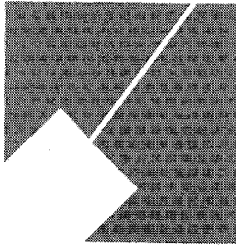


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

MCPB
Item # 5
May 18, 2006



MEMORANDUM

DATE: May 1, 2006

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Catherine Conlon, Supervisor *CC*
Development Review Division *Conlon*

FROM: Dolores Kinney, Senior Planner (301) 495-1321
Development Review

REVIEW TYPE: Preliminary Plan Review
APPLYING FOR: Subdivision of Parcel 496

PROJECT NAME: Spring Hill Manor
CASE #: 120060590 (Formerly 1-06059)
REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: R-90
LOCATION: Located on the east side of Spring Hill Lane, approximately 80 feet south of the intersection with Glenmoor Drive

MASTER PLAN: Bethesda Chevy Chase
APPLICANT: George W. Hugueley
ENGINEER: WCG, LLC
HEARING DATE: May 18, 2006

STAFF RECOMMENDATION: Approval, pursuant to Chapter 50 of the Montgomery County Subdivision Regulations, and subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 2 residential lots.
- 2) The applicant shall comply with the conditions of the final tree save plan, which must be approved by MNCPPC staff prior to any demolition, clearing, or grading on the subject property. Final plan must be in accordance with all conditions of approval in Environmental Planning memo dated May 1, 2006.
 - a) The final tree save plan must save trees shown outside the limit of disturbance (LOD) as shown on the preliminary tree save plan signed and dated May 1, 2006.
 - b) Final tree save plan must be prepared, signed and stamped by an ISA certified arborist and include complete details on the proposed tree protection measures. Any trees that need to be removed based on the arborist's review must be replaced at a rate up to 1" DBH per every 1" lost.
- 3) The applicant shall comply with the conditions of approval of the MCDPS stormwater management approval dated April 27, 2006.
- 4) The applicant shall comply with conditions of MCDPWT letter dated March 24, 2006, unless otherwise amended.
- 5) The applicant shall resolve the fire code issues relating to an approved turnaround and turning radius from Spring Hill Lane prior to record plat.
- 6) Record plat shall reflect common ingress/egress and utility easements over all shared driveways.
- 7) 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.
- 8) The record plat shall reflect other necessary easements.

SITE DESCRIPTION:

The subject property, identified as Parcel 496 (Subject Property), is located on the east side of Spring Hill Lane, approximately 80 feet south of the intersection with Glenmoor Drive (Attachment A). The Subject Property contains 0.86 acre and is zoned R-90. A dwelling currently exists on the property and will remain.

PROJECT DESCRIPTION:

This is a subdivision application for two residential lots for two one-family attached dwellings (Attachment B), one of which already exists. Access to the Subject Property will be via a shared driveway from Spring Hill Lane. Stormwater management will be provided by topsoiling all disturbed areas, prior to permanent vegetation stabilization, and adherence to other best management practices and Montgomery County Department of Permitting Services (DPS) regulations.

DISCUSSION:

Master Plan Compliance

The Bethesda Chevy Chase Master Plan does not specifically identify the Subject Property for discussion but does give general guidance and recommendations regarding zoning and land use. The plan recommends that this area maintain the existing zoning as adopted and maintain the residential land use consisting of one-family detached homes. The proposed subdivision complies with the recommendations adopted in the master plan in that it is a request for residential development.

Environmental Compliance

There is no forest on the Subject Property and the site is exempt from Forest Conservation Law as a Small Property.

All specimen trees on the Subject Property are proposed to be retained and the effects of construction suitably mitigated. All off-site trees are proposed to be retained and the effects of construction minimized and mitigated. There are no streams, wetlands, floodplains or environmental buffers on the property.

Fire and Rescue Emergency Access

The Montgomery County Department of Fire and Rescue Services (MCFRS) require sufficient access to properties to accommodate emergency vehicles. MCFRS has reviewed and approved the preliminary plan with a condition that the applicant provides adequate turnaround and turning radius from Spring Hill Lane, prior to recordation of the plat. MNCPPC and MCFRS Staff agree that this modification can be made without alteration of the lot layout.

ANALYSIS

Staff finds that Preliminary Plan #1-20060590 (formerly 1-06059), Spring Hill Manor Parcel 496 conforms to the Bethesda Chevy Chase Master Plan and meets all necessary requirements of the Subdivision Regulations. Staff also finds that the proposed preliminary plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations, in that public facilities will be adequate to support and service the area of the proposed subdivision, as demonstrated in Attachment C, Data Table. Staff further finds that the size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.

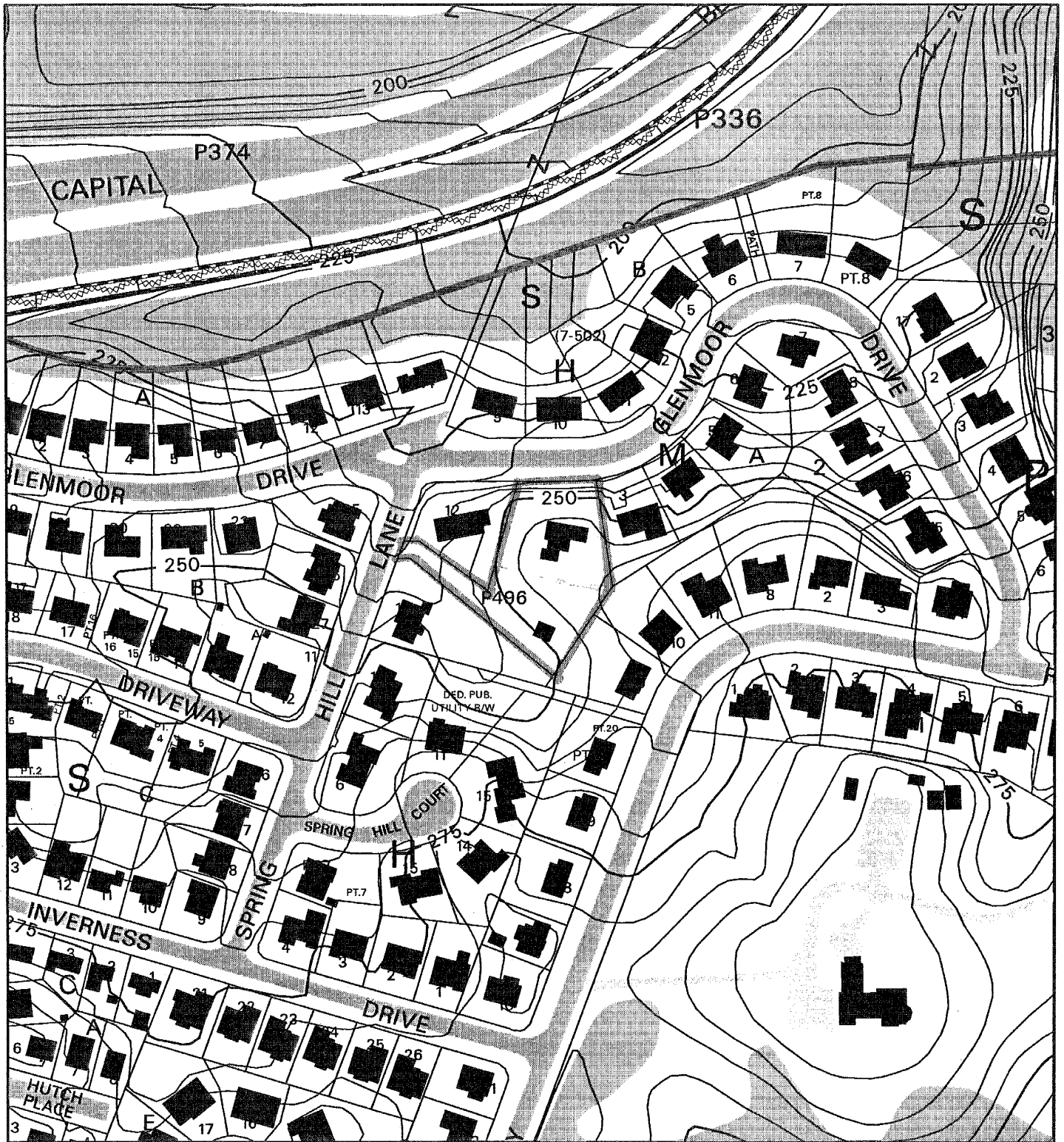
CONCLUSION:

Staff finds that Preliminary Plan #120060590 (Formerly 1-06059) Spring Hill Manor Parcel 496, conforms to all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the preliminary plan, subject to the above conditions.

ATTACHMENTS:

Attachment A	Vicinity Map
Attachment B	Preliminary Plan
Attachment C	Data Table
Attachment D	Agency Correspondence

PARCEL 496 - SPRING HILL MANOR (120060590)



Map compiled on December 07, 2005 at 4:00 PM | Site located on base sheet no - 211NW03

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland -National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

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



N

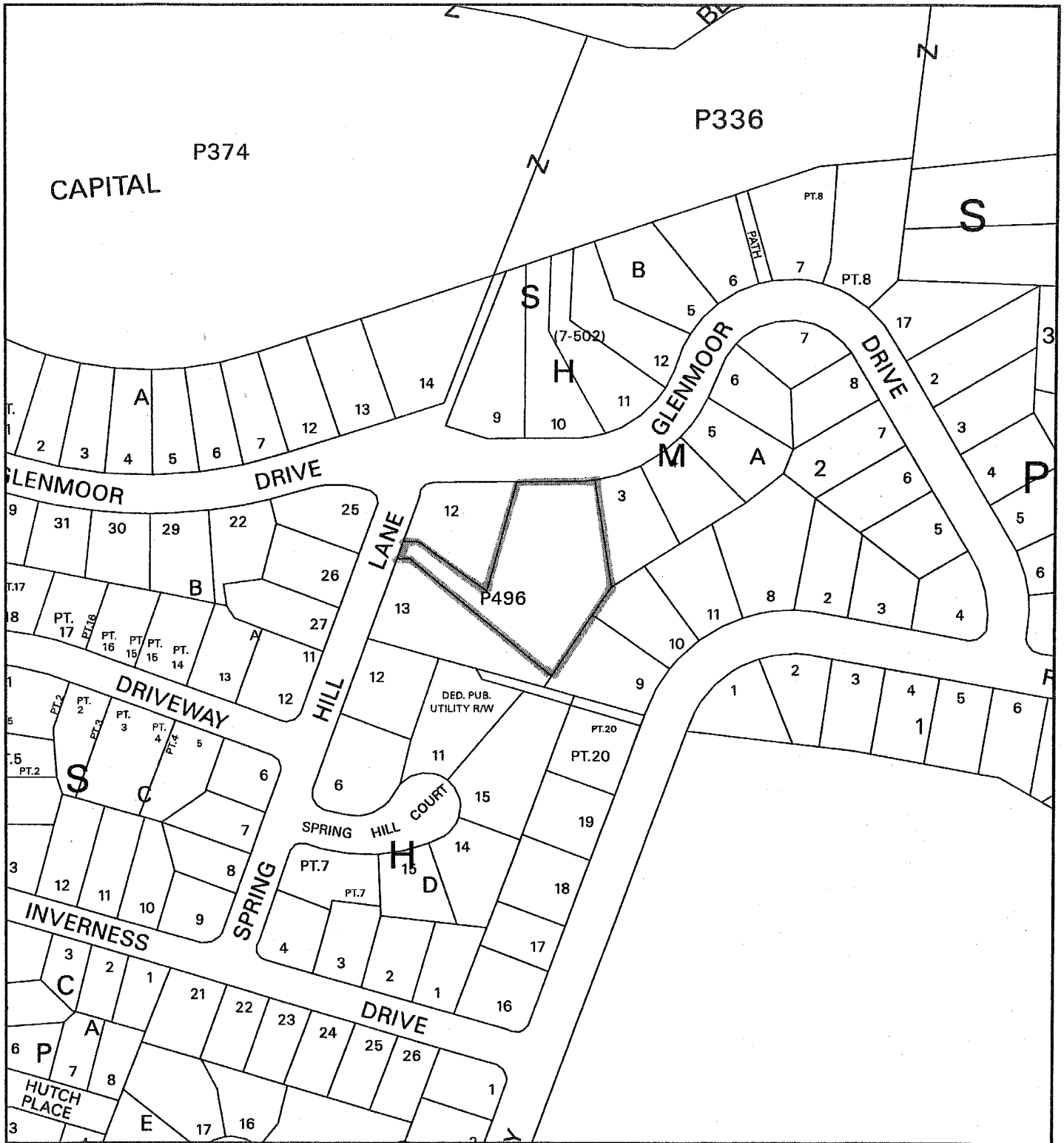


Research & Technology Center



1 inch = 200 feet
1 : 2400

PARCEL 496 - SPRING HILL MANOR (120060590)



Map compiled on December 07, 2005 at 4:03 PM | Site located on base sheet no - 211NW03

NOTICE

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Key Map



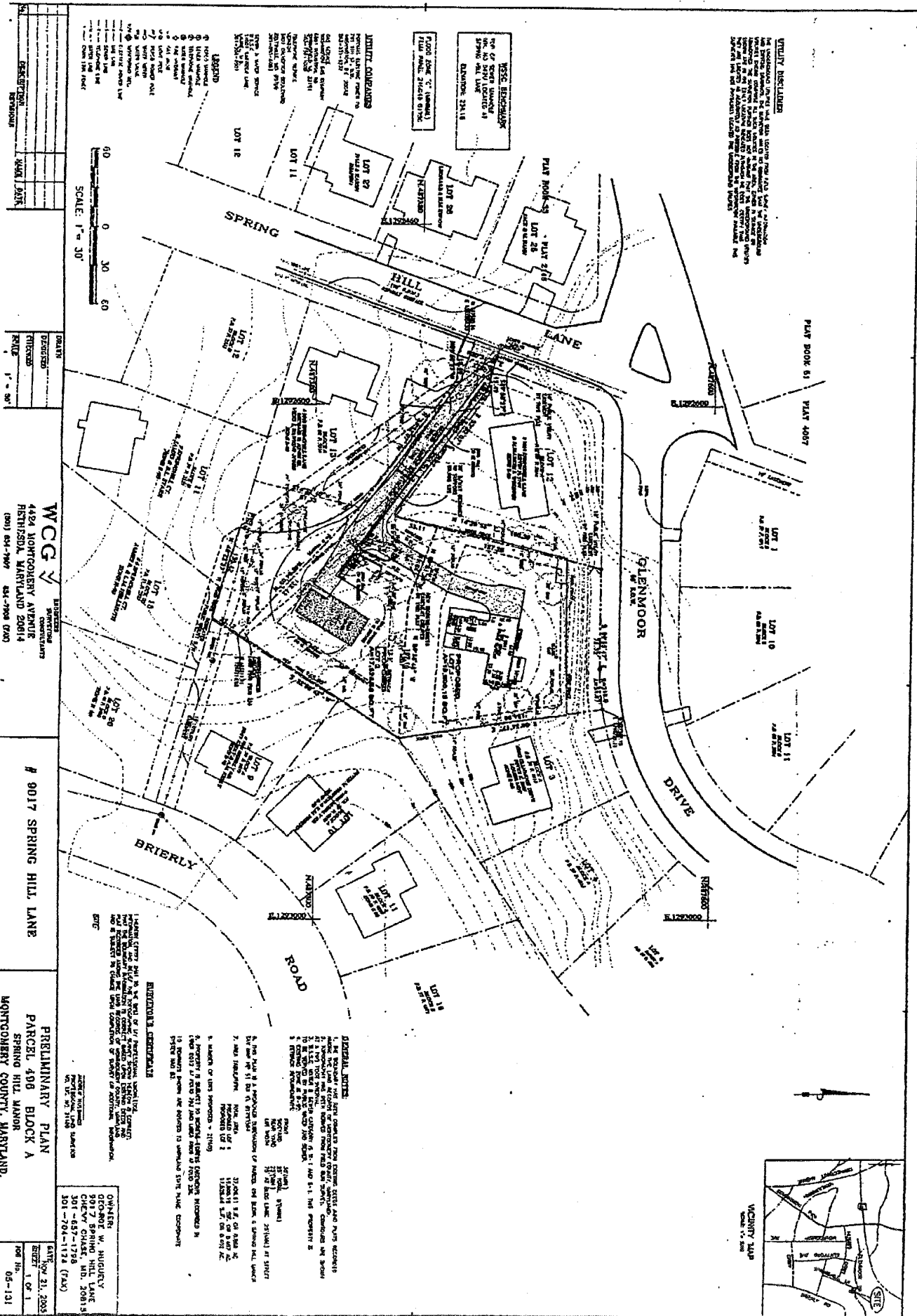
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Research & Technology Center



1 inch = 200 feet
1 : 2400



Preliminary Plan Data Table and Checklist

Plan Name: Spring Hill Manor Parcel 496				
Plan Number: 120060590				
Zoning: R-90				
# of Lots: 2				
# of Outlots: 0				
Dev. Type: Two one-family detached dwelling units				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	9,000 sq.ft.	17,529 sq.ft. is minimum proposed	<i>DMC</i>	May 1, 2006
Lot Width	ft.	Must meet minimum	<i>DMC</i>	May 1, 2006
Lot Frontage	25 ft.	Must meet minimum	<i>DMC</i>	May 1, 2006
Setbacks				
Front	30 ft. Min.	Must meet minimum	<i>DMC</i>	May 1, 2006
Side	8 ft. Min./ 25 ft. total	Must meet minimum	<i>DMC</i>	May 1, 2006
Rear	25 ft. Min.	Must meet minimum	<i>DMC</i>	May 1, 2006
Height	35 ft. Max.	May not exceed maximum	<i>DMC</i>	May 1, 2006
Max Resid'l d.u. or Comm'l s.f. per Zoning	4 d. u.	2 dwelling units	<i>DMC</i>	May 1, 2006
MPDUs	N/A	N/A	<i>DMC</i>	May 1, 2006
Site Plan Req'd?	No	No	<i>DMC</i>	May 1, 2006
FINDINGS				
<i>SUBDIVISION</i>				
Lot frontage on Public Street	Yes	Yes	<i>DMC</i>	May 1, 2006
Road dedication and frontage improvements	Dedication	Yes	DPWT memo	March 24, 2006
Environmental Guidelines	Yes	Yes	Environmental Planning memo	May 1, 2006
Forest Conservation	Yes	Yes	Environmental Planning memo	May 1, 2006
Master Plan Compliance	Yes	Yes	<i>DMC</i>	May 1, 2006
Other				
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management	Yes	Yes	DPS	April 27, 2006
Water and Sewer (WSSC)	Yes	Yes	WSSC	
Well and Septic				
Local Area Traffic Review	N/A	N/A	<i>DMC</i>	May 1, 2006
Fire and Rescue	Yes	Yes	MCFRS	May 2, 2006

**AGENCY
CORRESPONDENCE**



Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

November 1, 2005

Ms. Cathy Conlon
Supervisor, Development Review
Subdivision Division
Maryland National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Montgomery County
MD 118 General
Gateway Park Residential
File Nos. 1-20060470 & 8-20060150

Dear Ms. Conlon:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the preliminary and site plan applications for the Gateway Park Residential development. We have completed our review and have no comments at this time.

If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Raymond Burns at 410-545-5592, Mr. John Borkowski at 410-545-5595, or by using our toll free number in Maryland only, 1-800-876-4742 (x-5592 for Ray, x-5595 for John). You may also E-mail Ray at rburns1@sha.state.md.us or John at jborkowski@sha.state.md.us. Thank you for your cooperation.

Very truly yours,

for Steven D. Foster, Chief
Engineering Access Permits Division

SDF/RB/JAB

cc: Mr. Darrell Mobley (Via E-mail)
Mr. Augustine Rebish (Via E-mail)
Mr. Richard Weaver, M-NCPPC (Via E-mail)

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

March 24, 2006

Ms. Catherine Conlon, Subdivision Supervisor
Development Review Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan #1-20060590
Spring Hill Manor

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 3/20/06. An older version of this plan was reviewed by the Development Review Committee at its meeting on 12/19/05. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to DPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Show all existing planimetric and topographic details storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways on the preliminary plan.
2. Necessary dedication for Glenmoor Drive and Spring Hill Lane.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. We did not receive complete analyses of the capacity of the downstream public storm system(s) and the impact of the post-development runoff on the system(s). As a result, we are unable to offer comments on the need for possible improvements to the system(s) by this applicant. Prior to approval of the record plat by the Department of Permitting Services (DPS), the applicant's consultant will need to submit this study, with computations, for review and approval by DPS. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development ten (10) year storm runoff on same. If the proposed subdivision drains to an existing closed section street, include spread and inlet efficiency computations in the impact analysis.



Division of Operations

101 Orchard Ridge Drive, 2nd Floor - Gaithersburg, Maryland 20878
240/777-6000, TTY 240/777-6013, FAX 240/777-6030

Ms. Catherine Conlon
Preliminary Plan No. 1-20060590
Date March 24, 2006
Page 2

5. The sight distances study has **not** been accepted. Prior to approval of the record plat by DPS, the applicant's engineer will need to show the proposed driveway and connection to the garage for lot#1 on the preliminary plan.
6. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by each common driveway.
7. Private common driveways and private streets shall be determined through the subdivision process as part of the Planning Board's approval of a preliminary plan. The composition, typical section, horizontal alignment, profile, and drainage characteristics of private common driveways and private streets, beyond the public right-of-way, shall be approved by the Planning Board during their review of the preliminary plan.
8. In accordance with Section 49-35(e) of the Montgomery County Code, sidewalks are required along the frontage to serve the proposed subdivision.
9. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
10. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Fred Lees of our Traffic Control and Lighting Engineering Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
11. Trees in the County rights of way - species and spacing to be in accordance with the applicable DPWT standards. A tree planting permit is required from the Maryland Department of Natural Resources, State Forester's Office [(301) 854-6060], to plant trees within the public right of way.
12. Coordinate with Department of Fire and Rescue about their requirements for access.
13. Adjust the common driveway curb return so it does not cross the property line.
14. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - A. Construct the sidewalk as detailed in items 9.
 - B. Improvements to the existing public storm drainage system, if necessitated by the previously mentioned outstanding storm drain study. If the improvements are to be maintained by Montgomery County, they will need to be designed and constructed in accordance with the DPWT Storm Drain Design Criteria.
 - C. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
 - D. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will

Ms. Catherine Conlon
Preliminary Plan No. 1-20060590
Date March 24, 2006
Page 3

comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.

- E. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the Traffic Engineering and Operations Section.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at sam.farhadi@montgomerycountymd.gov or (240) 777-6000.

Sincerely,



Sam Farhadi, P.E., Senior Planning Specialist
Traffic Engineering and Operations Section

m:/subdivision/farhas01/preliminary plans/ 1-20060590, Spring Hill Manor.doc

Enclosures ()

cc: Andrew Husbands, WCG
George Hugueley
Joseph Y. Cheung; DPS RWPPR
Christina Contreras; DPS RWPPR
Sarah Navid; DPS RWPPR
Shahriar Etemadi; M-NCPPC TP
Gregory Leck, DPWT TEOS



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

April 27, 2006

Robert C. Hubbard
Director

Mr. Andrew Husbands
WCG, LLC
4424 Montgomery Avenue, Suite 201
Bethesda, MD 20814

Re: Stormwater Management **CONCEPT** Request
for Spring Hill Manor
Preliminary Plan #: 1-06059
SM File #: 219985.
Tract Size/Zone: 0.86 Ac./R-90
Total Concept Area: .4024 Ac.
Parcel(s): 496
Watershed: Lower Rock Creek

Dear Mr. Husbands:

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 water quality control and recharge via non structural best management practices. Channel protection volume is not required 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. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. Please meet with the MCDPS plan reviewer prior to submittal of sediment control plan to discuss layout of the driveway trench.

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/is not required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way



unless specifically approved on the concept plan. 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 David Kuykendall at 240-777-6332.

Sincerely,

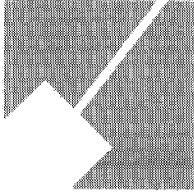


Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dm CN219986 Spring Hill Manor.DWK

cc: C. Conlon
S. Federline
SM File # 219985

QN -Onsite; Acres: .4024
QL - Onsite; Acres: .4024
Recharge is provided



**THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION**

Department of Park & Planning, Montgomery County, Maryland
8787 Georgia Avenue, Silver Spring, Maryland 20910

MEMORANDUM

TO: Delores Kinney, Development Review
Cathy Conlon, Development Review

VIA: Steve Federline, Supervisor, Environmental Planning *SA*

FROM: Amy Lindsey, Environmental Planning *AL*

DATE: May 1, 2006

SUBJECT: Preliminary Plan 120060590
Spring Hill Manor – Parcel 496

The Environmental Planning staff has reviewed the preliminary plan referenced above. Staff recommends approval of the preliminary plan of subdivision with the following condition:

1. The proposed development shall comply with the conditions of the final tree save plan, which must be approved by MNCPPC staff prior to any demolition, clearing, or grading on the subject property. Final plan must be in accordance with all conditions of approval in Environmental Planning memo dated May 1, 2006.
 - a. The final tree save plan must save trees shown outside the limit of disturbance (LOD) shown on the preliminary tree save plan signed and dated 5/1/2006.
 - b. Final tree save plan must be prepared, signed and stamped by an ISA certified arborist and include complete details on the proposed tree protection measures. Any trees that need to be removed based on the arborist's review must be replaced at a rate up to 1" DBH per every 1" lost.

BACKGROUND

The 0.86-acre property is located in Montgomery County on Spring Hill Lane in the Bethesda/Chevy Chase Master Plan area. Currently, there is one single-family home on the property. This preliminary plan proposes retaining the existing house and constructing one new one. This property surrounding and confronting uses are all single-family residential. There are no environmental features on the property except for specimen trees. The property is within the Lower Rock Creek watershed.

Forest Conservation

There is no forest on this property and this site is exempt from Forest Conservation Law as per 405374E, as a Small Property. The exemption letter noted that a Tree Save Plan was required

at Preliminary Plan and Environmental Planning staff confirmed this upon receipt of the Preliminary Plan.

All specimen trees on this property are proposed to be retained and the effects of construction suitably mitigated. All off-site trees are proposed to be retained and the effects of construction minimized and mitigated.

Environmental Buffers

The site does not include any streams, wetlands, or floodplains and there are no environmental buffers on the property.

Base map

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION FOREST CONSERVATION RECOMMENDATIONS

TO: Plan review staff, Environmental Planning Section

SUBJECT: Project Name Spring Hill Manor Date Recd 6/28/05
NRI/FSD # 4-05374E

The above-referenced plan has been reviewed by the Environmental Planning Division to determine the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). A determination has been made that the plan qualifies for the following exemption:

EXEMPTION:

Small Property

- Activity occurring on a tract less than or equal to 1.5 acre in size where there is no existing forest and afforestation requirements would be less than 10,000 square feet, and no specimen or champion trees will be disturbed;
 - Activity occurring on a tract less than or equal to 1 acre in size where activity will not result in the clearing of more than 30,000 square feet of existing forest, or any specimen or champion trees, and reforestation requirements would be less than 10,000 square feet.
- Note: Tree Save Plan, including preservation and/or replanting of individual trees is required in lieu of a FCP where trees are impacted. Forest within any priority area on-site must be preserved.*

NOTE: Per section 22A-6(b) of the Forest Conservation Law, Tree Save Plans may be substituted for Forest Conservation Plans on properties where the proposed development is exempt from Forest Conservation except that it involves clearing of specimen or champion trees.

This property is subject to a Tree Save Plan.

- Tree protection measures are required. Tree save plan must be submitted as part of the preliminary subdivision plan application for M-NCPPC review. A licensed arborist may be required to provide an evaluation of and recommendations for protection measures for specific trees on or near the subject site.
- MNCPPC inspector must be contacted for pre-construction inspection of tree protection measures and authorization to begin any tree clearing.

This property is not within a Special Protection Area.

Signature: Candy Bunnag *CB* Date: 7/25/05
Environmental Planning

cc: Ken West, West Consulting Group (fax: 301-654-7908)

emption.doc r01/03

Post-It® Fax Note	7671	Date	7/25	# of pages	1
To	Ken West	From	Candy Bunnag		
Co./Dept.	West Consulting Group	Co.	MNCPPC		
Phone #		Phone #	301 495 4553		
Fax #	301 654 7908	Fax #			



FIRE MARSHAL COMMENTS

DATE: MAY 2, 2006
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA:
FROM: CAPTAIN JOHN FEISSNER 240.372.2436
RE: APPROVAL OF ~ *SPRING HILL MANOR #1-20060590 WITH CONDITION. SEE BELOW.*

1. PLAN APPROVED.

- a. Review based only upon information contained on the plan submitted 5- 01- 06. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- b. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

Condition: The fire Code Issues of an approved Turnaround and Turning radius from Spring Hill Lane need to be resolved prior to this plan going to record plat.

cc: Department of Permitting Services

- 7) Compliance with conditions of MCDPWT letter dated, July 7, 2003 unless otherwise amended
- 8) Access and improvements as required to be approved by MDSHA prior to issuance of access permits
- 9) 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
- 10) 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
- 11) In the event that a joint access easement between this applicant and the owner of parcel N227 cannot reach agreement for joint ingress/egress, the record plat for these three lots under 1-02088 must reflect access easement solely on the subject property
- 12) Other necessary easements