



MONTGOMERY COUNTY PLANNING BOARD

OPINION

DATE MAILED: November 5, 2003
SITE PLAN REVIEW #: 8-03041
PROJECT NAME: Maple Ridge Townhomes

Action: Approval subject to conditions. Motion was made by Commissioner Bryant, seconded by Commissioner Robinson, with a vote of 3-0, Commissioners Bryant, Robinson and Berlage voting for. Commissioners Wellington and Perdue were necessarily absent.

The date of this written opinion is November 5, 2003, (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before December 5, 2003 (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, this Site Plan shall remain valid for as long as Preliminary Plan #1-03025 is valid, as provided in Section 59-D-3.8.

On October 16, 2003, Site Plan Review #8-03041 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report, which is made a part hereof, the Montgomery County Planning Board finds:

1. *The Site Plan is consistent with the 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 RT-8 zone;*
3. *The location of the buildings and structures, the open spaces, the landscaping, and the pedestrians and vehicular circulation systems are adequate, safe, and efficient;*
4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development;*
5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation;*

Therefore, the Montgomery County Planning Board **APPROVES** Site Plan #8-03041, which consists of 59 townhomes including 8 moderately priced dwelling units (MPDU's) within the RT-8 Zone, subject to the following conditions:

1. Transportation

- a. The plan shall provide an eight-foot wide Class I bikeway (a shared use path), an eight-foot wide tree panel, and a 22-foot-wide paved area (for future on-street parking and a travel lane compatible with an on-road, shared use Class III bikeway) between the property line and the centerline of Lockwood Drive along the entire property frontage.
- b. The proposed Class I bikeway along Lockwood Drive shall be extended to the north to connect with the existing sidewalk along Oak Leaf Drive, and to the south to Northwest Drive.
- c. Prior to issuance of any building permit, the applicant shall enter into a Transportation Management Agreement with the Montgomery County Planning Board and the Montgomery County Public Works and Transportation to sponsor and implement a trip reduction program.
- d. Prior to occupancy of any unit, the applicant shall provide pedestrian safety devices, such as collars and crosswalks, at the intersection of Arrington Drive and Lockwood Drive, if the Montgomery County Department of Public Works and Transportation recommends the installation of such devices.

2. Environmental Planning

The proposed development shall comply with all conditions for final forest conservation plan approval. The applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (DPS) issuance of sediment and erosion control permits.

- a. Approval of the following items by M-NCPPC staff prior to DPS issuance of the sediment and erosion control permit:
 - 1) Tree Protection: provide detailed protection and preservation measures of several specimens, most notably two specimen 36" DBH sycamores (*Platanus occidentalis*) fronting Lockwood Drive, a 40" DBH American elm (*Ulmus americana*) and a 49" willow oak (*Quercus phellos*). An ISA certified arborist must be used to provide a management plan for root injection inoculation to the specimen American elm to limit/minimize risk of Dutch Elm disease.
 - 2) Afforestation Planting: final details for all planting.
- b. Submittal of financial security to M-NCPPC for afforestation prior to clearing or grading.
- c. Record plat to show Category one forest conservation easement. Any amended language from the standard easement must be approved by M-NCPPC staff prior to recording plats.
- d. Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.

3. Department of Permitting Services

The proposed development is subject to Stormwater Management Concept approval conditions dated January 24, 2003.

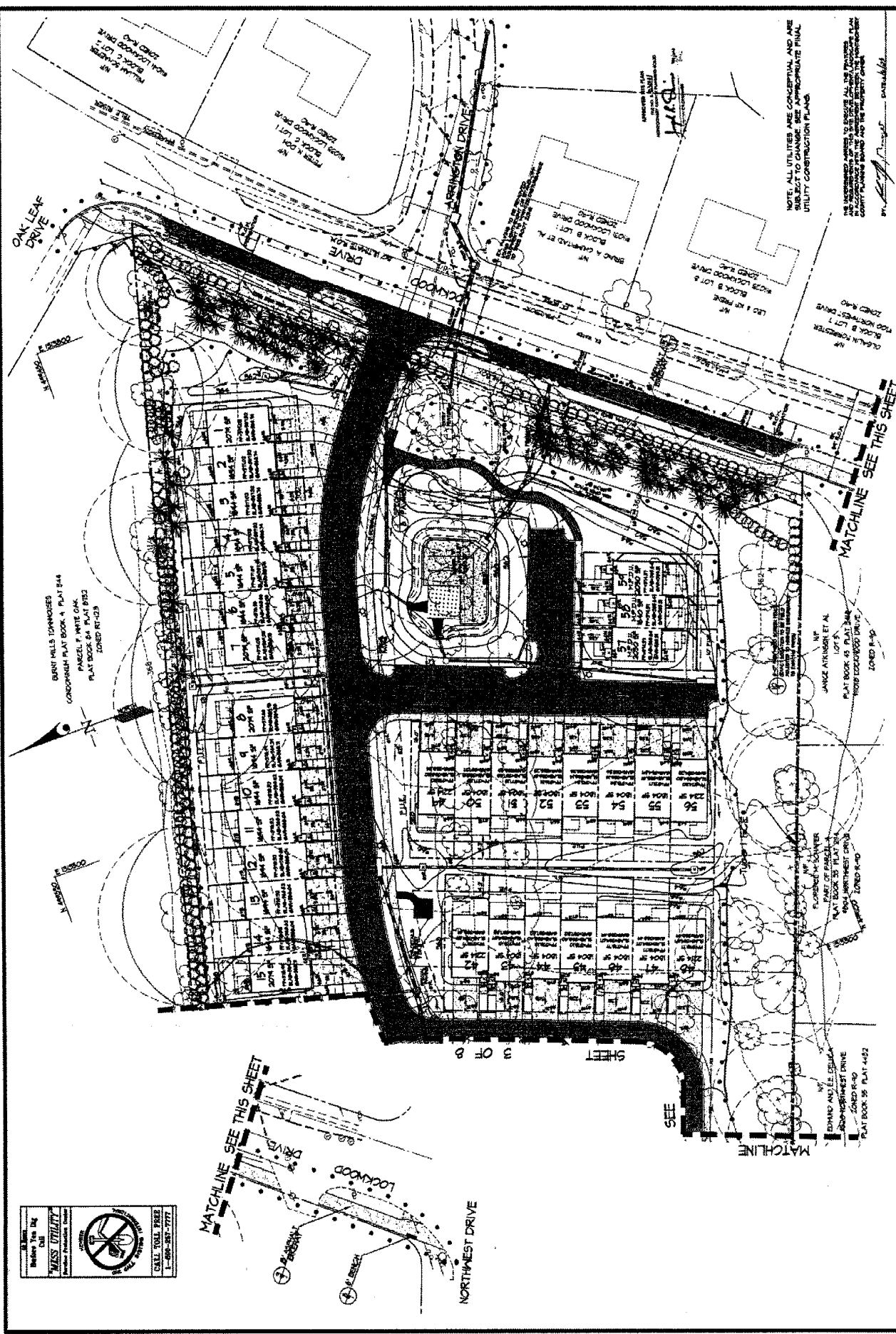
4. Site Plan Enforcement Agreement

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

Development Program to include a phasing schedule as follows:

- a. 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.

- b. Community-wide pedestrian pathways and recreation facilities must be completed prior to seventy percent occupancy of each phase of the development.
 - c. Landscaping associated with each parking area and building shall be completed as construction of each facility is completed.
 - d. Clearing and grading to correspond to the construction phasing, to minimize soil erosion.
 - e. Coordination of each section of the development and roads.
 - f. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.
5. Clearing and Grading
No clearing or grading prior to M-NCPPC approval of signature set of plans.
6. Signature Set
Prior to signature set approval of site and landscape/lighting plans the following revisions shall be included and/or information provided, subject to staff review and approval:
- a. Limits of disturbance.
 - b. Methods and locations of tree protection.
 - c. Forest Conservation areas.
 - d. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
 - e. The development program inspection schedule and Site Plan Opinion.
 - f. Identify or change trees labeled as "LF".
 - g. Provide benches at the proposed tot lot and play lot.
 - h. Show ground, edging, and correct equipment details for the proposed tot lot and play lot.
 - i. Revised recreation facility calculation.
 - j. Label MPDUs and recreational facilities.
 - k. Specify paving materials for the proposed sitting and picnic areas.
 - l. Move stormdrain pipes away from the proposed trees.
 - m. An additional five-foot-wide open space strip between the north property line and Lots 1 through 28.



NOTE: ALL UTILITIES ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. SEE APPROPRIATE FINAL UTILITY CONSTRUCTION PLANS.

THE UNDERSIGNED HEREBY TO CERTIFY THAT ALL THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT THE UNDERSIGNED IS A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MASSACHUSETTS AND IS REGISTERED AS A PROFESSIONAL ENGINEER IN THE STATE OF MASSACHUSETTS.

DATE: 10/1/03

DATE	1-20-03	SCALE	1" = 20'
BY	DAVID J. WILSON	PROJECT NO.	01177
DATE	JAN 2003	DATE	10-1-03
DATE	JAN 2003	DATE	10-1-03

SITE PLAN
MAPLE RIDGE TOWNHOMES
 LOTS 1-10, PARCEL A-C

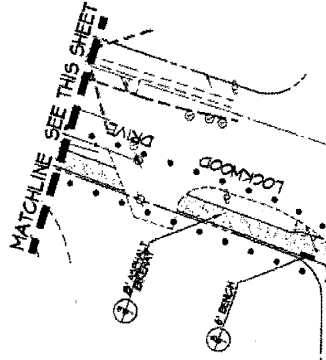
PREPARED FOR:
 DEVELOPER: [Name]
 ARCHITECT: [Name]



NO.	REVISION	DATE

GLW
 GEORGE L. WILSON, P.E.
 CIVIL ENGINEER, LICENSE NO. 10177
 100 STATE STREET, SUITE 200
 BOSTON, MASSACHUSETTS 02109
 TEL: 617-552-1111 FAX: 617-552-1112

MASS UTILITIES
 CALL TOLL FREE
 1-800-957-7777

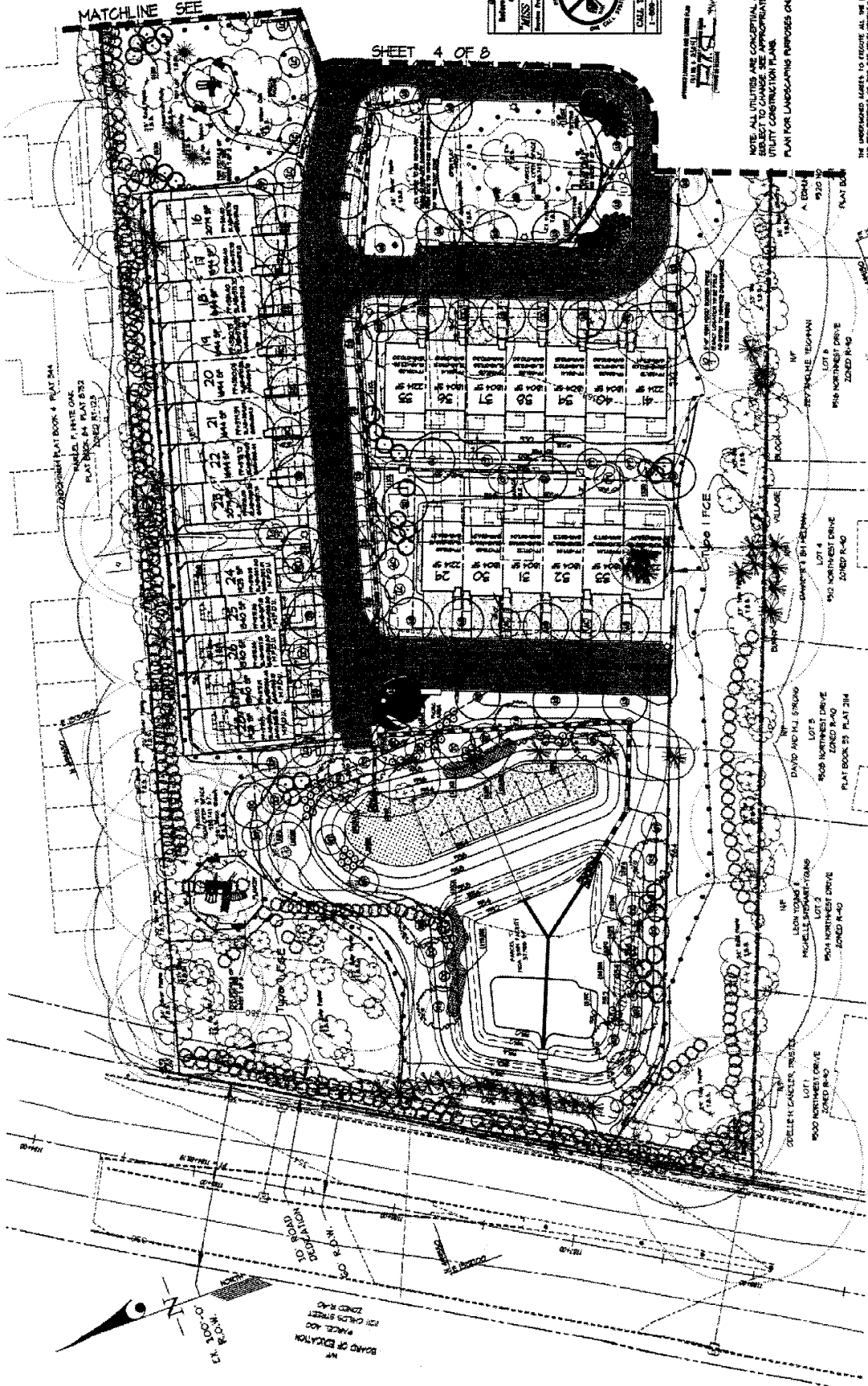


NORTH WEST DRIVE

SEE

MATCHLINE SEE THIS SHEET

SHEET 3 OF 8



MATCHLINE SEE

SHEET 4 OF 8

MISS UTILITY
 CALL TOLL FREE
 1-800-287-1773

NOTE: ALL UTILITIES ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. SEE APPROPRIATE FINAL UTILITY CONSTRUCTION PLANS. PLAN FOR LANDSCAPING PURPOSES ONLY.

THE UNDERSIGNED HEREBY IS PRESENTING AS THE PLANNING AND RECORDING OF THIS SITE DEVELOPMENT/LANDSCAPE PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE HERRICK COUNTY PLANNING BOARD AND THE HERRICK COUNTY ENGINEER.

Date: 06/20/2003

LANDSCAPE PLAN
MAPLE RIDGE TOWNHOMES
 LOT 1-40, PARCEL A-D

PREPARED FOR:
 GILWATSON LITTLE & WISNER, P.A.
 1000 BROADWAY, SUITE 1500
 PITTSBURGH, PENNSYLVANIA 15222-3333
 (412) 261-1111



NO.	REVISION	DATE

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HERRICK COUNTY, MISSOURI
 PLANNING BOARD
 ENGINEER