

APPENDIX A

AFFORDABLE HOUSING IMPACT STATEMENT



Plan Type: Site Plan

Date Range: Not Applicable

Planning Area: 33 - WHITE OAK

Planning Board Report

Project Description

Name of Project / Plan	WHITE OAK
Project / Plan Number	820050180
Current Zoning	R-90
What is Proposed?	TW
Is project being considered as a Green Tape project for affordable housing?	No
TDR's (Proposed / Approved)	0 / 0

Impact on Housing Supply

	Single Family Detached	Single Family Attached	Multi-Family	Total Units
Maximum number of dwelling units allowed by Zoning	0	115	0	115
Number and type of dwelling units proposed	0	106	0	106
Number and type of dwelling units approved	0	0	0	0
Number and type of dwelling units to be removed or demolished	0	2	0	2
Net increase \ decrease in dwelling units	0	0	0	0

Impact on Affordable Housing

	Affordable Housing			Total Units
	MPDU	Other	Workforce	
Number and type of affordable housing units proposed	16	0	0	16
Number and type of affordable housing units approved	0	0	0	0
Number and type of affordable housing units to be removed or demolished	0	0	0	0
Increase/Decrease in affordable housing units	0	0	0	0

Impact on the Demand for Housing

Types of jobs to be created:

Commercial	Manufacturing	Office	Research & Development	Schools
0	0	0	0	0



APPENDIX B



Date Mailed: May 28, 2003

Action: Approved Staff Recommendation

**Motion of Comm. Robinson, seconded by
Comm. Bryant with a vote of 3-0;**

**Comms. Berlage, Bryant, Robinson
voting in favor**

**Comms. Perdue temporarily absent
and Wellington necessarily absent**

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-91099

NAME OF PLAN: WHITE OAK PROPERTY

On 06/22/99, PAINT BRANCH PARTNERSHIP submitted an application for the approval of a preliminary plan of subdivision of property in the R-90 zone. The application proposed to create 106 lots on 26.3 acres of land. The application was designated Preliminary Plan 1-91099. On 03/27/03, Preliminary Plan 1-02110 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 1-02110 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-02110.

Approval, Pursuant to the Annual Growth Policy Alternative Review Procedures for Expedited Development Approval ("pay-and-go"), Subject to the Following Conditions

- 1) Prior to MCPB release of building permits, applicant to enter into an Adequate Public Facilities (APF) agreement with the Planning Board to limit development to a maximum of one hundred six (106) single family attached units and pay to the Montgomery County Department of Finance the balance of the expedited development approval excise tax prior to receipt of building permits, as provided by County law
- 2) 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
- 3) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Fairland - White Oak Master Plan unless otherwise designated on the preliminary plan
- 4) All road right-of ways shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Fairland - White Oak Master Plan and to the design standards imposed by all applicable road codes. Only those roads (or portions thereof) expressly designated on the preliminary plan, "To Be Constructed By _____" are excluded from this condition

- 5) Record plat to reflect a Category I easement over all areas of stream valley buffers and forest conservation
- 6) Record plat to reflect common ingress/egress and utility easements over all shared driveways
- 7) Record Plat to reflect all areas under Homeowners Association ownership and all stormwater management areas
- 8) Compliance with the conditions of approval of the MCDPS stormwater management approval
- 9) Dedication to MNCPPC of the land adjacent to the northeast side of the entrance road (proposed Stewart Lane) between the road and current parkland up to the first proposed set of town homes. Curb cut to be provided to allow access to this land
- 10) Dedication of Parcel 207 and adjacent stream valley buffer area to MNCPPC for park purposes. All dedicated land to be conveyed free of trash and unnatural debris and signed to park standards
- 11) Applicant to provide 4-foot wide natural surface trails within the development for resident access to adjacent parkland. Trails to be designed and constructed to park standards; access points to be coordinated with park staff
- 12) Final 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
- 14) Final approval of the number and location of buildings, dwelling units, on-site parking, site circulation, sidewalks, and bikepaths will be determined at site plan
- 15) A landscape and lighting plan must be submitted as part of the site plan application for review and approval by technical staff
- 16) Provide a minimum of sixteen (16) MPDU's dependent on Condition No. 14 above
- 17) All driveway access connections to parcels not included in the subdivision are to be identified on the final record plat and the Homeowner Association documents must provide for the continued provision of such access until other direct access to a public road is provided in the future
- 18) 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
- 19) 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
- 20) Other necessary easements

APPENDIX C



JAN 18 2005

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

January 13, 2005

Mr. Scott D. Roser
Macris, Hendricks & Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886

Re: Stormwater Management **CONCEPT RECONFIRMATION** for White Oak Property
Preliminary Plan #: 1-91099
SM File #: 207023
Tract Size/Zone: 26.3 acres / R-90
Total Concept Area: 14.9 acres
Lots/Block: Proposed Lots 1-72/A, 1-34/B
Parcel(s): Proposed Parcels A, B and C
Watershed: Paint Branch

Dear Mr. Roser:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept **reconfirmation** for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site channel protection measures via construction of two dry detention facilities; on-site water quality control via construction of two Montgomery County Sand Filters (MCSF's); and onsite recharge via dry wells and storage below the sand filters. Channel protection volume is not required for an area of off-site bypass because the one-year post development peak discharge at the proposed outfall 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. The offsite bypass was shown to produce less than 2 cfs in a 1-year storm event and is hereby approved without the need to further address CPv for that outfall.
5. Facility access roads steeper than 10% must be paved. They may not exceed 15% under any circumstance.
6. The concrete retaining walls proposed for the pond embankments will require review by the Natural Resources Conservation Service (NRCS). This will likely increase detailed plan review times and delay issuance of grading permits for this project. Full structural design of the retaining walls must be submitted with the first review submission, or the review submission will be rejected.



If you have any questions regarding these actions, please feel free to contact Mark Etheridge at 240-777-6338.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard R. Brush". The signature is fluid and cursive, with a large initial "R" and "B".

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

RRB:dm mce

cc: R. Weaver
S. Federline
SM File # 207023

QN -ON; Acres: 15
QL - ON; Acres: 15
Recharge is provided

1/3/05

**TO: Robert Kronenberg, Site Plan Review, Development Review Division
Michael Ma, Site Plan Supervisor, Development Review Division**

**FROM: Doug Powell, Plan Review Coordinator, Park Planning and Resource
Analysis Unit, Countywide Planning Division**

**RE: Park and Natural Resources Issues involved in plan 8-05018, White
Oak**

**8-05018
White Oak**

- Dedication of Parcel B open space to M-NCPPC for addition to Paint Branch Stream Valley Park parkland. Boundaries to be staked and signed to delineate between parkland and private properties.
- Dedication to M-NCPPC of all land that lies on the northeast side of the section of Stewart Lane being proposed for construction by Applicant. This will allow direct access to the current parkland from Stewart Lane.
- Applicant to provide a curb cut at a point along this northeast side of improved Stewart Lane that is acceptable to M-NCPPC staff to accommodate a future entrance road into the adjacent parkland.
- Applicant to construct 4' wide natural surface trails within the development's open space and dedicated parkland to provide residents with access to surrounding parkland. Trail alignments and park entrance points to be coordinated with M-NCPPC staff. Trails to be constructed to park standards and specifications and adequately marked and signed.
- Applicant to minimize disturbance of forest areas during installation of proposed sewer lines through current and dedicated parkland per the White Oak Master Plan.

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOREST CONSERVATION PLAN RECOMMENDATIONS

TO: Robert Kronenberg,
Development Review Division

SUBJECT: Final Forest Conservation Plan # 8-05018
Site Plan WHITE OAK

NRI/FSD # 4-98185

Prel. Plan #1-91099

RECOMMENDATIONS

XXX Approve subject to the following conditions:

- a. The proposed development shall comply with the conditions of the final forest conservation plan. The applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits.
- b. Record plat of subdivision shall reflect a Category 1 conservation easement over all areas of stream buffers and forest conservation. In addition to standard requirements, the applicant shall place +0.60 acres of forested land southeast of Parcel 158 (0.52 acres) and east of lot 41 (0.08 acres at the end of Street F) in conservation easement or park dedication area.
- c. Applicant shall remove the limits of disturbance from within the stream valley buffer behind lot 24 on Street E.
- d. Final tree protection plan shall be consistent with DPS' final sediment and erosion control measures.
- e. Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual").

SIGNATURE:



Steve.Federline@mncppc-mc.org, Environmental Planning
Countywide Planning Division

DATE: February 3, 2005

Additional Conservation Easement (Category I)

ADDITIONAL FOREST
IN F.C.E.
* ±(0.52 AC.)

FOREST RETAINED
443,016 S.F.
10.17 AC.

FOREST CONSERVATION EASEMENT
CATEGORY I
462,114 S.F. 10.61 AC.

OFF-SITE DISTURBANCE
9,677 S.F. 0.22 AC.

OFF-SITE FOREST
TO BE REMOVED
9,677 S.F. 0.22 AC.

100-YEAR FLOOD PLAIN
(APPROXIMATE)

100'

±0.08 ac. in F.C.E.

