



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item #6  
MCPB  
10/16/03



**MEMORANDUM**

**DATE:** October 10, 2003  
**TO:** Montgomery County Planning Board  
**VIA:** Joe R. Davis, Chief  
Michael Ma, Supervisor  
Development Review Division  
**FROM:** Wynn E. Witthans, RLA, AICP  
Planning Department Staff  
(301) 495-4584

**REVIEW TYPE:** Site Plan Review  
**APPLYING FOR:** Approval of 31 Lots on 71.32 acres  
**PROJECT NAME:** The Estates at Greenbriar Preserve  
**CASE #:** 8-03029

**REVIEW BASIS:** Div. 59-D-3, Montgomery County Zoning Ordinance for Site Plan  
**ZONE:** RNC – Rural Neighborhood Cluster  
**LOCATION:** East quadrant of the intersection of Elm Road and Great Falls Road  
**MASTER PLAN:** Travilah and Vicinity  
**APPLICANT:** Michael T. Rose Land Company  
**FILING DATE:** March 25, 2003  
**HEARING DATE:** October 16, 2003

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**SITE PLAN**

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**STAFF RECOMMENDATION:** Approval of 31 Lots on 71.32 acres with the following conditions:

1. Lighting and Landscaping Plan

- A. The landscape berm and buffer area shall be added to the rear of lots 3 and 4 to buffer the Reed residence from the views of the adjacent homes. The details of the berm and landscaping shall reflect the proposal for lots 1 and 2 and shall be reviewed by staff. Berms along the utility corridor shall be developed as is feasible per the utility company restrictions.
- B. A fence shall be installed the length of the Johnson's wooded lot. The type of fence shall be either a six foot board on board, three board horse fence or other fence per the requirements of the Johnson's. The fence may be located on the proposed lot or the Johnson's lot as they desire as well.
- C. 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. The lights shall not be located within the underground utility easement area (to reduce visibility) and the lights shall be turned off or reduced in power later in the evening.
- D. 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.

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.
  - 1. Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")
- B. Approval of the following items by M-NCPPC staff prior to DPS issuance of the sediment and erosion control permit:
  - 1. Tree Protection Plan: A detailed evaluation of edge trees along the proposed limit of disturbance shall be provided by a state-qualified 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.

2. Planting Area on Lots 5 and 6, and part of Lot #4: supplemental planting shall be provided for all areas within the 35' Tree Preservation/Planting Area that is not feasible for forest/tree retention.
3. Record plat to show Category One forest conservation easement over all forests saved, as designated as "tree save" on the forest conservation plan revised 10/7/03, and forest saved within 35' Tree Preservation/Planting Area.
4. All forest save areas within lots shall be delineated by split-rail fence or other staff-approved permanent method for demarcation.
5. 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. MNCPPC Parks

- A. Dedication to M-NCPPC of the 27.19 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.
- 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.
- C. Applicant to establish a Public Use Trail Easement over the open space land portion of Parcel E between Private Road E and Glen Road, to enable off road public trail access to the dedicated parkland from the entrance road.

### 4. Division of Permitting Services

- A. Conformance to the Conditions of DPS Stormwater Management Concept approval letter dated March 3, 2003.

### 5. Transportation

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

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

6. 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 and the following:

1. Street 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 sitting areas must be completed prior to seventy percent occupancy of each phase of the development.
3. Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.
4. Site Plan Enforcement Agreement to delineate maintenance and dedication of rural open space.
5. Site Plan Enforcement Agreement to reference that the all future homeowners shall be notified prior to sale of lot that the existing homeowners may and will have horses and other agricultural uses on site and that they are located near the entrance to a M-NCPPC park..

- B. 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):

1. Undisturbed stream buffers, except for SWM outfalls.
2. Limits of disturbance.
3. Methods and locations of tree protection
4. Forest Conservation areas.
5. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
6. The development program inspection schedule and Site Plan Opinion.
7. Conservation easement boundary.
8. Streets trees 45-50 feet on center along all private streets, except where roadway abuts forest save area.

- C. 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.

## SITE PLAN REVIEW ISSUES

### I. ISSUE

#### Stream Delineation and preservation - southeast portion of site

At the Preliminary Plan hearing it was identified that a stream was present in this area – immediately to the east of the underground utility corridor (housing gas and water and sewer trunk lines). Staff identified the extent of the stream consistent with the identification methods used in all NRI/FSD reviews and established the 100 foot stream buffer. The Site Plan was revised to minimize impacts from the private drive and the stormwater management facilities to the stream buffer area.

#### Applicant Position

The initial site plan did not include sufficient buffer to the stream and was redesigned to provide a 100 foot buffer during the site plan review process.

#### Citizen (or Community) Position

Mr. Steve Taylor, a citizen near the proposed project, has been engaged in a detailed analysis of the stream channel and buffer area with staff. He has written several memos to staff on this and the compatibility concerns for the project. He has a fundamental disagreement with staff about the extent of the stream definition that extends beyond the staff's defined point of origin of the stream.

#### Staff Recommendation

Staff maintains the definition of the stream that was presented to the applicant and citizens at the Site Plan Review Development Review Committee on April 21, 2003. The new plans greatly improves the stream buffer protection and is acceptable to staff as it conforms to the M-NCPPC Environmental Guidelines.

## II. ISSUE

### **Creating compatibility with the adjacent properties in the southeast corner of the site.**

#### **Background:**

There are three immediately adjacent homeowners to the site in this area: Ms. Reed, Mr and Mrs. Johnson and the Palmers. From these homeowners, staff has only heard from Ms. Reed and Ms. Johnson. Mr. Taylor has been actively involved in discussing the compatibility issues as well.

Ms. Reed lives immediately west of the underground utility corridor and has a horse pasture behind her house. Ms. Johnson owns two contiguous lots, one is on Glen Road and one wooded lot is immediately behind the proposed subdivision for most of the length of a three-lot (on new site plan) area. Mr. Talyor has two lots east of the Johnson property but is not immediately adjacent to the proposal. The Lee property is between Reed and Johnson and is not adjacent as well. The Palmer property that adjoins the site plan to the east has a forested back yard.

Each of these neighbors' homes is oriented to Glen Road and they are between 330 and 580 feet to the rear property line.

#### **Citizen Concerns**

The major concern of the neighbors is the presence of the three lots in this area. Other concerns are how to maintain the use and enjoyment of their property once residential uses are in place, what the appropriate buffer should be, night lighting of the private drive, the project's conformance to the RNC zone, and the aforementioned stream channel definition issue.

### **Applicant Position**

The applicant has established a 35- foot tree preservation and planting strip to the rear of their lots. The enlargement of the stream buffer to 100 feet has required re-siting the homes closer to the property line but they still exceed the minimum 35- foot setback. The applicant requests that the FCP I easement be not placed on their property .The applicant wants to include lighting within the project and proposes to install lights that don't cause off-site glare or light trespass. The applicant has conformed to staff guidance on the stream buffer issue.

### **Staff Position**

Staff finds the setbacks within the proposed lots and the setbacks within the existing lots to create highly desirable separation of homes. Unit to unit setbacks range from 465 feet to over 600 feet along the rear lots and 285 between the Reed property and the side lots. The presence of preserved and newly planted vegetation, the establishment of the 35 foot buffer to protect off site vegetation from off site impacts and the one-existing to one-proposed lot to lot relationship is an excellent example of compatibility. Staff maintains their recommendation that a Type One FCP easement be placed over the 35 foot buffer to maintain the integrity of the planted area.

The citizens' letter, attached, of October 7, 2003 includes an analysis about the proposal that reflects the standard method of approval for the RNC zone and not the optional method of development that has different development standards. Their interest in enlarging the buffers are not required in the zone but are addressed through rear yard setbacks that exceed the required 35 feet, in fact they exceed 50 feet which includes a forested buffer area. Also a fence will be provided if the Johnson family so desires to add to the buffering and screening. The stream issue has been debated at length between staff and Mr. Taylor as discussed above

Other issues they listed on the 6<sup>th</sup> page of their letter include no lighting, no sidewalks, planted berms and screening and limited hours of lawn service. There are no sidewalks east of the utility easement, which increases the need for street lighting. Staff believes that lighting can be provided with minimal off site impacts if the lights are full cut-off, are not located over the utility easements where there is highest visibility and they are extinguished after a certain hour in the evening. The landscape plan and conditions of approval reflect the berm and landscaping comments. There is no way for M-NCPPC to enforce the hours of lawn maintenance services.

**PROJECT DESCRIPTION:**      Site Description

The Estates at Greenbrier Preserve consist of 71.32 acres zoned Rural Neighborhood Cluster located within the Potomac Master Plan region. The property fronts Glen Mill Road to the southwest. 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 12.7 acres of the property is within 100 year floodplain.

The property is generally undeveloped and consists predominantly of oak forest with numerous intermittent streams. 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.



VICINITY MAP FOR

# THE ESTATES AT GREENBRIAR PRESERVE (8-03029)



Map compiled on April 08, 2003 at 12:30 PM | Site located on base sheet no - 216NW11

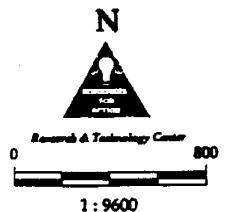
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Key Map

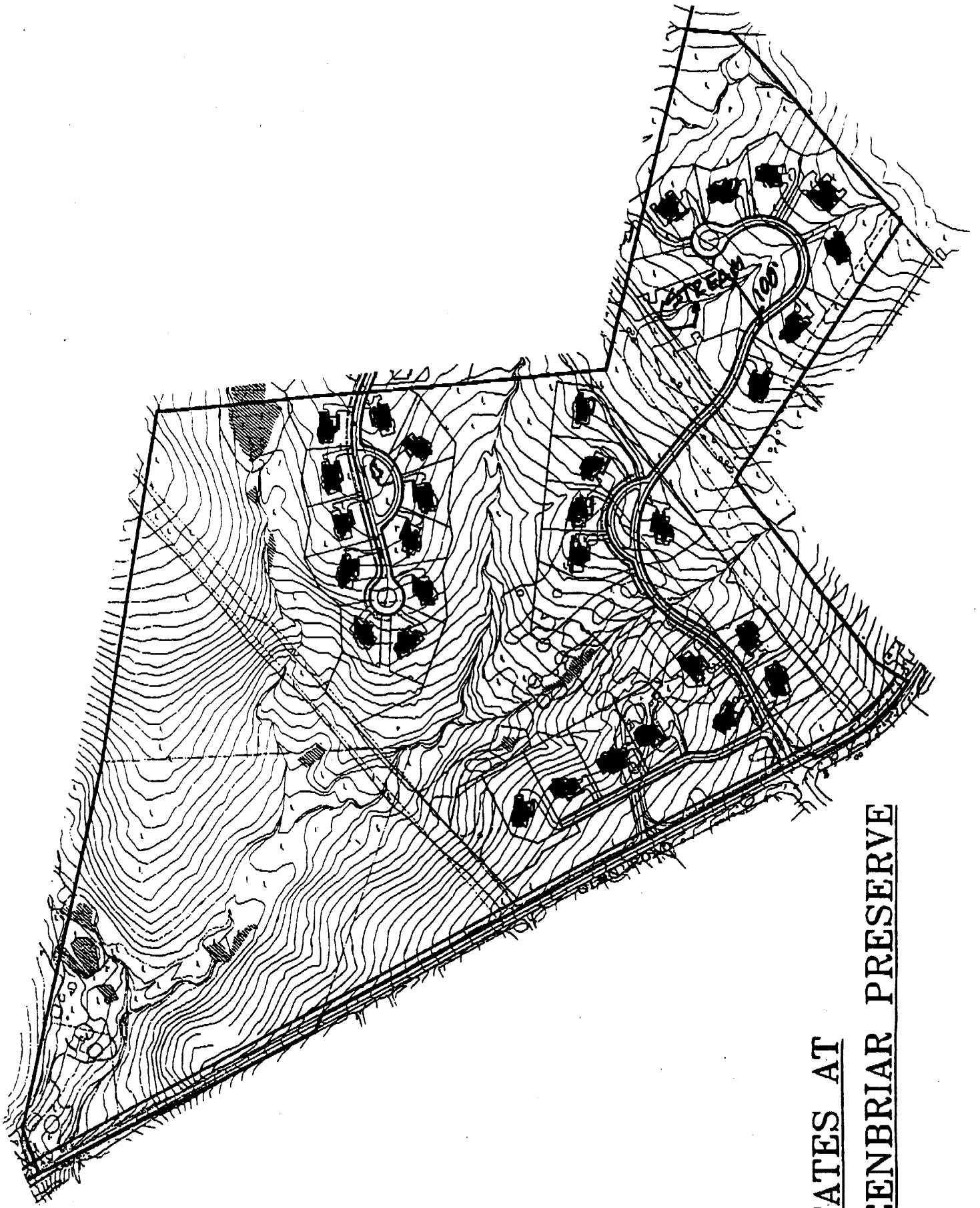




**PROJECT DESCRIPTION:** Proposal

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 16,000 sf to 40,000 sf.

The principal access to the Site Plan is from Glen Road, a Rustic Road. The entry drive extend into the site ending in a cul de sac with one intersecting street and an "eyebrow" island containing community open space. Rural open space, 50.48 acres, is located within the western portion of the site. An internal intersecting drive parallels Glen Road allowing the homes their to front on to Glen Road behind a 75 foot and greater preservation area. An underground utility corridor bisects the eastern portion of the site.



ESTATES AT  
GREENBRIAR PRESERVE

ANALYSIS: Conformance to Development Standards

**PROJECT DATA TABLE**

<b>Zoning Conformance for RNC Zone</b>	<b>Required</b>	<b>Provided</b>
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	71.32 acres
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.	Approximately 12,000 to 40,000 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% min.
	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 location bordered by streets	Provided centrally to site

	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	Conforms 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, 49.90 ac  
 Rural Open Space provided -70.8%, 50.48 acres  
 Common Open Space provided - 1% or .75 acres  
 Total Open Space provided - 71.4% or 50.98acres  
 Park dedication proposed 27.19 acres (within rural open space)

**RECREATION CALCULATIONS:**

	Tots	Children	Teens	Adults	Seniors
Demand Points					
For 31 SFD I and II type units	3.40	6.6	7.12	28.35	2.78
Supply Points					
<u>On-Site Facilities:</u>					
Pedestrian System	.38	1.42	1.50	14.03	1.43
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
Total Supply Points	4.38	6.42	7.0	29.03	4.43

Supply is within 10% for each category and satisfies the Recreation guidelines.

**ANALYSIS:** Conformance to Earlier Approvals

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*



*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.

*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.*

18) Other necessary easements

*To be shown on Record Plat.*

The site plan conforms to the Preliminary Plan.

**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.*

**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. 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.

**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 above mentioned site is acceptable. 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.

Stream buffers have been established and the staff memo of March 11, 2003 detailing the stream definition is attached.

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.

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 established in the conditions of approval.

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 most vehicular travel. No sidewalks improvements are proposed for Glen Road.

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 proposed housing units are similar in scale and scope to other new housing projects in the vicinity. The plan preserves trees along boundaries of existing lots and the plan proposes a method to preserve a buffer to enhance screening capability and to assure trees on adjacent properties are not disturbed. A fence along the rear property lines for the Johnson lot, if desired, will increase visual buffer and screening between units.

Within the southeast corner of the site, the proposed unit locations allow for preservation of open spaces and significant setback to adjacent properties. Unit to unit setbacks exceed 450 feet as detailed earlier. Also, the natural elevations of the proposed units are lower than the adjacent homes, thus limiting visibility. The number of units along the property lines, provide excellent relationships to existing homes with a one existing to one proposed unit to unit rear yard relationship.

The units that face Glen Road are buffered from views from confronting homes in the Great Elm subdivision by the wooded buffer preserve and by having the front of the units face the street, rather than rear yards.

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

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

The Plan contains 51.11 acres of forest excluding the flood plain and meet the both minimum retention and overall forest conservation requirements by retaining 36.28 acres of forest on site. The plan meets all requirement of forest conservation law on site.

## **APPENDIX**

A. Correspondence referenced in report