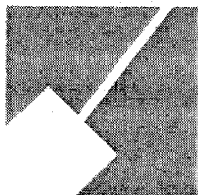


APPENDIX C



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

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

MEMORANDUM

TO: Laxmi Srinivas, Development Review Division

FROM: ^{CB} Candy Bunnag, Planner Coordinator, Environmental Planning Section,
Countywide Planning Division

DATE: April 19, 2006

SUBJECT: Site Plan Number 820060100, Loneoak Townes

The Environmental Planning staff has reviewed the site plan referenced above. Staff recommends approval of the site plan with the following conditions:

1. Approval of the tree save plan dated February 1, 2006 with the following conditions:
 - a. ISA certified arborist to be present at the pre-construction meeting and to implement the tree protection and tree care measures described in the tree save plan before, during, and after construction.
 - b. At the completion of construction, a post-construction meeting to be held between the M-NCPPC inspector, builder, and the certified arborist to determine the conditions of the trees identified for protection.
 - c. After the post-construction meeting, builder to submit a certified arborist's program and schedule for post-construction care of trees for M-NCPPC review and approval. Post construction care of trees to be at least two years from completion of construction.
2. Category II conservation easement to be placed over Parcel A to protect the 45" white oak. Conservation easement to be shown on record plat.
3. Prior to submission of record plat, applicant to submit to M-NCPPC Environmental Planning staff for its review and concurrence a noise study prepared by a professional engineer with competency in acoustical analysis to demonstrate that proposed units will attenuate projected exterior noise levels to an interior level not to exceed 45 dBA, Ldn. The study must use projected traffic noise levels for Georgia Avenue.
4. Prior to release of the first building permit for the subdivision, the following items must be met:

- a. There shall be certification from an acoustical engineer that the building shell for residential dwelling units are consistent with the noise study and are designed to attenuate projected exterior noise levels to an interior level of no more than 45 dBA, Ldn. Any subsequent changes in building shell materials or coverage that may affect acoustical performance shall be approved by an acoustical engineer prior to implementation.
- b. The builder shall commit to construct the residential units in accordance with the acoustical specifications identified by the acoustical engineer.

BACKGROUND

The property is 0.54 acre in size. There are no forests, streams, wetlands, or environmental buffers on the site. The property is generally flat and largely open. There is a 45" specimen white oak on the site, as well as scattered rows of smaller trees, but no forest stands. The site lies within the Wheaton Park Tributary subwatershed of the Northwest Branch watershed (Use IV waters).

Forest Conservation

The property is exempt from the forest conservation plan requirements under the small property category (forest conservation plan exemption no. 4-03249E). However, a tree save plan is required. The applicant's tree save plan, dated February 1, 2006, shows the retention of the 45" white oak and some of the smaller trees on and adjacent to the site. Not all of the trees that occur on the site may be retained. The tree save plan includes an evaluation and recommendations by an arborist who is certified by the International Society of Arboriculture (ISA).

Staff believes the tree save plan is acceptable and recommends its approval with conditions. In addition, staff recommends that the trees that are retained should be evaluated at the completion of construction and that a certified arborist evaluate and recommend a tree care program that would cover at least two years after the construction is completed. The tree care program would be reviewed and approved by M-NCPPC staff.

The specimen white oak, which will be in the center of the townhouse development should be protected with a Category II conservation easement.

Environmental Buffers

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

Traffic Noise

The subject site is adjacent to Georgia Avenue. Staff's preliminary traffic noise analysis using

traffic projections for the year 2030 indicate that the site will be affected by traffic noise levels at 65 dBA, Ldn or higher. Staff recommends that prior to submission of a record plat, the applicant submit a detailed traffic noise mitigation study to more accurately define projected traffic noise levels from Georgia Avenue on the proposed units and to identify necessary measures for the units to attenuate projected exterior traffic noise levels to an interior level not to exceed 45 dBA, Ldn. These measures would be incorporated into the design and construction of the residential units.

RECOMMENDATION

Environmental Planning staff recommends approval of the site plan with conditions.

APPENDIX D



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

December 10, 2004

Robert C. Hubbard
Director

Mr. Mike Mirtaghavi
Landplan Associates
P.O. Box 10375
Rockville, MD 20849

Re: Stormwater Management **CONCEPT** Request
for Hermitage (Loneoak Townes)
Preliminary Plan #: 1-05052
SM File #: 214898
Tract Size/Zone: 0.54 acres / RT-12.5
Total Concept Area: 0.54 acres
Lots/Block: N/A
Parcel(s): P977
Watershed: Northwest Branch

Dear Mr. Mirtaghavi:

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 via the construction of dry wells for the roof areas and use of porous pavers for the vehicular areas; and onsite recharge via dry wells. 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.

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.

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 Mark Etheridge at 240-777-6338.

Sincerely,



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

RRB:dm mce

cc: R. Weaver
S. Federline
SM File # 214898

QN -ON; Acres: 0.5
QL - ON; Acres: 0.5
Recharge is provided

APPENDIX E



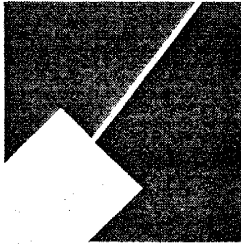
FIRE MARSHAL COMMENTS

DATE: 4-14-2006
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA:
FROM: CAPTAIN JOHN FEISSNER 240 777 2436
RE: APPROVAL OF ~ *LONEOAK TOWNES #8-06010*

1. **PLAN APPROVED.**

- a. Review based only upon information contained on the plan submitted 4-14-06. 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.

cc: Department of Permitting Services



April 4, 2006

MEMORANDUM

TO: Laxmi Srinivas
Development Review Division

FROM: Frederick Vernon Boyd, Community Planner *FVB*
Georgia Avenue Planning Team

SUBJECT: Loneoak Townes

We have reviewed the site plan for Loneoak Townes. The division provided detailed master plan comments for Local Map Amendment G-818, which reclassified this property from the R-90 Zone to the RT-12.5 Zone. We see no additional issues raised by the proposed site plan.

The applicants' property is located in an area covered by the Master Plan for the Communities of Kensington-Wheaton, which was approved in 1990. That Plan looked most closely at a series of "Critical Parcels and Areas" that had significant potential as "infill" development, with the objective of recommending land uses and zones that "would be consistent with the goals of land use stabilization and compatibility." The Plan focused on "sites where the pressure for land use and zoning changes would be greatest, or sites where an alternate land use or zoning category would provide greater land use stability and compatibility with the surrounding neighborhood." (p.41) The Plan limited its detailed analyses to properties larger than about 1.5 acres, unless a smaller property was contiguous to other vacant or redevelopable properties or in a transitioning neighborhood. The applicants' property apparently did not meet these criteria.

The Plan looked at two properties near the applicants' parcel. For one, a collection of eight parcels on Georgia Avenue and Jones Lane just south of the applicants' property, the Plan recommended increasing density to 12 or 15 units to the acre and the use of transferable development rights. It recommended multi-family units for the resulting development, recognizing that the property, like the applicants', was surrounded by apartments in the R-20 Zone. For the second, a single 3.46-acre parcel on Shorefield Road in the R-90 Zone, the Plan recommended development in the RT-8 Zone, to provide a suitable transition from single-family development in the R-90 Zone to the east to more dense residential and commercial development nearer Georgia Avenue.

More generally, the Plan takes as an overall land use objective the maintenance of "the well-established low- to medium-density residential character" which prevails over most of the planning area." (p. 40) It also establishes as a policy "that all infill residential development be similar in character and compatible in density with the immediate neighborhood within which it is contained." (p.50) The recommendations of the Plan for the two properties generally in the neighborhood of the applicants' property particularly reflect this policy: they recognize the medium density character of the area and they support zones and densities designed to reflect that character. Similarly, the density proposed by the applicants for their property reflects the prevailing medium density character of the neighborhood in a way that would be difficult to achieve with the two single-family houses that would be allowed in the R-90 Zone.

Srinivas, Laxmi

From: Paine, David
Sent: Friday, April 07, 2006 4:29 PM
To: Srinivas, Laxmi
Cc: Paine, David
Subject: RE: Loanoak townes memo 8-06010

Thank you. Just to be clear, other required elements are shown as included on the plan and are good:
- dedication as shown on the plan (12.5 feet for a total of 60' from centerline).
- construction of the 7' sidewalk to transition to a Shared Use Path in the Glenmont area to the North.

David
x2191

-----Original Message-----

From: Srinivas, Laxmi
Sent: Friday, April 07, 2006 4:22 PM
To: Paine, David
Subject: RE: Loanoak townes memo 8-06010

I think this e-mail is all that is needed. I will let you know if I need more information.
Thanks

-----Original Message-----

From: Paine, David
Sent: Friday, April 07, 2006 4:19 PM
To: Srinivas, Laxmi
Cc: Etemadi, Shahriar
Subject: Loanoak townes memo 8-06010

Hello Laxmi,

Sorry I have not gotte back to you sooner.

In reviewing the Loanoak Townes DRC sheet, I see that it has the "no memo needed" slot checked. So I assume that you do not need a formal memo from TP. The only comment on the DRC sheet was to require the applicant to "enter into an ingress/egress easement for the common driveway (at time of record plat)." Since I was not in my current position at the time, I have to assume that this is the only comment we would want to make sure becomes a condition.

Please let me know if I can be of further assistance,

David Paine
Transportation Planning
MNCPPC
8787 Georgia Avenue, Silver Spring, MD 20910
david.paine@mncppc-mc.org
301.495.2191

WSSC Comments on Items for September 26, 2005
Development Review Committee Meeting

File Number	Project Name	Substantial Comments
8-06010	LONEOAK TOWNES	<p data-bbox="332 430 365 661"><u>EXTENSIONS REQUIRED</u></p> <p data-bbox="381 430 446 1459">Water and sewer main extensions are required to provide service to this project. Scale reference on north arrow is incorrect on Site Plan.</p> <p data-bbox="470 430 503 1459"><u>PROVIDE FREE RIGHT-OF-WAY TO WSSC</u></p> <p data-bbox="527 430 673 1459">A minimum rights-of-way width of <u>30 feet</u> on your property is required for water and sewer line placement. The rights-of-way must be provided at no cost to the WSSC. The Applicant shall execute and deliver on-property rights-of-way prior to the Certificate of Substantial Completion, which shall constitute an irrevocable offer by the Applicant to convey all on-property rights-of-way to WSSC.</p> <p data-bbox="682 430 714 1459"><u>SHALLOW-DEPTH SEWER</u></p> <p data-bbox="730 430 795 1459">Due to the topography/grade of the street, it will be necessary to construct shallow sewer. A minimum cover of 3 feet must be maintained over the sanitary sewer.</p> <p data-bbox="820 430 852 1459"><u>HYDRAULIC PLANNING ANALYSIS REQUIRED</u></p> <p data-bbox="868 430 982 1459">A detailed hydraulic planning analysis must be performed prior to submittal of system integrity package. Submit hydraulic planning analysis request form, hydraulic modeling fee and 3 copies of 200' scale sketch for WSSC to perform modeling.</p> <p data-bbox="998 430 1063 1459"><u>COMPLETE ENVIRONMENTAL QUESTIONNAIRE AND CONDUCT CONTAMINATION DATABASE SEARCH</u></p> <p data-bbox="1088 430 1161 1459">You must complete and submit an Environmental Questionnaire. A contamination database search, conducted pursuant to ASTM Standard E-1527, is also required under one of the following options:</p> <ol data-bbox="1185 430 1429 1459" style="list-style-type: none"> 1. You may submit the database search conducted by a professional in good standing, and complete the enclosed Database Search Summary; or 2. You may request WSSC to conduct the database search at least 30 days prior to the submission of the Review for System Integrity Package and submit a Database Search Fee, currently \$100.00. A Database Search Request Form is enclosed for your convenience; or 3. You may submit a Phase I Environmental Site Assessment (ESA) report conducted in accordance

WSSC Comments on Items for September 26, 2005
Development Review Committee Meeting

File Number	Project Name	Substantial Comments
		<p style="text-align: center;">with ASTM Standard E-1527 by a professional in good standing.</p> <p>You are encouraged to provide this information as early as possible, but it must be submitted no later than with the design package for review purposes. WSSC reserves the right to require additional investigations. At your request, WSSC may provide conditional approval of your design prior to complete resolution of contamination concerns if you accept any and all risks associated with such conditional approval. In all cases, release for service will not be issued until all contamination impacts are completely resolved.</p>



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

February 24, 2005

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

RE: Preliminary Plan #1-05052
Lone Oak TowneHomes

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated November 19, 2004. 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 MCDPS in the package for record plans, 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 (paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways, bus stops, utilities, etc.) as well as existing rights of way and easements on the preliminary plan.
2. Necessary dedication for future widening of Georgia Avenue (MD 97) in accordance with the master plan.
3. The parking layout plan will be reviewed by the Department of Permitting Services at the site plan or building permit stage, whichever comes first. To facilitate their review, that plan should delineate and dimension the proposed on-site travel lanes, parking spaces, curb radii, handicap parking spaces and access facilities, and sidewalks. The applicant may wish to contact Ms. Sarah Navid of that Department at (240) 777-6298 to discuss the parking lot design. This will include review and approval of the common private drive, internal walkways and the length of the individual unit driveways.



Division of Operations

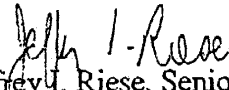
101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878
240/777-6000, TTY 240/777-6013, FAX 240/777-6030

Ms. Catherine Conlon
Preliminary Plan No. 1-05052
February 24, 2005
Page 2

4. Provide and show a pull off area for mail delivery and pick-up for DPS review.
5. The owner will be required to submit a recorded covenant for the operation and maintenance of private streets, storm drain systems, and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
6. Access and improvements along Georgia Avenue (MD 97) as required by the Maryland State Highway Administration.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please call me on (240) 777-2190 or email me at jeff.riese@montgomerycountymd.gov.

Sincerely,


Jeffrey U. Riese, Senior Planning Specialist
Traffic Safety Investigations
and Planning Team
Traffic Engineering and Operations Section

m:/subd/jir/prc/105052\oneoaktownes

Enclosures (1)

cc: Mirali (Mike) Mirtaghavi; LandPlan Associates (Owner)
Dolores Kinney; MNCPPC, Development Review
Joseph Y. Cheung; MCDPS Subdivision Development
Christina Contreras; MCDPS Subdivision Development

Srinivas, Laxmi

From: Oaks, Michele
Sent: Tuesday, April 25, 2006 11:43 AM
To: Srinivas, Laxmi
Subject: Loneoak Townes 8-06010

Laximi,

I have reviewed the subject project and found it not to impact any resources listed in the Locational Atlas and Index of Historic Sites or in the Master Plan for Historic Preservation.

Sincerely,
Michele Oaks

Michele Oaks, Senior Planner
Historic Preservation Office
Montgomery County Department of Park and Planning
1109 Spring Street, Suite 801
Silver Spring, MD 20910
(301) 563-3400 (phone)
(301) 563-3412 (fax)
michele.oaks@mncppc-mc.org
www.mncppc.org

-----Original Message-----

From: Wright, Gwen
Sent: Wednesday, April 19, 2006 12:55 PM
To: Oaks, Michele
Subject: FW: Referrals from your Division
Importance: High

Could you please let Laxmi know that she should be working with you on Development Review issues. Also, when you have time, we should discuss Ashton Meeting Place (#4 below). It is not in a historic district (it is in Ashton), but HPC has been asked to weigh in because it would destroy the rural character of the entry to Sandy Spring.

Gwen Wright
Historic Preservation Supervisor
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910
(301) 563-3400
gwen.wright@mncppc-mc.org

-----Original Message-----

From: Srinivas, Laxmi
Sent: Wednesday, April 19, 2006 11:30 AM
To: Wright, Gwen; Powell, Doug; Suarez, Sharon
Cc: Ma, Michael; Krasnow, Rose
Subject: Referrals from your Division
Importance: High

The Planning Board has been requiring memos from other sections attached to the staff reports even if there are no comments. I need a quick memo from your section for the following cases. The due dates are also listed.

1. Loneoak Townes 8-06010 due date 4/26/06
Property location: 12129 Georgia Avenue
6 townhouses in the RT-12.5 Zone

2. Danshes Property 8-06016 due date 5/1/06
on Brooke Road NW of Olney Sandy Spring Road
3. Olney Estates 8-06019 due date 5/10/06
northeast quadrant of Old Baltimore Road and Ampeq Lane
36 single family units and 6 duplex MPDUs in the RNC Zone
4. Ashton Meeting Place 8-06023 due 5/21/06
on New Hampshire Avenue in the SE quadrant of New Hampshire Avenue and Ashton Road
Six apartments over retail and 58,659 sq.ft. of retail in the C-1 and R-60 Zones
5. Bowie Mill Estates 8-06011 due 6/1/06
We already have memos from Parks and Historic Preservation on this one.
158 single-family residential units, 14 duplex MPDUs and 14 townhouse MPDUs in the RNC Zone
6. High Acres 8-06022 due 6/10/06
On Brookes Lane northwest of Locust Lane
15 townhouses in the R-90 Zone

Thanks for your help. I appreciate it.

Srinivas, Laxmi

From: Powell, Doug
Sent: Tuesday, April 25, 2006 3:53 PM
To: Srinivas, Laxmi
Subject: Loneoak Townes (8-06010)

Hi Laxmi,
PPRA has no park issues with the Loneoak Townes project (8-06010).
Doug Powell



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

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

Maryland Department of Transportation

March 1, 2006

Mr. Michael Mirtaghavi, P.E.
Landplan Associates
P.O. Box 10375
Rockville, Maryland 20849

Re: Montgomery County
Loneoak Townes
File No. 8-06010
MD 97 (east side)
Mile Post: 4.38

Dear Mr. Mirtaghavi:

The State Highway Administration (SHA) received your January 31st submission of the revised site plan and sight distance worksheet and profiles. We offer the following comments:

- The available sight distance (644') to the left exceeds the required 500' of sight distance based on the posted 35 mph speed limit.
- Please label the proposed entrance as a depressed curb entrance, MD-630.02.
- We concur with your explanation of the constraints that limit this proposed entrance to a depressed curb entrance with 20' turning radii for inbound vehicles and zero turning radii for outbound vehicles. We believe that outbound motorists have the opportunity to stop then proceed with caution before completing a right-turn onto northbound MD 97.
- Show the existing sidewalk on the adjacent property North of this proposed entrance. Include the appropriate SHA standard sidewalk ramps.
- The term "denied access" is to be placed on the final record plat along the MD 97 frontage, except at the approved entrance.
- The required work within MD 97 rights-of-way is subject to the terms and conditions of an access permit, which must be received from this office. Please disregard comment #2 from our September 22, 2005 letter.

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

Mr. Michael Mirtaghavi
Page Two

If you have any questions, please contact Ray Burns at 410-545-5592 or our toll free number in Maryland only 1-800-876-4742.

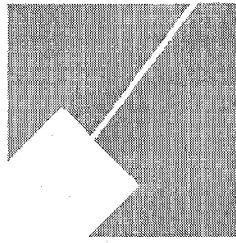
Very truly yours,



for Steven D. Foster, Chief
Engineering Access Permits Division

SDF/rbb

cc: Ms Catherine Conlon / MNCPPC
Mr. Richard Weaver / MNCPPC
Mr. Augustine Rebish *sent via e-mail*
Mr. Dan Andrews *sent via e-mail*



April 28, 2006

Memorandum

To: Laxmi Srinivas, Senior Planner, 301-495-4985

From: Sharon K. Suarez, AICP, Housing Coordinator, 301-495-1312

Re: Summary of Housing Issues for 8-06010, Loneoak Townes

BACKGROUND

The applicant seeks to build 6 townhouses in the RT-12.5 Zone at 12129 Georgia Avenue on the previous site of a single-family structure.

RECOMMENDATION

Approval.

DISCUSSION

Housing staff could find no adverse housing issues associated with this application. The applicant proposes to add compatible density near metro, across Georgia from older residential neighborhoods, on a site that is within 200 feet of the boundary of the Glenmont Metro Area. The application is not subject to the Moderately-Priced Dwelling Unit Ordinance.

