Planning Board transmitted to the District Council a proposed amendment to the Development Plan for Gunners Lake Village, located in Germantown, for the purpose of:

- A. Extending Forest Brook Drive through Section 6 of the Gunners Lake Village Planned Development to the edge of the Planned Development Zone, and
- B. Modifying the number and mix of proposed dwelling units as follows:

Approved Development Plan

	<u>Townhouses</u>	<u>Garden Apartments</u>
Section 5	205	108
Section 6	206	120
TOTAL	411	228

Proposed Development Plan

	<u>Townhouses</u>	<u>Garden Apartments</u>
Section 5	98	240
Section 6	258	-
TOTAL	356	240

2. The Montgomery County Planning Board held a public hearing on July 25, 1985, on proposed Development Plan Amendment 85-1, and recommended approval with modifications to require the connection through the apartment parking areas which connect Forest Brook Drive to Wisteria Drive directly across from Waring Station Road either be made discontinuous or constructed with speed bumps.
3. There was no opposition expressed concerning proposed Development Plan Amendment 85-1 at the Planning Board public hearing on July 25, 1985.
4. On October 28, 1985, the Planning, Housing and Economic Development Committee reviewed Development Plan Amendment 85-1, and supported approval of the amendment with modifications as recommended by the Montgomery County Planning Board.

5. On November 27, 1985, the District Council reviewed proposed Development Plan Amendment 85-1, and the recommendations of the Planning, Housing and Economic Development Committee and the Montgomery County Planning Board.

Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland approves the following resolution:

The requested amendment to the Gunners Lake Village Development Plan to extend Forest Brook Drive through Section 6 of the Gunners Lake Village Planned Development to the edge of the Planned Development zone and to revise the number and distribution of dwelling units is approved subject to the following provision:

- The connection through the apartment parking areas which connect Forest Brook Drive to Wisteria Drive is to be made discontinuous or constructed with speed bumps.

This is a correct copy of Council action.



Mary A. Edgar, Acting Secretary
County Council

MONTGOMERY COUNTY PLANNING BOARD
OPINION

Site Plan Review #8-87068
Project: Gunners Lake, Section 10

Date Mailed: February 1, 1988

Action: (Motion was made by Commissioner Keeney, seconded by Commissioner Henry, with a vote of 5-0, Commissioners Christeller, Keeney, Floreen, Henry, and Hewitt voting for and no Commissioner voting against.)

On October 21, 1988, Stanley Martin Communities submitted an application for the approval of a site plan for property in the PD-9 zone. The application was designated Site Plan Review #8-87068.

On January 7, 1988, Site Plan Review #8-87068 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented by the staff and on the staff report with modifications to the conditions hereby adopted by the Montgomery County Planning Board, which is attached hereto and made a part hereof, the Montgomery County Planning Board finds:

1. the Site Plan meets all of the requirements of the zone in which it is located;
2. the locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;
3. each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development; and
4. the Site Plan is consistent with the approved Development Plan #F-942;

and approves Site Plan Review #8-87068 subject to the following conditions, to be addressed prior to release of building permits:

1. Submit Site Plan Enforcement Agreement and Development Program, including a monitoring program for the type and space usage of retail and office uses within the center, specifically referencing type and space usage of tenants as described in the December 1, 1987, letter from the applicant.
2. Add vegetation, berms, and a minimum three-foot masonry fence along the property line shared with Section 3 residential units.

3. Limits of grading and tree protection areas along the stream valley are to be marked in the field and inspected by staff prior to grading.
4. Submit detailed erosion and sediment control plans to assess removal of additional trees as per new state criteria.
5. Vegetation along the stream valley to be native vegetation.
6. Tenancy is not to include fast-food.
7. Landscape plan is to show cut-off lighting fixtures, subject to staff review.