



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item # 5
MCPB
11/16/03

MEMORANDUM

DATE:
TO: Montgomery County Planning Board
VIA: Joe R. Davis, Chief *JRD*
Michael Ma, Supervisor
Development Review Division
FROM: Wynn E. Witthans, RLA, AICP *WN*
Planning Department Staff
(301) 495-4584
REVIEW TYPE: Site Plan Review
APPLYING FOR: Approval of 31 SFD lots on 68.44 acres
PROJECT NAME: Greenbriar Preserve
CASE #: 8-03026
REVIEW BASIS: Div. 59-D-3, Montgomery County Zoning Ordinance for Site Plan
ZONE: RNC
LOCATION: Piney Meeting House Road 2,000 feet north of Glen Road
MASTER PLAN: Travilah and Vicinity
APPLICANT: Greenbriar Investments, Rich Thometz
FILING DATE: March 19, 2003
HEARING DATE: October 16, 2003



SITE PLAN

STAFF RECOMMENDATION: Approval of 31 SFD lots on 68.44 acres with the following conditions:

1. Lighting and Landscaping Plan

Prior to signature set approval,

COMMON OPEN SPACE

H.O.A. Owned Parcels A,M,F & Part of L

Uses Allowed:

Passive and Active Recreation, Sidewalks, Fences, Lighting, Landscaping, Signage, Underground Utilities, and Utility Easements

Initial Construction Responsibility:

Developer: Sidewalks, Fences, Lighting, Landscaping, Signage, Initial Grading/Stabilization, Underground Utilities

Public: None

Maintenance Responsibility:

H.O.A.: Open Space, Sidewalk, Fences, Lighting, Landscaping and Signage

Public: Underground Utilities as appropriate

GREENBRIAR PRESERVE
Use, Ownership, Development & Maintenance

RURAL OPEN SPACE

H.O.A. Owned: Open Space Parcels C & J

Uses Allowed:

Type I Forest Conservation Easements, Rural Open Space Conservation Easements, Storm Water Management Facilities, and or Outfalls, Sidewalks, Landscaping, Signage, Underground Utilities, , and Utility/SWM Easements.

Initial Construction Responsibility:

Developer: Proposed Storm Water Management Outfalls, Sidewalks, Landscaping, Signage, Initial Grading/Stabilization, and Underground Utilities.

Public: None

Maintenance Responsibility:

H.O.A.: Landscaping, Signage, and SWM facilities, Sidewalk

Public: Underground utilities as appropriate

M-NCPPC Dedicated Open Space Parcel H

Uses Allowed:

Type I Forest Conservation Easements, Rural Open Space Conservation Easements, and Underground Utilities

Initial Construction Responsibility:

Developer: None

Public: None

Maintenance Responsibility:

H.O.A.: none

Public: Open Space--To be determined by the M-NCPPC and Underground Utilities as appropriate.

H.O.A. Owned SWM Parcels B, D, E, G, I & K

Uses Allowed:

Storm Water Management Facilities, Sidewalks, Fences, Landscaping, Access Driveways, Underground Utilities, and Utility/SWM Easements

Initial Construction Responsibility:

Developer: Roads, Sidewalks, Fences, Landscaping, Signage, Initial Grading/Stabilization, Underground Utilities

Public: None

Maintenance Responsibility:

H.O.A.: Fencing, Landscaping, and SWM Facilities, Sidewalk

Public: Underground Utilities as appropriate

Brian Lewandowski
February 19, 2003
Page 2

This letter must appear on the sediment control/stormwater management plan at its initial submittal. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Nadine Vurdelja Piontka at 240-777-6334.

Sincerely,



Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:enm.CN206963

cc: M. Shaneman
S. Federline
SM File # 206963

QN - onsite; Acres: 14.8
QL - onsite; Acres: 14.8

Recharge is provided



RECEIVED

FEB 24 2003

GUTSCHICK, LITTLE & WEBER, P.A.

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

February 19, 2003

Robert C. Hubbard
Director

Mr. Brian Lewandowski
Gutschick, Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, MD 20866

Re: Stormwater Management **CONCEPT** Request
for Greenbriar Preserve
Preliminary Plan #: 1-03041
SM File #: 206963
Tract Size/Zone: 68 acres
Total Concept Area: 68 acres
Parcel(s): 547 & 850
Watershed: Watts Branch

Dear Mr. Lewandowski:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site channel protection measures via 3 dry ponds and an underground pipe system; on-site water quality control via surface sand filters and biofiltration facilities; and onsite recharge via storage underneath the sand filter/biofiltration facilities. Channel protection volume is not required for portions of the site because the one-year post development peak discharge is less than or equal to 2.0 cfs.

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

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. Show (on the sediment control plan) how the roof top disconnect credit and buffer credit will be applied.
5. The sand filter in pond #1 must be a separate facility from the dry pond.
6. Dry swales or a Maryland Department of the Environment approved structure will be used for water quality treatment for drainage area A
7. Dry wells must be sized for the water quality volume.

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

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.



5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The Plan contains 60.00 acres of forest excluding the flood plain and meets both the minimum retention and overall forest conservation requirements by retaining 42.5 acres of forest on site. The plan meets all requirement of forest conservation law on site.

APPENDIX

Correspondence as noted in text.

The proposed lighting plan concept will provide for adequate light levels for public passage on the private drives without creating negative situations (spillover, glare) for adjoining homes on site and off. Staff will review final plans with the Signature Set documents to assure conformance to these guidelines.

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table above. The recreation will provide for a variety of outdoor exercise and play opportunities by allowing for residents to more fully enjoy the open spaces preserves and the common open spaces created for community use.

e. Vehicular and Pedestrian Circulation

The street connections to the site are in accordance with the approved Preliminary Plan. The layout provides access to the developable areas of the site utilizing the flexibility of design standards possible with a private driveway.

A sidewalk is provided along one side of the entry road up to the community open space. This allows for pedestrian access in areas of highest vehicular travel.

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

The proposed buildings are compatible with adjacent development for a number of reasons. The plan preserves trees along boundaries of existing homes and the plan proposes a method to maintain and further plant that buffer to enhance screening capability and to assure no tree on adjacent properties are disturbed. A solid 6-foot wooden fence along the rear property lines for McHugh/Abbot and Cheng will increase buffer and screening between units.

The proposed unit locations allow for preservation of open spaces and significant setback to adjacent properties. Also, the natural elevations of the units are lower than the adjacent homes. The number of units along the property lines, to the south east, provide reasonable relationships to existing homes, with the expectation that existing views will not be overwhelmingly changed.

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

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.*
2. *The Site Plan meets all of the requirements of the RNC zone in which it is located. See project Data Table above.*
3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

a. Buildings

The houses and community open spaces have been arranged to create a neighborhood cluster that preserves significant environmental features, preserves open spaces and are aligned in such a way that it is similar to the surrounding neighborhood in pattern - if not identical in size. The building locations provide for the preservation of a significant amount of rural open space that is connected to off-site properties and that protects environmental areas. The refinement of the layout allows for larger lots and lower housing densities next to adjacent existing and proposed large lot development.

b. Open Spaces

The storm water management concept for the site is acceptable to DPS per memo dated February 19, 2003. The storm water management concept consists of on-site channel protection measures via 3-dry ponds and an underground pipe system; on-site water quality control via surface sand filters and biofiltration facilities; and on-site recharge via storage underneath the sandfilter/biofiltration facilities. Channel protection volume is not required for portions of the site because the on-year post development peak discharge is less than or equal to 2 cfs.

Existing drainage along the rear of the Mc Hugh/Abbot and Cheng homes will be collected and handled with the proposed site plan.

c. Landscaping and Lighting

The proposed street trees, screen planting and SWM facility planting will create attractive views from the street and buffer views between units within this proposed subdivision and the adjacent properties. The landscaping will also provide shade and seasonal attractiveness. The landscaping in the community open space will provide an attractive public area with inviting sitting areas to resemble a park-like setting. The additional development of the pedestrian areas with more seating and detail planting will create a neighborhood amenity and gathering area. The preservation of trees will be a significant amenity to the site.

Comment: WSSC staff has been consulted on a regular basis and it is presumed that approval will be forthcoming to a formal preliminary plan submission.

5. *Retain 70 percent open space. Stream buffers should be maximized (providing larger than minimum buffers wherever feasible) through dedication or the use of private conservation easements.*

Comment: Greenbriar and The Estates retain 74.3 and 71.6 percent respectively of open space. The proposed HOA open space depicts larger than minimum stream buffers in several locations. The site plan for the Estates has enlarged the buffer to stream.

6. *Maximum of 62 lots (based on compatibility and sewer feasibility).*

Comment: The two applications depict a total of 62 lots, and sewer feasibility is assumed. The only question regarding compatibility pertains to Greenbriar, lots 1-10 (adjacent to Ms. Cheng and Ms. McHugh neighbors to this subdivision). When considering compatibility, one should bear in mind that these properties are severely constrained by park dedication, fragmentation by stream valleys, and bisection by gas transmission and WSSC rights-of-way. There are few areas to locate dwelling units. The RNC Zone cluster option necessitates some trade-offs, including much smaller lots than the adjoining RE-2 zoned properties.

18) Other necessary easements

To be shown on Record Plat.

ANALYSIS: Conformance to Master Plan

The proposal (both Greenbriar site plans) covers one contiguous area of 139.76 acres designated as the Lower Greenbriar Properties in the April 2002 Approved and Adopted Potomac Subregion Master Plan. Greenbriar Preserve (Greenbriar) is comprised of the Weihe and Piney Grove Land Company properties and extends to 68.44 acres. The Estates at Greenbriar Preserve (The Estates) is comprised of the Tipton and Semmes properties and extends to 71.32 acres.

The entire property was rezoned from the RE-2 Zone (Residential, One-family, 2-Acre) to the RNC Zone (Rural Neighborhood Cluster) by Sectional Map Amendment on October 15, 2002. On October 22, 2002, the County Council granted water and sewer category change approval to W3 – S3 conditional on approval of a preliminary plan using the optional cluster method of development.

The April 2002 Approved and Adopted Potomac Subregion Master Plan makes the following recommendations regarding the Lower Greenbriar properties:

1. *The properties must be subject to a single development application, or in the alternative, two applications, each of which must include at least 40 percent of the housing units and 40 percent of the dedicated open space.*

Comment: The two site plans were prepared by one engineering firm. Each includes 50 percent of the housing units. Greenbriar and The Estates include 56 and 44 percent respectively of the dedicated open space. The Master Plan condition is met.

2. *Dedicate as parkland the 60 acres west of the gas line easement and west of the northernmost tributary east of the gas line easement.*

Comment: 60.1 acres of parkland is dedicated meeting the Master Plan parameters.

3. *Provide sewer service via pressure system rather than by gravity.*

Comment: Sewer service via two separate pressure systems is proposed.

4. *The design and implementation of the pressurized waste water system serving these properties must meet the standards and satisfaction of staff in the WSSC's Engineering and Construction Team.*

To be included in the Site Plan conditions and inspected by M-NCPPC staff.

- 11) Applicant to work with M-NCPPC staff to best protect the identified populations of rare, threatened, endangered and watchlist plants in areas where construction is proposed that could interfere with the species survival.

The NRIFSD has identified the RTE Species and located them on the plans. The greatest concentration(s) of RTES are located within protected stream buffer areas or are associated with areas to be placed into long term protective easements as part of area to be preserved under the RNC option, utilizing Conservation Easements.

- 12) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s)
- 13) No clearing, grading or recording of plats prior to site plan enforcement agreement approval unless a conceptual clearing and grading plan is approved as part of Site plan.

The Applicant has applied for approval to grade in advance of building permits with the site plan approval. This will require an approved FCP and staff inspection prior to any site work.

- 14) Final approval of the number and location of dwelling units, sidewalks, and bikepaths will be determined at site plan. Particular attention will be paid to the lot size for compatibility issues around the perimeter of the property. Particular attention to be paid to the lot sizes, around the perimeter of the property for compatibility.

Provided with Site Plan review. Lots sizes adjacent to neighborhoods don't replicate adjacent RE-2 lots but there is setback, tree save the number of units that provided for compatibility.

- 15) A landscape and lighting plan must be submitted as part of the site plan application for review and approval by technical staff,

Provided with Site Plan review.

- 16) This preliminary plan will remain valid for thirty-seven (37) 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.

To be shown on Record Plat.

- 17) 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.

To be shown on Record Plat.

be given to recognize and address potential dieback associated with underlying serpentine bedrock conditions.

- 4) At Site Plan provide a supplemental planting plan to M-NCPPC technical staff for review and approval, for the rear of Lots 1, 2 and 3 to provided screening

The Site Plan adequately addresses this condition through a combination of planting and forest retention. Plan exceeds minimum retention requirements.

- 5) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Potomac Master Plan unless otherwise designated on the preliminary plan.

To be shown on Record Plat.

- 6) Record plat to reflect a Category I easement over all areas of stream valley buffers and forest conservation. Record plat to reflect common ingress/egress and utility easements over all shared driveways.

To be shown on Record Plat.

- 7) Record Plat to reflect all areas under Homeowners Association ownership and stormwater management areas.

Shown on Record Plat.

- 8) Compliance with the conditions of approval of the MCDPS stormwater management concept

Reflected in the DPS memo of March 3, 2003.

- 9) Dedication to M-NCPPC of the 25.23 acres west of the Transcontinental Gas line right of way and the open space land between the right of way and lots 27 to 31 and open space land between Private Road E and Glen Road except for stormwater management outfall connections to stream valley for best protection of the natural resources, particularly the sensitive areas and rare, threatened, endangered and watchlist plant species habitats. Final delineation of dedication area to be reflected on the record plat.

Dedication to be shown on Record Plat. The NRIFSD has identified the RTE Species and located them on the plans. The greatest concentration(s) of RTEs are located within protected stream buffer areas or are associated with areas to be placed into long term protective easements as part of area to be preserved under the RNC option, utilizing Conservation Easements.

- 10) Land dedicated to M-NCPPC shall not to include any stormwater management ponds or facilities and to be conveyed free of trash and unnatural debris with the boundaries adequately staked and signed to delineate between parkland and private lots.

ANALYSIS: Conformance to Preliminary Plan approval

The Planning Board approved Preliminary Plan # 1-03041 for the Estates at Greebriar Preserve on April 10, 2003 with the conditions of approval, below. The project's conformance to the Preliminary Plan as addressed with the Site Plan review is annotated in italics.

- 1) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.

The Site Plan FCP has been approved and is the basis for future reviews.

- 2) As part of Site Plan review layout of area containing Lots 4 through 10 shall be reconfigured to minimize disturbance in revised stream buffer. Final approval of revised buffer by staff shall consider supplementary analysis from applicant.

The Site plan has reconfigured the lots to increase setback from the intermittent stream to almost completely minimize impact to the environmental buffer associated with the stream. Encroachments to the stream buffer are minimal and are generally related to outfalls and other required infrastructure. Reductions to stream impacts are significant and represent a substantial improvement over plan concept at time of Preliminary Plan.

Further, M-NCPPC staff reevaluated beginning point of intermittent stream designation and appropriate buffer, through peer review process and determined consistency with approved Natural Resources Inventory/Forest Stand Delineation (NRI/FSD).

- 3) Record plat to reflect a 35 ft. Category I conservation easement along the rear of Lots 4, 5 and 6. Should a Category I easement become infeasible due to adjustments to the location of units as per condition #2, provide a supplemental planting plan as part of Site Plan along the rear of Lots 4, 5 and 6 with plantings to be located on-site, or with permission of neighbors, on adjoining properties

The Site Plan includes a Category I Forest Conservation easement along the rear of Lots 4,5, and 6 to a width from property boundary of 35 feet. This easement has been determined feasible while allowing for Condition 2- a revised environmental buffer acceptable by staff. The 35' wide buffer area is to be delineated by split rail fencing or other appropriate measure as determined by staff. Following a period of 3 years starting from construction, staff will assess edge of Category I boundary area to determine if additional planting is necessary to compensate for material loss due to construction. In addition, a detailed evaluation of edge trees along the proposed limits of disturbance shall be provided by a state qualified professional (per COMAR 08.19.06.01) to determine trees appropriate for retention, and recommend stress reduction measures. Special consideration shall

RECREATION CALCULATIONS:

	Tots	Children	Teens	Adults	Seniors
Demand Points					
For 31 SFD I and II type units	3.61	6.88	7.33	29.92	2.99
Supply Points					
<u>On-Site Facilities:</u>					
Pedestrian System	.36	1.37	1.46	13.46	1.34
Open Space Play Area	3.0	4.0	4.0	10.0	1.0
Sitting Area	1.0	1.0	1.5	5.0	2.0
Natural Area	0	.68	1.09	4.48	.45
Total Supply Points	4.36	7.05	8.05	32.94	4.79

	location bordered by streets or lots, or all streets, may contain SWM	
e. Lots fronting on Private Streets	With subdivision: safe and adequate access, width, will better advance purpose than public roads, proper drainage	Conforms
f. Community Water and Sewerage	At Subdivision	Conforms
g. Rural Open Space Design Guidelines	1. Contiguous areas	
	a. Protect rural features	Environmental areas preserved per Master Plan
	b. Maximize common boundaries with rural open space on adjacent tracts	Western portion of site and utility corridor area
	2. Sizeable Contiguous area or 65 – 85 % of tract area consistent with Master Plan	70% per Master Plan recommendations
	3. Managed and maintained with approved techniques	To be dedicated to M-NCPPC as parkland
	4. Preserved by public use or by acceptable easement or covenant	To be dedicated to M-NCPPC as parkland
59-C-9.574 Off Street Parking	Per Division 59-E	Conforms
59-C-575 Site Plan Review	Per Division 59-D-3	Per this report

31 Lots

Density allowable 1 du per acre allowable – 68 du.

Density provided - -31 du

Rural Open space required per Master Plan -70% of site, 47.88 ac

Rural Open Space provided -76.1%, 52.11 acres

Common Open Space provided - 1% or .7 acres

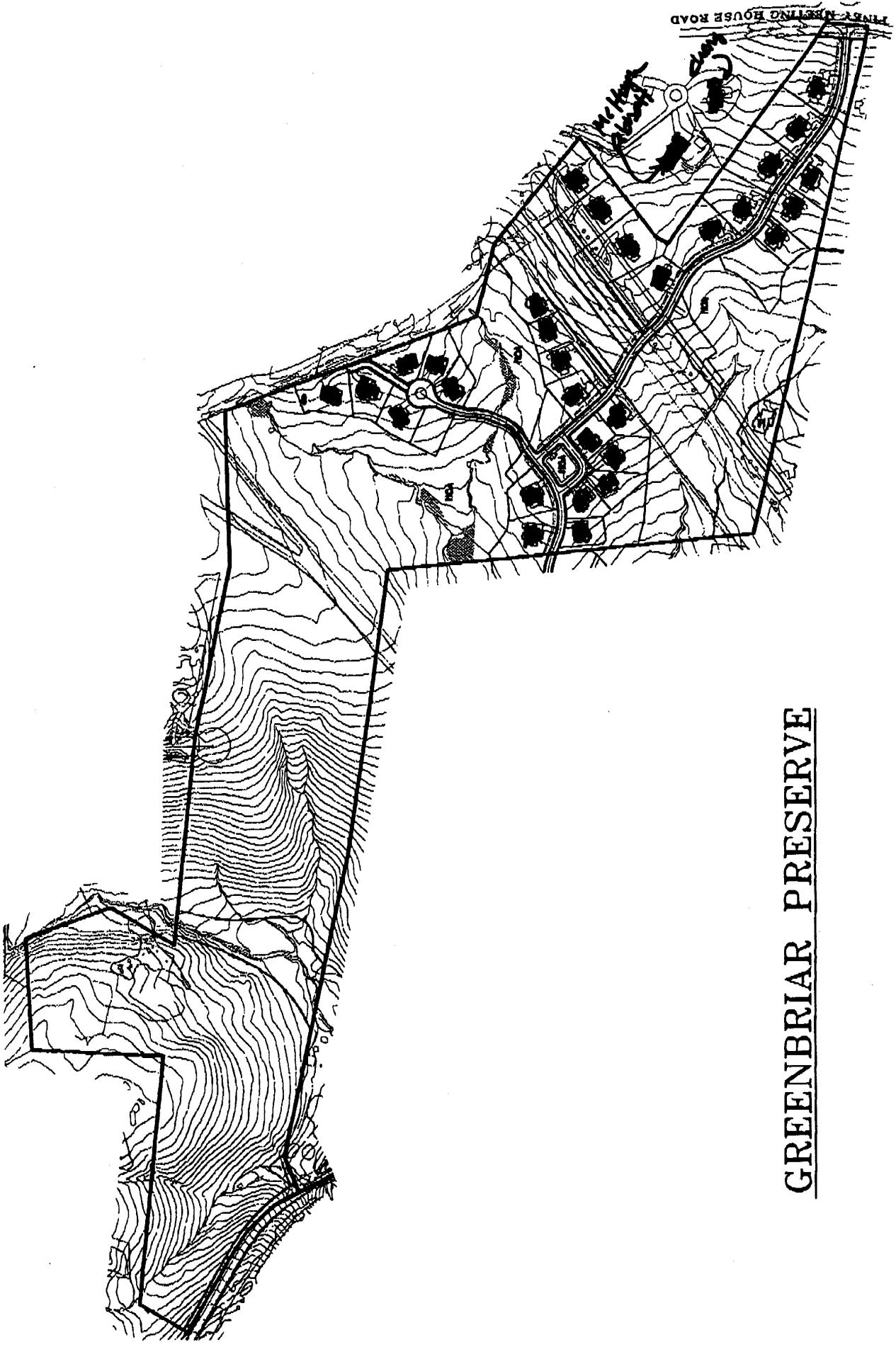
Total Open Space provided - 77.1%, 52.81 acres

Park dedication proposed 37.96 acres (within rural open space)

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

Zoning Conformance for RNC Zone	Required	Provided
59-C-9.571 Purpose and permitted uses	Preserve open land, sensitive natural areas and rural community character via cluster of residential uses in small neighborhoods, follow Master Plan	47.9 acres of rural open space environmentally sensitive acreage preserved, units clustered in small neighborhoods, follows Master Plan recommendation
59-C-9.573 Optional Method of Development		
a. Min area of Development	10 Acres	68.44 acres - gross
b. Diversity of Lot Sizes	For 70 acres and greater, consider for compatibility to adj. lots	Not required but, larger lots (exceeding 25,000 sf) are located adjacent to ex.. homes and smaller lots internally Lot size range 11,507 sf – 42,135 sf
c. Development Standards (supercedes 59-C-9.42)		
	i. Min Lot area – 4,000 sq. ft.	Lot size range 11,507 sf – 42,135 sf
	ii. Min Setback from the street – 15 feet	15 ft.
	iii. Yard requirements: sideyards are 8 feet min and rear lots to be equal to adjacent non-optional method development lots or greater than 30 feet	8 ft. min. side yard and 35 ft. min. rear yard
	iv. Min Lot width @ ex. Or proposed street line – 25 feet	25 ft. min.
	v. Max bldg height - 35 feet	35 ft. min.
	vi. Max lot coverage – 35%	35% maximum.
	vii. Accessory structures rear and side setbacks to equal R-60 Zone (5 ft side and rear and 60 to street)	None shown for site plan – future development to comply
d. Common Open spaces	For common use, central	Provided centrally to site



GREENBRIAR PRESERVE

6

PROJECT DESCRIPTION: Proposal

This site plan is half of one Preliminary Plan that was planned as one entity but due to ownership patterns, two site plans with two different developers were established. Greenbriar Preserve includes half the allowable development on the site and utilizes a range of lot sizes from approximately 11,000 to 42,000 square feet. An underground utility corridor bisects the developed area of the proposed site plan. The Rural Open Space is provided within the entire western portion of the site.

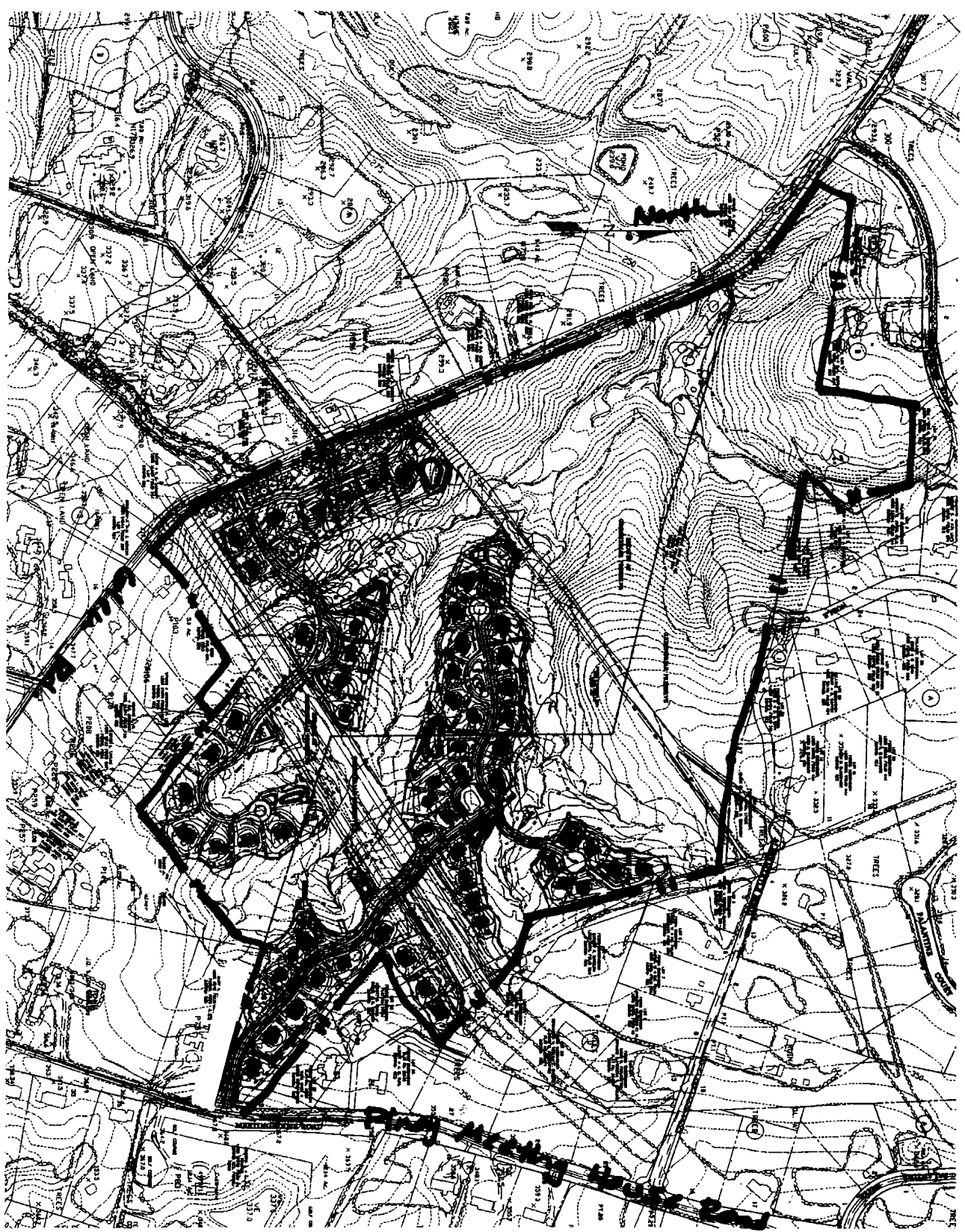
The units are oriented to the internal private drive that accesses the site from Piney Meeting House Road. The internal drive forms a "T" intersection centrally at the community open space. One lot is accessed from within the adjacent site Plan #8-03029 – The Estates of Greenbriar Preserve. And lots for that site plan are accessed from this internal drive. Sidewalks are located on one side of the private drive to the center and to the west.

Landscaping on the site consists of street trees that align the private drive and screen planting placed at the rear of lots that are viewed from adjacent properties. This is especially important for the lots on both sides of the entry drive and the lots east of the underground utility corridor adjacent to larger existing lots and homes. Landscaping is prohibited on top of the gas line within the utility area. The SWM facilities are landscaped to the extent possible.

Tree preservation is the predominate landscape feature of the site. It comprises the rural open space for the project. The forest is a thin with little understory planting (due to soil) but forms a continuous mass extending from Glen Road east through the site.

The central community open space is located next to the street as described above. Two benches and shade trees have been provided. Additional development of this area is necessary to have it serve as a community focus and additional plant material and sitting areas needed. Other community open space areas are located within the site, see diagram attached.

Street lights are proposed for the private drive. The plan will propose full cut-off light fixtures (the lamp will not be visible), limited light coverage beyond the private drive and no light trespass beyond the property lines.



GIW Greenbriar Estates, Warren, VA
 PREPARED BY: GREENBRIAR ESTATES, INC.
 DATE: 10/14/14
 SCALE: 1" = 100'

GENERAL NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE VA AND FEDERAL SPECIFICATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN PROPER EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
 6. THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE PATTERNS.
 7. THE CONTRACTOR SHALL MAINTAIN PROPER FLOOD CONTROL MEASURES.
 8. THE CONTRACTOR SHALL MAINTAIN PROPER SLOPE STABILIZATION MEASURES.
 9. THE CONTRACTOR SHALL MAINTAIN PROPER SOIL CONSERVATION MEASURES.
 10. THE CONTRACTOR SHALL MAINTAIN PROPER WASTE DISPOSAL MEASURES.
 11. THE CONTRACTOR SHALL MAINTAIN PROPER SAFETY MEASURES.
 12. THE CONTRACTOR SHALL MAINTAIN PROPER COMMUNITY RELATIONS.
 13. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS.
 14. THE CONTRACTOR SHALL MAINTAIN PROPER COMMUNICATIONS.
 15. THE CONTRACTOR SHALL MAINTAIN PROPER DOCUMENTATION.

CONTRACTOR PLAN:
 GREENBRIAR PRESERVE AND
 ESTATES AT GREENBRIAR PRESERVE

SCALE:
 1" = 100'

DATE:
 10/14/14

BY:
 (Signature)

CHECKED BY:
 (Signature)

DATE:
 10/14/14

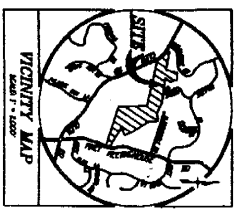
SCALE:
 1" = 100'

DATE:
 10/14/14

BY:
 (Signature)

CHECKED BY:
 (Signature)

DATE:
 10/14/14



VICINITY MAP FOR

GREENBRIAR PRESERVE (8-03026)



Map compiled on April 08, 2003 at 12:56 PM | Site located on base sheet no - 216NW11

NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



Research & Technology Center



1:9600

stabilization, planting, method of marking, dimensions, etc. The conditions of approval reflect that resolution.

PROJECT DESCRIPTION: Site Description

Greenbrier Preserve

Greenbrier Preserve consist of 68.44 acres zoned Rural Neighborhood Cluster located within the Potomac Master Plan region. The property fronts Glen Mill Road to the west and Piney Meetinghouse Road to the east. The closest road intersection to the property is Glen Mill Road and Piney Meetinghouse Road to the east. The property lies within the Greenbrier Branch Watershed, a Use I subwatershed of Watts Branch. Approximately 6.4 acres of the property is 100 year floodplain.

The property is generally undeveloped and consists predominantly of oak forest with numerous intermittent streams. The property is undeveloped save for several utility easements crossing the property. Forest and hydrology on-site are uncommon due to controlling factors of shallow serpentine bedrock influences. Serpentine oak savanna is considered the State's rarest natural community, and one of the rarest and most unusual sets of natural communities in the eastern North America temperate forest region. In temperate eastern North America, serpentine barrens range in an extremely narrow and disjunct band from Georgia to New York with more than 90% of the acreage lying in Pennsylvania and Maryland. Only about 2500 acres remain in Maryland, or five percent of the pre European settlement amount of 50,000 acres. Serpentine barrens are best known for a unique geology of ultramafic metamorphosed olivine and magnesium rich rock.

SITE PLAN REVIEW ISSUES

I. ISSUE

Creating compatibility between the existing and proposed development.

The southeast quadrant of the site that adjoins the Cheng and McHugh/Abbott residences proposed 10 units at Preliminary Plan following Master Plan guidelines. At the Preliminary Plan hearing the Plannign Board asked the Applicant to better address the issue of compatibility. The applicant submitted a site plan that relocated one of the units so there were 9 units at Site Plan (initial submittal). In staff's view, these layouts continued to create an unbalanced relationship to the existing homes.

Applicant Position

The applicant has developed their proposal to include the following: Increased lot sizes (to greater than 25,000 square feet) adjacent to the McHugh/Abbot and Cheng residences; shifted house locations further away from the property lines an additional 20-30 feet; relocated lot at the corner of Greenbriar Preserve Lane and Wood Sorrel Drive; modified SWM facilities to allow for the same; added a 6 foot wooden privacy fence along the property lines with the McHugh/Abbot and Cheng and Puhl residences and increased evergreen landscaping adjacent to the above residences and off site Lots 4 and 13 to the northeast. Significantly, the developer has re-located an additional lot adjacent to the McHugh/Abbot and Cheng residences, establishing a two- new to one -existing lot relationship. There are now a total of 8 lots where there were 10 lots earlier adjacent these existing homes.

Citizen (or Community) Position

The citizens have asked that the forested area on the lots be added to the forest conservation easement at the rear of their lots. They have asked for less units and fencing and are satisfied with the current proposal. The units will be adjusted to have less units in the direct view from their rear windows of the living areas of their homes.

Staff Recommendation

Staff believes the establishment of a buffer between the proposed and existing homes is critical to this site. The buffers are dependent on several factors: the setbacks, the amount of preserved forest, the re-planting of forest and new planting of screening, and the use of a fence.

Staff supports all the measures taken by the applicant and adds the further review of the lighting design to assure there are no off site impacts. There are 8 units now adjacent to the McHugh/Abbot and Cheng residences, a significant improvement to the site plan. Staff has also worked on the tree preservation/planting issues within the buffer area –

B. Private drive to conform to Planning Board adopted "Guideline for Private Streets."

5. Signature Set Documentation

A. Submit a Site Plan Enforcement Agreement, Development Review Program and Homeowner Association Documents for review and approval prior to release of the signature set as follows:

Development Program to include a phasing schedule as follows:

- 1) Streets tree planting must progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
- 2) Community-wide pedestrian pathways and recreation facilities must be completed prior to seventy percent occupancy of each phase of the development.
- 3) Landscaping associated with lot shall be completed as construction of each home is completed.
- 4) Pedestrian pathways and seating areas associated with each facility shall be completed as construction of each facility is completed.
- 5) Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.
- 6) Site Plan Enforcement Agreement to delineate maintenance and dedication of rural open space.

2. Signature set of site, landscape/lighting, forest conservation and sediment and erosion Control plans to include for M-NCPPC technical staff review prior to approval by Montgomery County Department of Permitting Services (DPS):

- a. Undisturbed stream buffers, except for SWM outfalls.
- b. Limits of disturbance.
- c. Methods and locations of tree protection.
- d. Forest Conservation areas.
- e. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
- f. The development program inspection schedule and Site Plan Opinion.
- g. Conservation easement boundary.
- h. Streets trees 45-50 feet on center along all private streets, except where roadway abuts forest save area.

3. No clearing or grading prior to M-NCPPC approval of final forest conservation plans and DPS approval of all final sediment and erosion control plans and final stormwater management plans.

professional (per COMAR 08.19.06.01) to determine trees appropriate for save, and recommend stress reduction measures. Special consideration should be given to recognize and address potential die-back associated with underlying serpentine conditions.

- E. Planting Area at back of proposed Lots #1 through #5: supplemental planting shall be provided for all areas within the 35' Tree Preservation/Planting Area that is not feasible for forest/tree retention.
- F. Record plat to show Category One forest conservation easement over all forests saved, as designated as "tree save" on the forest conservation plan dated March, 2003 (except areas dedicated to MNCPPC), and forest saved within 35' Tree Preservation/Planting Area in the back of proposed lots # 1 -5 (staff -recommended for four lots only).
- G. All forest save areas within lots shall be delineated by split-rail fence or other staff-approved permanent method for demarcation.
- H. Development shall comply with asbestos performance plan recommendations from Montgomery County DEP and DPS dated July 1, 2002 due to the presence of serpentine rock mineral deposits on this property.

3. Parks

- A. Dedication to M-NCPPC of the 38.19 acres of open space that includes all land west of the Gas right of way and the open space land (except for any storm drain outfalls) between the right of way and lots numbered 17 to 22 (Per approved original site plan numbers.)
- B. Dedicated land to be conveyed at time of record plat and not to include any stormwater management ponds or facilities, and to be conveyed free of trash and unnatural debris with the boundaries adequately staked and signed to delineate between parkland and private lots.

4. Division of Permitting Services

Conformance to the conditions of DPS Stormwater Management Concept approval letter dated February 19, 2003.

4. Transportation

- A. Submit an exhibit to staff confirming the terminus of the internal street (Greenbriar Branch Drive) with the adjacent Greenbriar Preserve subdivision.

A. Applicant to submit, prior to release of signature set, lighting plans to reflect full cut off luminaries with a concealed light source to reduce glare, with no light trespass beyond the site boundaries and light distributions focused on the road and not on the adjoining off - site properties. A point to point photometric grid and light fixture cut sheet shall be submitted for staff review.

B. Planting –

1. The landscape plan shall reflect a greater number of native plants materials in the buffer plantings.
2. The community open space areas shall be revised to provide enhanced public sitting areas with benches, landscaping conducive to defining public spaces and paths to allow for access.
3. The site plan shall be amended to reflect the relocation of one unit adjacent to the Cheng and McHugh/Abbott property line to be relocated to another part of the site (not adjacent to off site properties) so there are no more than 5 units along that frontage. The corresponding changes shall evenly distribute the lots along the frontage so there will be about two proposed lots adjacent to the Cheng and McHugh/Abbott property. Any improvements to the landscape preservation area shall be pursued as is possible.
4. A six foot board on board fence shall be constructed within the proposed subdivision along the entirety of the Puhl, Cheng and McHugh/Abbott and properties.
5. The lot at the corner of Wood Sorrel Drive and Greenbriar Preserve Lane shall be re-sited further away from the Cheng and McHugh/Abbott property as possible.

2. Environmental Planning

- A. Compliance with all conditions for final forest conservation plan approval. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- B. Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")
- C. Approval of the following items by M-NCPPC staff prior to DPS issuance of the sediment and erosion control permit:
- D. Tree Protection Plan: A detailed evaluation of edge trees along the proposed limit of disturbance shall be provided by a state-qualified