



Armstrong Property: Site Plan No. 820160110

BCB Benjamin Berbert, Planner Coordinator, Area 3, Benjamin.Berbert@Montgomeryplanning.org (301) 495-4644

EAW Richard Weaver, Supervisor, Area 3, Richard.Weaver@Montgomeryplanning.org (301) 495-4544

KRR Kipling Reynolds, AICP, Chief, Area 3, Kipling.Reynolds@Montgomeryplanning.org (301) 495-4575

Completed: 10/07/16

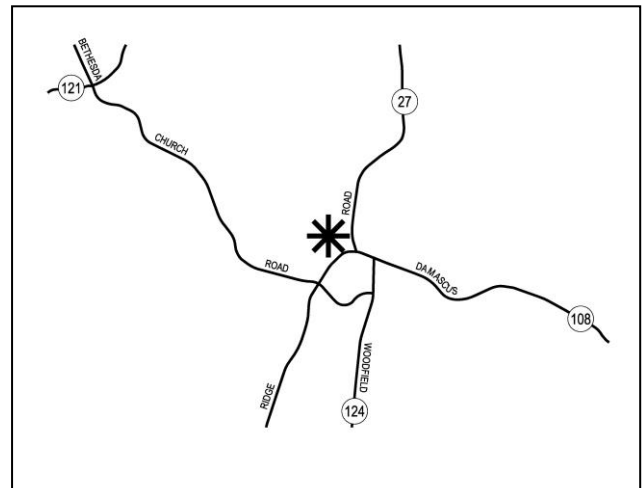
Description

Armstrong Property: Site Plan No. 820160110: Application to construct 55 dwellings including 47 one-family attached dwellings (townhomes) and eight one-family detached dwellings (including seven total MPDUs), and associated site amenities, located on the south side of Lewis Drive approximately 500 feet west of the intersection with High Corner Street; 8.17 acres, Zoned CRT 1.0, C-0.5, R-0.5, H-55T; 2006 Damascus Master Plan.

Applicant: Craig Kazanjan

Submittal Date: June 17, 2016

Review Basis: Chapter 22A, Chapter 59



Summary

- An application for 55 new dwelling units in the Town Center portion of the Damascus Master Plan
- Preliminary Plan No. 120160070 was approved by resolution No. 16-043 on April 22, 2016 which created the 55 lots and the private road and open space parcels this site plan application is building on.
- Applicant requests relief from the build-to-area setback requirements for the townhouse units. The relief is due in part because of topography and to accommodate on-lot parking.
- The review of Division 6.5 *Screening* requires the Board to find Alternative Compliance consistency with the requirements of Division 6.8. The Site Plan proposes the quantity of screening material required, but seeks the ability to locate the planting material in order to work around stormwater management facilities.

SECTION 1 – RECOMMENDATIONS AND CONDITIONS

Site Plan No. 820160110: Staff recommends approval of the Site Plan and associated Final Forest Conservation Plan. All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the following conditions:

Conformance with Previous Approvals & Agreements

1. Preliminary Plan Conformance

The development must comply with the conditions of approval for Preliminary Plan No. 120160070 as listed in MCPB Resolution No. 16-043 dated April 22, 2016.

2. Forest Conservation & Tree Save

The development must comply with the conditions of the approved Final Forest Conservation Plan Included as part of the Site Plan.

- a) The Applicant must record a Category I Conservation Easement over all areas of forest retention, and environmental buffers as specified on the approved Forest Conservation Plan. The Category I Conservation Easement approved by the Maryland-National Capital Park and Planning Commission (“M-NCPPC”) Office of the General Counsel must be recorded in the Montgomery County Land Records by deed prior to the start of any demolition, clearing, or grading on the Subject Property, and the Liber Folio for the easement must be referenced on the record plat.
- b) Applicant must obtain approval of the Final Forest Conservation Plan prior to recordation of the plat.
- c) The Applicant must install four-foot high, two-rail, split-rail fencing along the boundary line of the Category I Conservation Easement beginning at Lot 32 and ending at Lot 37 as shown on the approved FFCP or as determined by the M-NCPPC forest conservation inspector.
- d) The Applicant must install permanent forest conservation easement signage along the perimeter of the conservation easement in all areas as shown on the approved FFCP or as determined by the M-NCPPC forest conservation inspector.
- e) The Applicant must comply with all tree protection and tree save measures shown on the approved FFCP. Tree save measures not specified on the FFCP may be required by the M-NCPPC forest conservation inspector.
- f) The limits of disturbance (“LOD”) on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved FFCP.

Open Space, Facilities and Amenities

3. Common Open Space, Facilities, and Amenities

- a) The Applicant must provide a minimum of three acres of common open space (35 percent of net lot area) on-site.
- b) Before the issuance of use and occupancy certificates for the 26th residential dwelling or for any dwelling on lots 21-25, the Applicant must be complete the tot lot and the two sitting areas.
- c) Before the issuance of use and occupancy certificates for the 49th residential dwelling, the open play area, picnic area and natural surface trail must be completed.

4. Common Open Space Covenant

The record plat must reference the Common Open Space Covenant recorded at Liber 28045 Folio 578 (Covenant).

5. Recreation Facilities

The Applicant must provide at a minimum the following recreation facilities: one tot lot, one open play area II, two sitting areas, one picnic area including a grill, and a natural surface trail.

6. Maintenance of Public Amenities

The Applicant is responsible for maintaining all publicly accessible amenities including, but not limited to the tot lot, sitting areas, grill, natural surface trail, landscaping, lighting, and sidewalks.

Density & Housing

7. Moderately Priced Dwelling Units (MPDUs)

- a) The development must provide 12.5 percent MPDUs on-site consistent with the requirements of Chapter 25A and the applicable Master Plan.
- b) Before issuance of any building permit for any residential unit(s), the MPDU agreement to build between the Applicant and the Department of Housing and Community Affairs (DHCA) must be executed.

Site Plan

8. Site Design

- a) The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on all Sheets with the prefix of 09-ARCH of the submitted architectural drawings, as determined by M-NCPPC Staff.
- b) The exterior architectural character, proportion, materials, and articulation of the MPDUs must be substantially similar to the exterior architectural character, proportion, materials, and articulation of the market-rate units.
- c) The location of structures and driveways shall match those shown on the certified site plan, including providing the 20-foot wide driveways shared by two units.

9. Landscaping

- a) The Applicant must install all landscaping as shown on the landscape plan sheets of the certified site plan within six months, or by the next planting season, of receiving the use and occupancy certificate for the adjacent residential dwelling.

10. Lighting

- a) Prior to issuance of any above-grade building permit, the Applicant must provide certification to Staff from a qualified professional that the exterior lighting in this Site Plan conforms to the latest Illuminating Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded) for a development of this type. All onsite exterior area lighting must be in accordance with the latest IESNA outdoor lighting recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded).
- b) All onsite down-lights must have full cut-off fixtures.

- c) Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at any property line abutting public roads and residentially developed properties.
- d) Streetlights and other pole-mounted lights must not exceed the height illustrated on the Certified Site Plan.

11. Site Plan Surety and Maintenance Agreement

Prior to issuance of any building permit or Sediment Control Permit, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59.7.3.4.K.4 of the Montgomery County Zoning Ordinance, with the following provisions:

- a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b) The cost estimate must include applicable Site Plan elements, including, but not limited to plant material, on-site lighting, recreational facilities, site furniture, mailbox pad sites, trash enclosures, retaining walls, fences, railings, private roads, alleys, sidewalks, paths and associated improvements within the relevant phase of development. The surety must be posted before issuance of the any building permit within each relevant phase of development.
- c) The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by inspection and potential reduction of the surety.
- d) The bond or surety for each phase shall be clearly described within the Site Plan Surety & Maintenance Agreement including all relevant conditions and specific certified site plan sheets depicting the limits of each block/phase.

12. Development Program

The Applicant must construct the development in accordance with a development program table that will be reviewed and approved prior to the approval of the Certified Site Plan.

13. Certified Site Plan

Before approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a) Include the stormwater management concept approval letter, development program, and Site Plan resolution on the approval or cover sheet(s).
- b) Add a note to the Site Plan stating that "M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading."
- c) Add a note stating that "Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services."
- d) Modify data table to reflect development standards approved by the Planning Board.
- e) Ensure consistency of all details and layout between Site and Landscape plans.
- f) The approved development program must be included on Certified Site Plan set.
- g) The Applicant must show the location of two free-standing streetlights within the right-of-way of Lewis Drive across the Subject Properties frontage. Final location and design of the lights will be coordinated with MCDOT Division of Traffic Engineering and Operations.
- h) Add a note to the Site Plan that the forest conservation easement parcel may be acquired by M-NCPPC in the future.

SECTION 2 – SITE LOCATION AND ANALYSIS

Site Location

The subject property is located on the south side of Lewis Drive, approximately 500 feet west of the intersection of High Corner Street, and consists of Parcel No. 545 on tax map FX343, for a total of 8.17 acres. The site is zoned CRT 1.0, C-0.5, R-0.5, H-55T and is located within the 2006 Damascus Master Plan. The property is near the center of Damascus, less than ¼ of a mile west of MD 27 and the main commercial center of town (Figure 1).



Figure 1 – Vicinity Map

Site Vicinity

The location of the property is on the western edge of the Town Center of Damascus and serves as a transition from the Town Center and the surrounding residential uses. To the northwest, west and south of the site is land zoned RNC and RE-2C that is developed with one-family detached houses. Opposite the site of is an approximately 6.25 acre property zoned CRT with one vacant structure. East of the site are commercially developed properties in the CRT zone (Figure 2).



Figure 2 – Vicinity Zoning



Figure 3 – Aerial Map

Site Description

The property is unimproved with structures but is partially cleared with an abandoned baseball field in the east central portion of the site, and approximately 4.88 acres of on-site forest in the southern and western area (Figure 3). Lewis Drive follows a ridge line along the northern property line of the site. The high point of the property lies in the northeast corner and the site slopes away to the south and west, dropping over 90 feet in total (Figure 4). There is a relatively level terrace where the abandoned baseball field is located with steeper slopes to the north and to the southwest. A short but steeper slope separates the road and the abandoned baseball field, and a more moderate slope continues to the southwestern corner where the low spot of the property is located. The headwaters of a stream are located in the forested area in the far southwestern portion of the site.

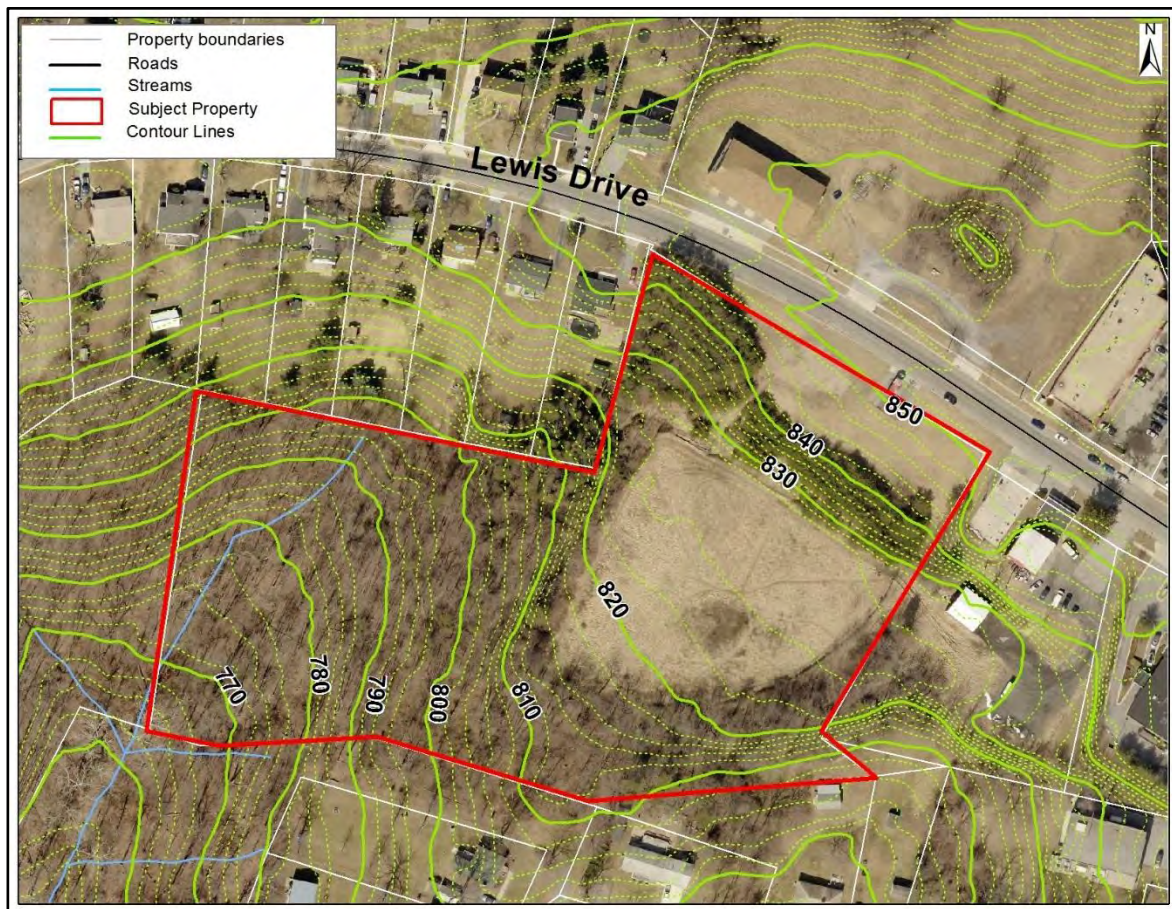


Figure 4 – Elevation Contour Lines

SECTION 3 – APPLICATION AND PROPOSAL

Previous Approvals

Pre-Preliminary Plan– 720150060

The Applicant submitted a Pre-Preliminary Plan, No. 720150060 which went to DRC on March 16, 2015 for Staff level advice on the development potential on the subject property including total density, layout, legacy open space, and to start the process of obtaining a sewer category change. Staff was generally supportive of the ideas and offered minor suggestions including ways to engage the open space, and locating one-family detached dwellings along Lewis Drive with rear access garages to increase compatibility with the existing development along Lewis Drive.

Preliminary Plan 120160070

The Applicant received approval of Preliminary Plan, No. 120160070, by resolution No. 16-043, dated April 22, 2016, for 55 lots, eight for one-family detached dwellings and 47 for one-family attached (townhouse) dwellings, including seven MPDUs. The Preliminary Plan created a parcel for the private internal streets and parcels for open space, stormwater management, and forest conservation areas.

Current Proposal

Site Plan No. 820160010

This Site Plan, No. 820160010 requests the approval to develop 55 residential dwellings, including 47 townhouse units and eight one-family detached units (including seven MPDU's) (Application or Site Plan). The one-family detached units are all located along Lewis Drive, with their fronts oriented toward the road and access to the two car garages and driveways from a rear alley. The townhouse units are located at a lower elevation, behind the detached units and are accessed in the front with front doors, and one car width driveways that lead to one-car garages.



Figure 5 – One-Family detached (typical)



Figure 6 – One-Family attached (typical)

Site amenities are distributed throughout the property and include two seating areas, a picnic area with a grill, a tot-lot, an open play area, and a natural surface trail that will be field located within the forested area. Sidewalks are included along all of the internal streets and along the site frontage with Lewis Drive, and visitor parking is located in three separate parking areas internal to the site, and will also be available on Lewis Drive. Stormwater management is integrated within the development to meet the stormwater requirements and landscaping is provided including street trees, landscaping around the recreational amenities, and in sections along the site boundary as screening. A Category 1 conservation easement will be recorded on the western portion of the site to protect a forested area and a stream valley buffer.



Figure 7 – Site Plan

SECTION 4 – ANALYSIS AND FINDINGS - Site Plan No. 820160010

Findings – Chapter 59

1. *When reviewing an application, the approval findings apply only to the site covered by the application.*

The Approval of the Site Plan findings will only apply to the Subject Property being reviewed as part of this Application.

2. *To approve a site plan, the Planning Board must find that the proposed development:*

- a. satisfies any previous approval that applies to the site;*

The Site Plan conforms to all conditions of Preliminary Plan 120160070, which was approved by Resolution No. 16-043, on April 22, 2016.

- b. satisfies under Section 7.7.1.B.5 the binding elements of any development plan or schematic development plan in effect on October 29, 2014;*

This section is not applicable as there are no binding elements of an associated development plan or schematic development plan in effect on October 29, 2014.

- c. satisfies under Section 7.7.1.B.5 any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment;*

This section is not applicable as the Site's zoning classification on October 29, 2014 was not the result of a Local Map Amendment.

- d. satisfies applicable use standards, development standards, and general requirements under this Chapter;*

Division 4.5. Commercial/Residential Zones

Use and Development Standards

The Subject Property is approximately 8.17 acres in size and is zoned CRT 1.0 C-0.5 R-0.5 H-55 T. The following table, Table 1, shows the project's conformance to the development standards of the zone including the development standards of Section 4.5 Commercial/Residential Zone, and Section 6.2 Parking.

| TABLE 1 - Section 4.5 Zoning Data Table: CRT 1.0 C-0. 5 R-0.5 H-55 T | | |
|--|---|---------------------------|
| <u>Standard</u> | <u>Required</u> | <u>Provided</u> |
| Site | | |
| Tract Area | N/A | 8.17 acres |
| Density | 1.0 FAR, R-0.5 max (177,997 sq. ft.) | 0.45 FAR, 160,200 sq. ft. |
| Common Open Space, Site >10,000 sq. ft. | 10%, 35,588 sq. ft. min. | 35%, 130,680 sq. ft. |
| Lot and Density | | |
| Lot Area Detached Dwelling | 1,000 sq. ft. min | 3,500 sq ft. or larger |
| Lot Area Attached Dwelling | 800 sq. ft. min. | 1,400 sq. ft. or larger |
| Lot width at front building line (detached) | 25 ft. min. | |
| Lot width at front building line (attached) | 12 ft. min. | 16 ft. min. |
| CRN Density Max (mapped) | C-0.5, R-0.5 | C- 0.0, R-0.45 |
| Placement | | |
| Front Setback | | |
| Detached House | 5 ft. min. | 15 ft. min, 20 ft. max |
| Attached House | 5 ft. min., 15 ft. max. | 14 ft. min, 38 ft. max* |
| Side Street Setback | 5 ft. min. | N/A |
| Side Setback, abutting AG, RR, Residential Detached or Residential Townhouse Zones | 4 ft. (attached), 6ft. (detached) min. | 10 ft. or more |
| Detached House | 4 ft. min. | 20 ft. or more |
| Attached House | 6 ft. min. | 15 ft. or more |
| Side Setback, abutting other Zones | 4 ft. (detached only) | 50 ft. or more |
| Side Setback, end unit | 2 ft. min. | 2 ft. or more |
| Side Setback, between lot and site boundary | 4 ft. min. | 10 ft. or more |
| Rear setback, abutting AG, RR, Residential Detached or Residential Townhouse Zones | | |
| Detached House | 15 ft. or more | 50 ft. or more |
| Attached House | 10 ft. or more | 20 ft. or more |
| Rear setback, Abutting other Zones | | |
| Detached House | 15 ft. min. | 50 ft. or more |
| Attached House | 10 ft. min | 30 ft. or more |
| Rear Setback, alley | 4 ft. min. | 15 ft. or more |
| Rear Setback between lot and site boundary | 5 ft. min. | 20 ft. or more |
| Building in BTA (Attached House only) | | |
| Front setback maximum | 15 ft. max | 14 ft. min, 38 ft. max* |
| % of building in BTA | 70% | N/A |
| Height | | |
| Principal Building | 55' | 40 ft. or less |
| Form | | |

| TABLE 1 - Section 4.5 Zoning Data Table: CRT 1.0 C-0. 5 R-0.5 H-55 T | | |
|---|-----------------|-----------------|
| <u>Standard</u> | <u>Required</u> | <u>Provided</u> |
| Units permitted per row | 12 | 6 |
| Entrance facing street or open space | required | provided |
| Blank Wall, front, max | 35' | 35' or less |
| Blank wall, side/rear, max | 35' | 35' or less |
| Section 6.2 Parking | | |
| Vehicle Spaces (2 per DU) | 110 | 134 |

*Applicant is seeking a waiver from compliance with the build-to area pursuant to Section 59.4.3.C.3.b

Modification of Build-To-Area

The Site Plan, as proposed places the fronts of most of the townhouse units between 18 to 20 feet set back from the edge of the private street parcel. The maximum allowed setback that meets the build-to-area requirement in the CRN Zone is 15 feet for townhouse units. However, Section 4.5.3.C.3.b states that the build-to-area requirements may be modified by the Planning Board during site plan review. *The Planning Board must find that the plan: (1) deviates from the build-to-area requirements only to the extent necessary to accommodate the physical constraints of the site or the proposed land use; and (2) incorporates design elements that engage the surrounding publicly accessible space such as streets, sidewalks, and parks.*

This Application as shown requires the Planning Board to grant a modification to the build-to-area requirements for the townhouse dwellings. As proposed, the townhouse units are designed with their driveway and garage access located in the front of the dwellings, and each unit has only a one-car garage. The Applicant and Staff investigated different lot and street patterns including rear-loaded units (garages on an alley) during the Preliminary Plan, but concluded such a layout would be impractical because of the steep topography on the site, as well as the small site area that would have resulted in a lot of single loaded alleys. Because each dwelling only has a one car garage, a second vehicle parking space is needed for each dwelling to meet the zoning ordinance parking requirements. The most practical location is on-lot in each private driveway, as providing 47 reserved parking spaces in parking lots or on-street parking would be inefficient for the future homeowners, and would adversely impact the street design and function more than modifying the build-to-area would. Based on these previous assumptions, Staff recommend the Planning Board modify the build-to-area requirements based on the following two findings:

1. The Extent Necessary

To accommodate on-lot parking for each dwelling's second vehicle, the driveway needs to be at least 18 feet deep, based on the dimensional requirements of a standard vehicle parking space in the zoning ordinance. As such, the majority of the dwellings shown on the Site Plan are set back between 18 and 20 feet from the front lot line rather than the 15 foot maximum for the zone. The Applicant however is requesting that the front setback be as great as 38 feet from the front lot line, specifically to accommodate lots 38, 39, and 50 which have substantially higher front setbacks due to the curvature of the road. Design requirements of the Montgomery

County Fire and Rescue office necessitate a certain turning radius in roads, which is the primary cause of the road curvature.

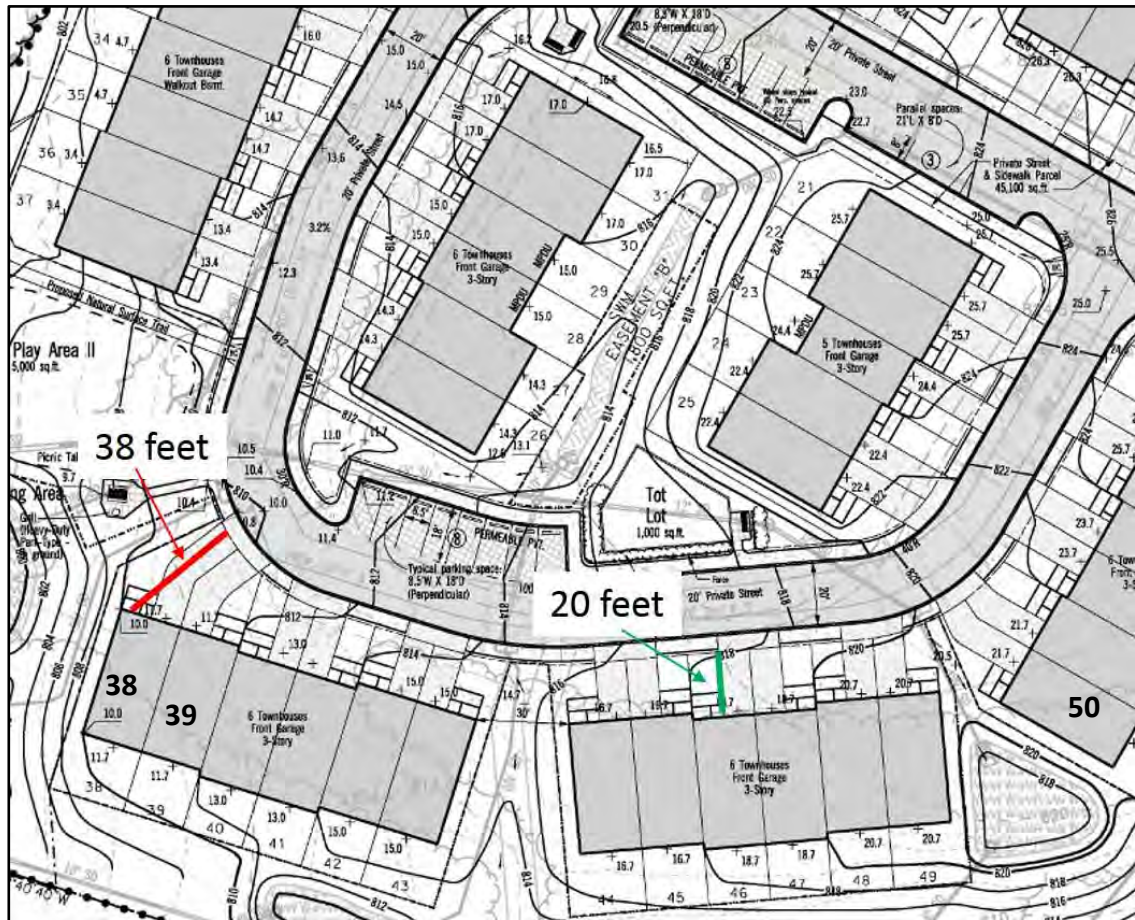


Figure 8 – Front setback exhibit

2. Design Elements

To continue pedestrian engagement of the street with the increased building setbacks, this Site Plan proposes design elements to increase green spaces and to minimize the number of driveway curb cuts across the sidewalks. Because the garages and driveways are only wide enough for a single car, Staff has required the location of the unit's garages be coupled to allow for the creation of a single, 20-foot wide driveway and curb cut, thus creating a continuous 18 – 20-foot wide front lawn area between the driveways. (See Figure 9) The alternative design first proposed by the Applicant had each driveway separate from the next, doubling the number of curb cuts, and cutting the width of the green areas in half. Minimizing the number of curb cuts is an important design element because it reduces the total number of potential conflict areas between pedestrians and vehicles, and it also helps with accessibility by reducing the number of times a section of sidewalk has to transition to a driveway. In addition, the landscape plan shows how these wider front lawns will be used for planting canopy species street trees which would otherwise not be possible along the street. Staff also considered the function of the circular private street, recognizing this community has no interconnectivity with surrounding properties, and with only

47 townhouse dwellings, is not a high traveled route for vehicles or pedestrians. Lastly, granting the requested modification to the build-to-area does not have any negative impacts to any of the on-site publicly accessible spaces as these unit's fronts are not oriented toward any of the amenity space, and the Site Plan still provides adequate accessibility to these spaces.



Figure 9 – Driveway Exhibit

For the reasons described above, Staff recommends the Planning Board approve the building layout shown on the site plan by granting the relief requested by the Applicant to allow for a front setback as great as 38 feet, but only to the extent necessary on each lot based on the shown building location on the certified Site Plan.

Division 6 – General Development Standards

i. Division 6.1. Site Access

The proposed access to the site is adequate for the development as proposed. Vehicle access to all of the dwellings is provided by a single private street that intersects with Lewis Drive, a Business District Street with adequate capacity. Each of the one-family detached dwellings have vehicle access through private driveways that load onto a private alley. The 47 townhome units have driveway access directly to the private street. Pedestrian access is provided through a network of sidewalks that are located along the sides of the private streets, that connect the front of every townhouse dwelling unit to the sidewalk being constructed along Lewis Drive. The detached dwellings have direct access to the sidewalk along Lewis Drive, which is being extended off-site to connect to

the CVS drug store, within the commercial town center of Damascus. The internal sidewalks provide access to each of the recreation amenities, and also provide access to a natural surface trail that will let residents enjoy use of the protected forest area.

ii. Division 6.2. Parking, Queuing, and Loading

The Site Plan provides adequate parking to serve the proposed development. Vehicle parking in the CRN Zone outside of a reduced parking area has a minimum of two spaces per single-family dwelling unit. Each one-family detached dwelling includes an integrated two car garage and each townhouse unit includes an integrated one car garage plus a parking space in each driveway. An additional 24 parking spaces are provided in three separate areas to provide parking for guests or for households that have more than two vehicles. Ultimately, there will be additional on-street parking along Lewis Drive in front of the detached dwellings, which will be implemented by MCDOT after approval of this Site Plan.

iii. Division 6.3. Open Space and Recreation

The Site Plan is required to provide common open space as detailed in the Open Space Applicability section of the zoning ordinance. The required minimum is 10 percent of the tract area, excluding the land in one-family detached lots. The open space should be for recreational use by residents and visitors and should be located in a centralized location bordered by buildings or roads, or located to take advantage of important adjacent natural features or open spaces. At least 50 percent of the total Common Open Space should be in one contiguous space. The Site Plan identifies a total of three acres (35 percent) of the site as common open space which far exceeds the 10 percent minimum (Figure 10). The Applicant has chosen to designate a very large open area in the western portion of the site as Common Open Space. In addition, there are other open space areas with amenities scattered throughout the site which are not accounted for in this calculation. While the location of this large Common Open Space is not centered within the development, it is located adjacent to and including an important natural feature; a forested stream valley system identified as possible Legacy Open Space in the Master Plan. Also, given the small size of the site, the common open space is easily accessible to the entire development. The Common Open Space area includes an open play area, a picnic area with a grill, and a natural surface trail network within the forested area. The trail system will be able to be extended to the west at a future date, pending likely M-NCPPC Parks acquisition of properties within this stream valley. Additional amenities including two sitting areas and a tot-lot are located in other portions of the site and are also accessible to all residents.

The Application is also in compliance with the 1992 Recreation Guidelines. In total, the Application provides for an open play area, a picnic area, two seating areas, a tot-lot and a pedestrian system including the natural surface trail. The site is also less than half a mile from the Damascus Library and the Damascus Neighborhood Park. The tot lot is centrally located to the community and is separated from the street and sidewalk by a hedgerow. One of the two sitting areas is also more centrally located to the site, the other is located up near the entrance with Lewis Drive. Providing the sitting area along Lewis

Drive makes this amenity potentially available to the greater public, and also provides an area for children to wait for the school bus.



Figure 10 – Common Open

iv. *Division 6.4. General Landscaping and Outdoor Lighting*

Landscaping

The Site Plan meets the standards for the provision of landscaping and outdoor lighting as required by Division 6.4. The landscaping provided by the Application is appropriate for a residential development by providing street trees along all of the private streets, evergreens in scattered plantings along the property boundary for some screening and lower growing shrubs in key locations within the community including along the ends of the rows of townhomes, and around the recreational amenities. The Applicant is also providing screening for townhouse building types abutting residential development in a one-family detached residential zone, however, the Applicant is requesting Alternative Compliance for the Screening required by Section 6.5, to modify the location of the screening. The Applicant is able to provide the screening detail for option B as illustrated in Section 59.6.5.3.C.4. for plant material quantity.

Alternative Compliance Section 59.6.8

The Applicant seeks an alternative compliance with the requirements of Section 59.6.5.3.A.1, which specifies *Screening is required along a lot line shared with an abutting property that is vacant or improved with an agricultural or residential use.* The Applicant is requesting the ability to locate Option B of the requirements for screening townhouses in section 59.6.5.3.C.4, approximately eight feet off of the southern site boundary in order to avoid stormwater management overflow pipes. Additionally, the Applicant wishes to further alter the location of the screening to the rear of lots 41-43 to avoid a bio-infiltration stormwater facility (Figure 11).

The Applicant is also requesting alternative compliance for the screening area in the northwestern portion of the property. The Site Plan also shows the use of Option B screening for townhomes along this site boundary, with the exception of an approximately 50-foot long area, where the screening is constrained to only five feet wide, also avoiding a bio-infiltration stormwater facility (Figure 12).

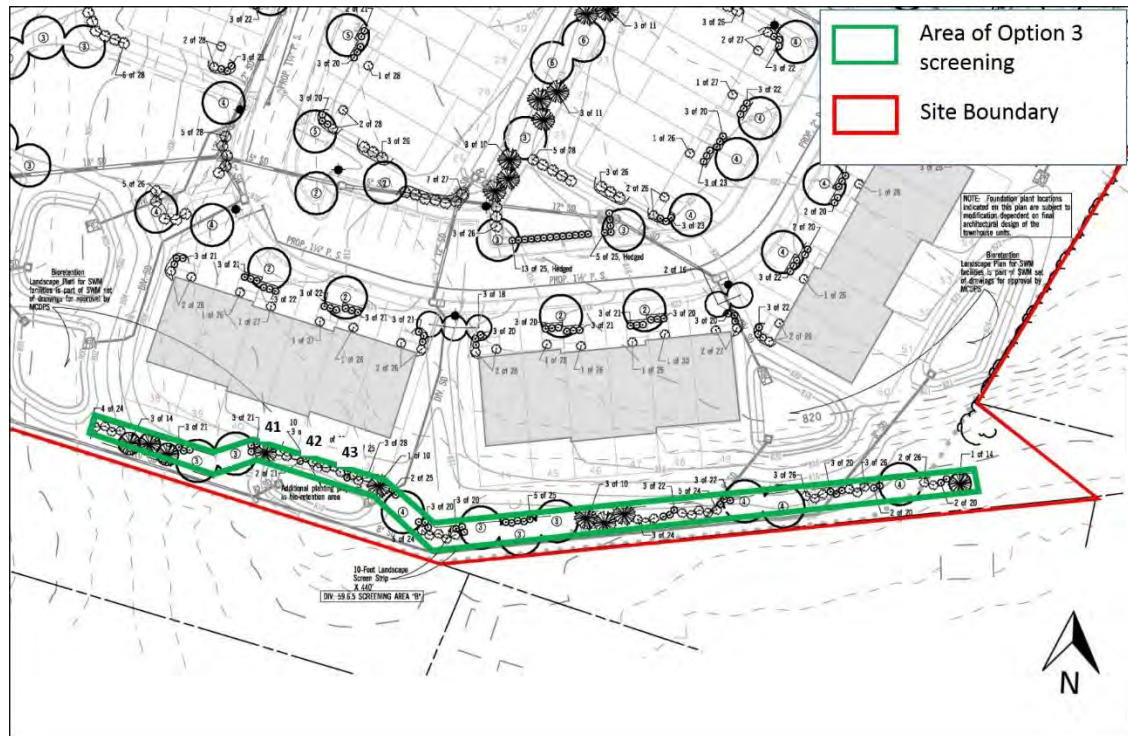


Figure 11 – South screening area

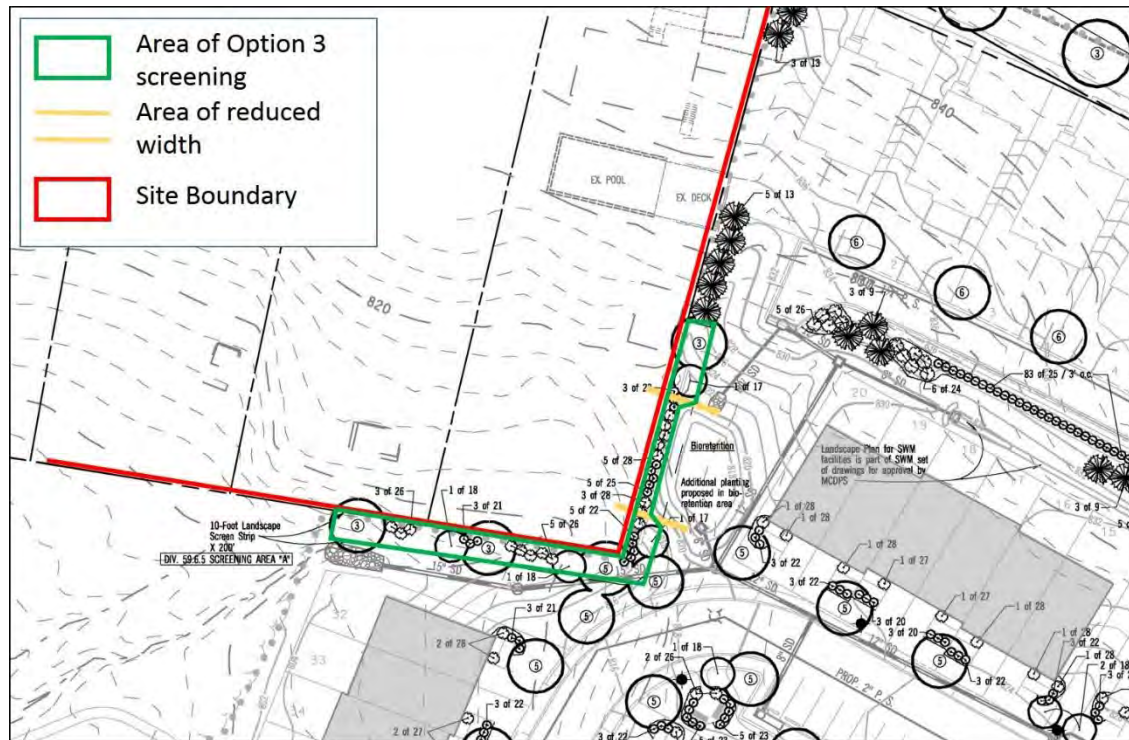


Figure 12 – Northwestern screening area

Alternative compliance may be found with any requirement of Division 6.1 and Division 6.3 through Division 6.6 if it is determined that there is a unique site, a use characteristic, or a development constraint, such as grade, visibility, an existing building or structure, an easement, or a utility line. The applicable deciding body must also determine that the unique site, use characteristic, or development constraint precludes safe or efficient development under the requirements of the applicable Division.

The Applicant contends that the unique topography of the site (see Figure 4) with the topography sloping downhill toward the south and the west, has made locating stormwater management facilities and outfall pipes along these southern and western property boundaries necessary for stormwater conveyance. Moving these facilities so that the screening is in full compliance with Division 6.5 would require a stormwater re-design, likely including a Preliminary Plan amendment, and would likely create a less efficient site design on an already constrained site. Staff has worked with the Applicant to adjust the locations of the stormwater facilities to the extent possible at this stage of review to minimize the amount of deviation, and believes there is adequate justification to consider an Alternative Compliance review.

There are four additional findings the Planning Board must make when granting an alternative compliance to Section 6 of the zoning ordinance.

- a. Satisfy the intent of the applicable Division;

The intent of Division 6.5 is *to ensure appropriate screening between different building types and uses*. In this Application, the purpose is to screen the new townhouse development from the surrounding one-family detached dwellings located in a residential detached zone. In the southern screening area, the proposal still provides screening with a continuous 10-foot wide planting area, located between the rear of the proposed dwellings and the adjacent properties to the south. The screening area in the northwest also still provides screening and meets the plant quantity requirements, with only a modification to the screening width. The reduced width is to avoid a stormwater facility which itself will be landscaped, and there is an approximate 20-foot elevation difference between the existing off-site dwelling and the proposed townhomes which also helps to minimize the impact of the new townhomes.

- b. *Modify the applicable functional results or performance standards the minimal amount necessary to accommodate the constraints;*

The amount of modification across the southern property boundary is approximately eight feet off of the site boundary, across most of the border with the exception of behind lots 41 – 43, where the screening curves around the outside edge of a stormwater facility. At its furthest point, the screening is approximately 25 feet from the site boundary. In the northwestern screening area, approximately 50 of the 200 linear feet of screening is requested to be only five feet wide instead of 10, which is only where the screening is avoiding the stormwater facility, which will itself be landscaped.

- c. *Provide necessary mitigation alleviating any adverse impacts; and*

There is no additional mitigation necessary to alleviate any adverse impacts, because the Site Plan would still provide the screening plantings as required, just in a modified location.

- d. *Be in the public interest*

Granting the alternative compliance requested by the Applicant is not averse to the public interest. Screening is still provided between the proposed structures and the surrounding properties, and the relief necessary does not impact compliance with other sections of Chapter 59.

Based on the above analysis, Staff believes it is appropriate to consider alternative compliance for Division 6.5 Screening of the zoning ordinance and recommends the Planning Board grant approval of the Applicant's request.

Lighting

The on-site lighting included with this Site Plan is typical street lighting found along most internal townhome developments. The photometric plan shows how the lighting meets the illumination requirements to avoid light in excess of 0.5 footcandles from spilling over the property line. The lighting details show a traditional residential streetlight with the total height at 15 feet tall. The Applicant will also coordinate with MCDOT Division of Traffic Engineering and Operations to locate two new streetlights in the public right-of-way that are consistent with the street lighting within the rest of the Damascus Town Center.

e. satisfies the applicable requirements of:

i. Chapter 19, Erosion, Sediment Control, and Stormwater Management; and

A Stormwater Concept Plan was approved by the Montgomery County Department of Permitting Services on February 8, 2016 and is a condition of approval of the subject property's Preliminary Plan No. 120160070.

ii. Chapter 22A, Forest Conservation.

The Application meets the requirements of Chapter 22A of the Montgomery County Forest Conservation Law. The Final Forest Conservation Plan 820160110 (FFCP) was submitted with the Site Plan on June 6, 2016. The site is zoned CRT 1.0 which is in the High Density Residential land use category. This category has an afforestation requirement of 15 percent of the net track area and a conservation threshold of 20 percent of the net tract area. The subject property contains 4.88 acres of existing forest. As part of the FFCP, the Applicant proposes to remove 2.56 acres of forest and retain 2.32 acres. This results in a total afforestation/reforestation requirement of 0.00 acres since the amount of retained forest is greater than the forest retention threshold of 1.68 acres for this project. The retained forest, the stream, the wetland and their associated buffers will be protected through a Category I Conservation Easement. Staff finds, as conditioned, the FFCP meets all applicable requirements of Chapter 22A and is in compliance with the approved Preliminary FCP.

f. provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;

i. Parking and circulation

The Site Plan provides for safe and well integrated parking and circulation patterns on the site. The property has one point of public access for vehicles and pedestrians, located along Lewis Drive which is sufficient for the number of units proposed. The one-family detached dwellings along Lewis Drive have vehicle access to rear-located garages through an alley, and have pedestrian access by a new sidewalk that will be built as part of frontage improvements. Lead walks are provided from the single family units out to the new sidewalk on Lewis Drive. All of the townhome dwellings are accessed by a private street that forms one large circle. The steep terrain on the site makes providing additional internal road or pedestrian connections challenging, and also played a major role in deciding to design the streets to have the garages in the fronts rather than to the rear of the townhomes. All of the private streets have sidewalks on both sides, which will provide access to all on-site amenities as well as the sidewalk extension that will connect the site to the rest of Damascus.

The minimum parking requirements for each dwelling is provided on-lot. The one-family detached dwellings each have a two car garage, and each townhouse dwelling as a one car garage, and space for an additional vehicle in the driveway. The Application provides for 24 additional visitor parking spaces, located throughout the site, and connected to the internal sidewalks.

ii. Building massing, open space, and site amenities

Building Massing

The Site Plan proposes safe and integrated building massing, open space locations and site amenities. The eight, one-family detached dwellings located along Lewis Drive are oriented with their garage access located in the rear of the structures, and with the front doors opening to the public street. This orientation helps with the Master Plan recommendation of creating a street presence on Lewis Drive, while remaining compatible with the existing one-family detached residents located to the west of the subject property. The townhouses are located further back on the site, sitting at a lower elevation from the detached houses. The townhouse units are arranged in sticks of five or six, which keeps the scale and mass of the buildings approachable. The arrangement of the townhouse units provides pedestrian and vehicle access to the street. Where possible, the Applicant has used the location of the townhomes to take up some of the substantial grade change that occurs on the site from the northeast down to the southwest.

Open Spaces and Amenities

The open spaces and recreational amenities are well integrated throughout the development. There are small open spaces and recreation amenities within the developed portion of the property including sitting areas and a tot-lot. The common open space and associated amenities including a picnic area and open play area are located in the western portion of the developed area, adjacent to a forested stream valley. The amenities provided are adequate for addressing the requirements for recreation found in the *1992 Recreation Guidelines* and include sitting areas, a picnic area, a tot-lot, an open play area and a natural surface trail. The sitting area closest to Lewis Drive is located to allow for people to rest after climbing the hill along the private street, and to provide a place for children to wait for the school bus. The tot-lot is centrally located within the development to maximize its accessibility and to keep it in a highly visible location. The primary open play area and picnic area take advantage of the views into the forest at the back of the site, and the natural surface trail will be field located to avoid impacts to trees or other environmental features.

- g. *substantially conforms with the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan;*

The subject property is located within the 2006 Damascus Master Plan ("Master Plan"). The Master Plan establishes a vision of a small town surrounded by agricultural and rural open spaces. It proposes this by establishing a Town Center with a moderate intensity mix of uses, connected with residential neighborhoods and surrounded by rural space. The Master Plan promotes building livable neighborhoods with clustered development, and encourages a variety of housing options that will help support the retail and service businesses in the core. The Master Plan includes land use and environmental recommendations that are applicable to the development review process. The environmental recommendations were accomplished during the Preliminary Plan review by establishing a lot pattern that protects water quality and forest resources. The section below analyzes the land use and urban design recommendations recommended for the Town Center area.

Town Center

The property is located within the Town Center portion of the Master Plan, and is specifically identified in Figure 13 as the Armstrong Tire Property with a recommended land use of Mixed-Use (Residential Emphasis), and includes an area of potential Legacy Open Space. The preceding Preliminary Plan protected the forest in the western third of the site and laid out a residential development with a mix of detached and attached dwellings, and this Site Plan application seeks to allow the construction of the new residential dwellings.

The Master Plan makes numerous specific design recommendations for development within the Town Center on pages 15-22 of the Master Plan. The following highlights the specific recommendations that are relevant to the subject property.

- *Transition Experience – Enhance the experience of transition at Town Center entrances from rural to neighborhood to town character on approaches to the Town Center.*

The property is at the edge of the identified Town Center, with residential zoning to the west and mixed use zoning to the east. This Site Plan creates a transition by continuing the residential character of Lewis Drive with one-family detached housing fronting the road, but on smaller lots than the existing dwellings. The townhome units are located behind the one-family detached units which screens them from view when along the street.

- *Vistas and Views – Protect and enhance views of town focal points and public spaces by preserving selected views toward and away from the surrounding countryside...*

The design of the site, including the location of its primary open space takes advantage of the adjacent rural landscape by providing a viewshed over the forested valley to the west.

- *Building Orientation – Orient buildings toward streets to enhance spatial definition*

The one-family detached dwellings along Lewis Drive have their fronts oriented toward the road to create a defined residential edge. The rows of townhomes are all oriented toward the private street, and the sides of the end units help frame many of the open space amenities.

- *On-Street Parking – Provide continuous on-street parking where possible to add to the viability of the local businesses, and provide a buffer between vehicular travel lanes and pedestrians on sidewalks...*

The cross-section of Lewis Drive is adequate to provide on-street parking across the property frontage.

- *Traffic Management – Implement appropriate traffic calming and context-based design measures, particularly at the gateway points. Context-based street design and traffic-calming tools encourage slower speeds and add awareness of the presence of pedestrians. This Plan recommends tools that provide visual cues at the gateways into the Town Center such as narrower vehicle travel lanes, reconfigured travel lanes, and street trees.*

This property's frontage on Lewis Drive is implementing the design standards of a business district street including the provisions of sidewalk, street trees, street lights and on-street

parking, which does not exist further west on Lewis Drive but does exist further east in the Town Center.

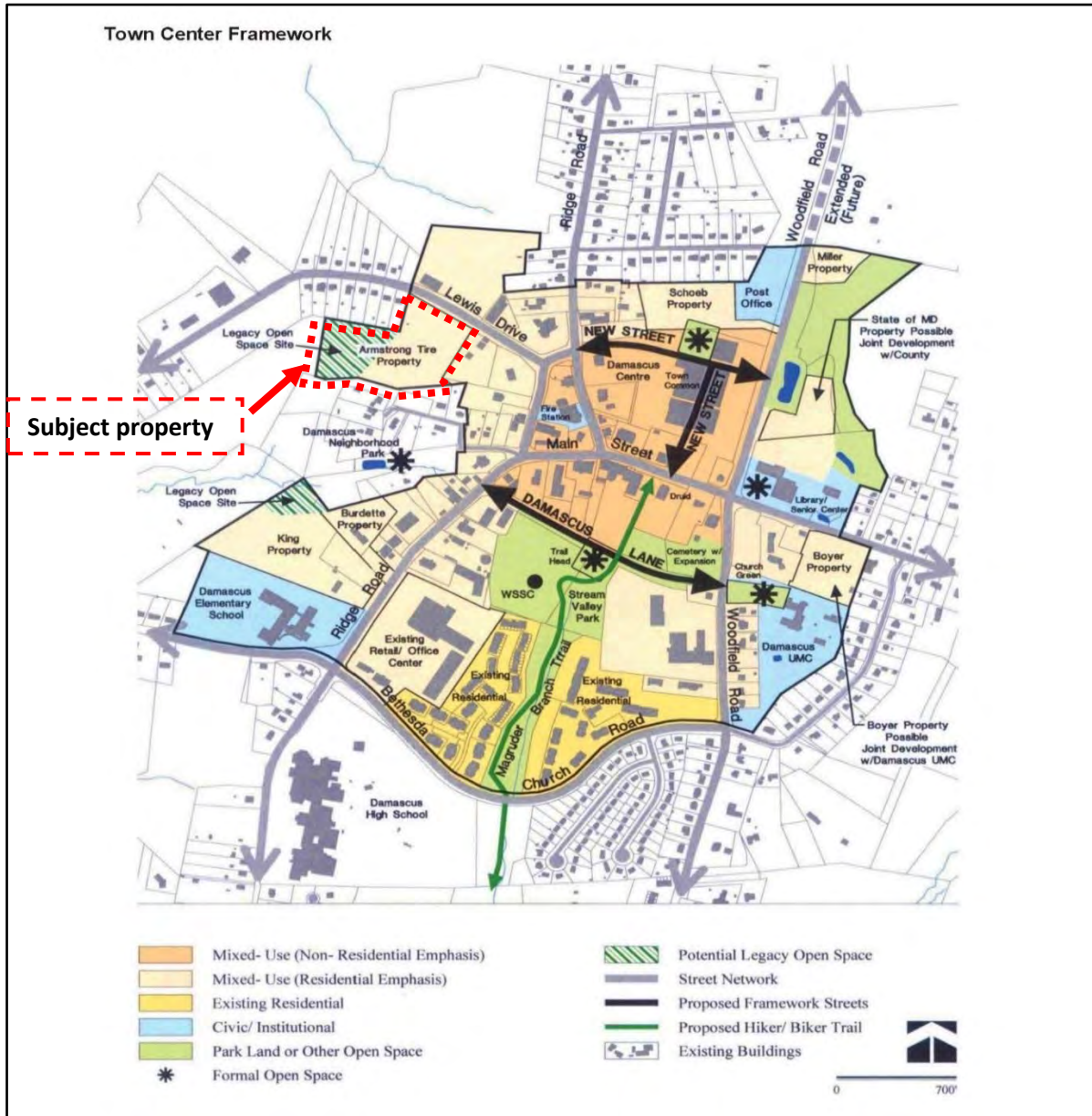


Figure 13 – Town Center Land Use Plan

- *Housing Types – Provide a range of housing types in the Town Center that will accommodate varied lifestyle choices. Flexibility to permit varied housing types will accommodate future housing within a town-scale framework. Residential opportunities in the Town Center will add vitality and a stronger market for locally oriented commercial activity.*

This Application provides for new housing opportunities in the Town Center, including a mix of one-family detached and one-family attached dwelling types.

- *Residential Uses – This Plan recommends that careful attention be given at the time of subdivision or site plan to proposed new residential development that directly adjoins existing single-family residential development, ensuring compatibility of scale, height, and proportion.*

The Preliminary Plan laid out the lots in a way that retained compatibility with adjacent residential dwellings. The existing pattern of detached dwellings along Lewis Drive was continued across the property frontage, and the townhouse lots were set back from the site boundary by 30 or more feet which provides ample room for height and setback compatibility, and for the location of screening.

- *Building Orientation – Buildings within the Town Center should be street-oriented. Residential buildings should have entrances facing the street in order for visitors to instinctively know where to enter, to encourage social interaction, and to promote natural surveillance and safety.*

The one-family detached dwellings along Lewis Drive have their fronts oriented toward the street with rear access garages to create a safe pedestrian environment. The townhouse units have both their pedestrian and vehicle access oriented toward the street, but is designed in a way to still create room for front yards and landscaping which will help promote social interaction.

- h. *will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the development is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required the Planning Board must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage;*

Preliminary Plan No. 120160070 was approved April 22, 2016 which approved all necessary adequate public facility findings for this Site Plan Application.

- i. *on a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood; and*

The Property is not located in a Rural Residential or Residential zone.

- j. *on a property in all other zones, is compatible with existing and approved or pending adjacent development.*

The Site Plan is compatible with other uses and other site plans, as well with existing and proposed adjacent development. As stated before, the plan locates one-family detached dwellings along the site frontage with Lewis Drive to continue an existing residential development pattern along the street. The location of the townhouse units behind the one-family detached dwellings reduces their visual impact to the existing one-family detached dwellings along Lewis Drive. The Application is also providing screening between the townhouse dwellings and the land zoned for residential development to the northwest and the south, and the structures themselves are set back 25 or more feet from any site boundary, far exceeding the four-foot minimum side setback

and 10-foot rear setback requirements in the CRT zone. The Site Plan also maintains the option for a future inter-parcel connection to the property to the east first established by the Preliminary Plan.

The dwelling units also meet all of the height and setback compatibility requirements detailed in Section 59.4.8.B of the Zoning Ordinance. Both the height and the setback capability requirements are required because the subject property is located in a Commercial/Residential Zone. Section 59.4.1.8.A.1.b provides the specific guidance for setback compatibility when proposing townhouse units in a CR Zone, which requires *the minimum side and rear setbacks are equal to the setbacks required for "side setback, abutting all other zones", and "rear setback, abutting all other zones"*. For the townhouse unit type in a CR zone, the side setback is N/A and the rear setback minimum is 10 feet. The Site Plan shows the rear lot line's located at least 30 feet off of the tract boundary, with the actual buildings located an additional 18 – 20 feet further away, which exceeds the 10-foot requirement.

Section 59.4.1.8.B.2.a requires height compatibility for any structure proposed in a Commercial/Residential zone by not allowing any structure to protrude above a 45-degree angular plane projecting over the subject property, measured from a height equal to the height allowed for a detached house in the abutting zone, at the setbacks required for setback compatibility. The neighboring residential zone is RE-2C which has a height limit of 50 feet, therefore the height compatibility would start with a 50-foot height, located on the side lot line, and 10 feet off of the rear lot line. This Site Plan is proposing a 40-foot height maximum for all new structures, which is shorter than the 50 feet allowed by the neighboring zone, making all the proposed structures compatible.

3. *To approve a site plan for a Restaurant with a Drive-Thru, the Planning Board must also find that a need exists for the proposed use due to an insufficient number of similar uses presently serving existing population concentrations in the County, and the uses at the location proposed will not result in a multiplicity or saturation of similar uses in the same general neighborhood.*

Not applicable, this Site Plan does not include a restaurant with a drive-thru.

4. *For a property zoned C-1 or C-2 on October 29, 2014 that has not been rezoned by Sectional Map Amendment or Local Map Amendment after October 30, 2014, if the proposed development includes less gross floor area for Retail/Service Establishment uses than the existing development, the Planning Board must consider if the decrease in gross floor area will have an adverse impact on the surrounding area.*

Not applicable, the property is not zoned C-1 or C-2.

SECTION 5 – CITIZEN CORRESPONDENCE AND ISSUES

The Applicant has met all proper signage, noticing and pre-submission meeting requirements for the submitted Applications. A pre-submission meeting for the Site Plan was held at the Damascus Library on May 11th. According to records submitted by the Applicant, there were only four individuals in attendance. The primary concerns raised by the community at this meeting centered on transportation access, adequacy and safety.

During the Preliminary Plan review in the winter and spring of 2016, Staff had received numerous written and verbal communication with the community; however, no comments have been submitted on the site Plan. As of the posting of this Staff Report, Staff has not received any correspondence with the community regarding this Application.

SECTION 6 – CONCLUSION

The proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conform to the recommendations of the 2006 Damascus Master Plan. Access and public facilities will be adequate to serve the proposed Application, and the Application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plans.

Therefore, approval of the Application with the conditions specified above is recommended.

Attachments:

Attachment 1 – Site Plan Composite

Attachment 2 – Final FCP Composite

SITE DATA

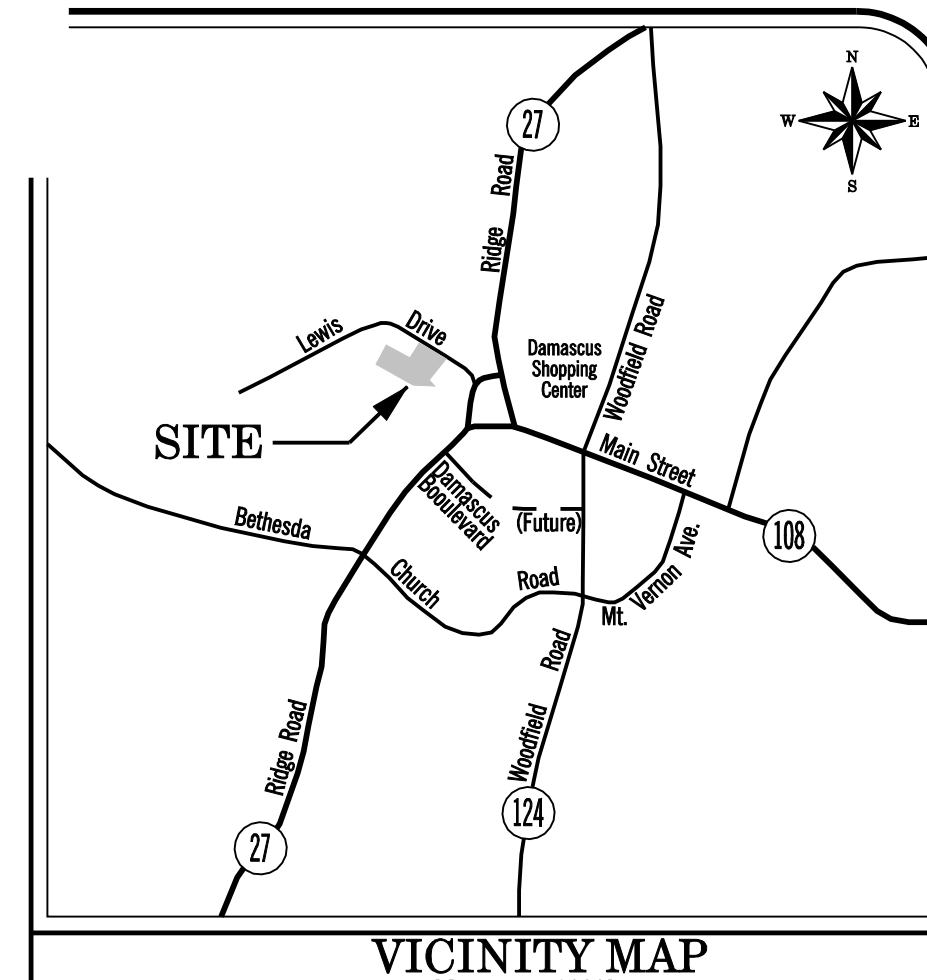
- Gross Tract Area: 8.17 Ac. (355,995 sq.ft.) (per boundary survey)
- Zoning: CRT 1.0 (C-0.5, R-0.5, H-557)
- Number of Units Proposed: 55, as follows
 - Single Family Detached = 8 units
 - Market Rate Townhouses = 40 units
 - MPDU Townhouses = 7 units (12.5%)
- Unit Types:
 - 8 - SF Detached, Walkout Basement, Basement 2-car garage
 - 40 - 20' wide X 40' deep townhouses, 1-car garage (front loaded)
 - 7 - 18' wide X 34' deep MPDU townhouses, 1-car garage (front loaded)
- Off-Street Parking Required: 110 spaces (Per Sec. 6.2.4.8 of Mont. Co. Z.O.) / 2.0 Spp. / Unit
- Off-Street Parking Proposed: 150 spaces, as follows
 - SF Detached 2-car garages (8 units) 16 spaces
 - SF Detached in driveways (8 units) 16 spaces
 - TH in 1-car garages (47 units) 47 spaces
 - TH 1-car garage driveways (47 units) 47 spaces
 - TH in Parking Bays 24 spaces
- Total Provided (Note: In addition there are 15 parallel spaces proposed along Lewis Drive)
 - 150 spaces (2.73 Spp. / Unit)
- Watershed: Bennett Creek (State Use I-P)
- Public Utilities to Serve this Property: Potomac Edison, WSC, Verizon

General Notes

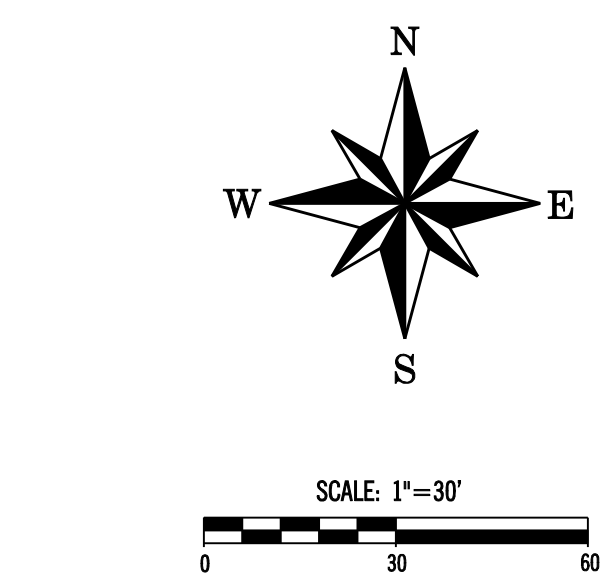
- Topography and surface feature information from aerial survey by Air Survey, Inc., Baltimore, Md., dated 2006.
- Boundary is per a boundary survey prepared by Site Solutions, Inc., in 2015.

LEGEND

| | | | |
|--|--------------------------|--|---|
| | Existing Topography | | Proposed Asphalt Pavement |
| | Proposed Contours | | Proposed Pervious Pavers |
| | Proposed Houses | | Proposed Concrete Pavement |
| | Proposed House Driveways | | Proposed Bioretention Areas |
| | | | Proposed Stormwater Management Devices |
| | | | Proposed Bioswales |
| | | | Proposed Stormwater Management Easement |



| | |
|--|--|
| | Existing Treeline |
| | Proposed Limit of Disturbance (L.O.D.) |
| | Proposed Cat. I Conservation Easement |
| | Common Open Space Area |



CRT Zone Development Standards

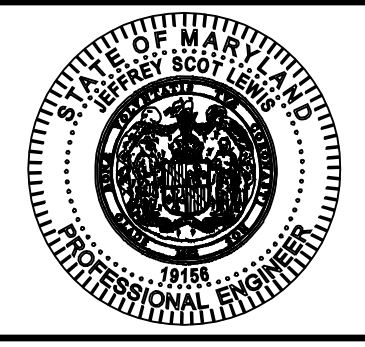
| STANDARD | REQUIRED / PERMITTED | PROPOSED / PROVIDED |
|---|------------------------------------|---|
| Max. FAR | 1.0 (C-0.5, R-0.5, H-557) | C = 0.5, R = 0.5, H = 557 (Not to exceed 150,000 sq.ft.) |
| Common Open Space Required | Min. 10% | 35% (3 Ac.) |
| Min. Lot Area for: <ul style="list-style-type: none">- Detached house- Townhouse | 1,000 sq.ft. 800 sq.ft. | 3,500 sq.ft. 800 sq.ft. |
| Min. Lot Width @ Front Building Line <ul style="list-style-type: none">- Detached house- Townhouse | 25 ft. 12 ft. | 35 ft. or greater 12 ft. or greater |
| Max. Lot Coverage (Individual Lots) | 90% | Not to exceed 90% |
| Maximum Building Height | 55 feet (Set by Zone) | 40 ft. to highest point of roof |
| Off-Street Parking | 110 spp. (2.0/du) | 134 spp. (2.4/du) (2.0/du = 24 Visitor spp.) |
| PLACEMENT: | | |
| * Front setbacks <ul style="list-style-type: none">- Detached House- Townhouse | 5 ft. min. 5 ft. min. | 15 ft. (Min.) / 20 ft. (Max.) 14 ft. (Min.) / 30 ft. (Max.) ** |
| * Build To Area (BTA) - Front <ul style="list-style-type: none">- Detached house- Townhouse | N/A 15 ft. max. | N/A 14 ft. (Min.) / 30 ft. (Max.) ** |
| Side Street Setback (N/A - No side street) | | |
| * Side setback abutting Residential Zones (Min.) <ul style="list-style-type: none">- Detached house- Townhouse | 6 ft. 4 ft. | 20 ft. or greater 15 ft. or greater |
| * Side setback abutting all other zones (Min.) <ul style="list-style-type: none">- Detached house- Townhouse | 4 ft. N/A | 30 ft. or greater N/A |
| * Rear setback abutting Residential Zones (Min.) <ul style="list-style-type: none">- Detached house- Townhouse | 15 ft. 10 ft. | 50 ft. or greater 20 ft. or greater |
| * Rear setback abutting all other zones (Min.) <ul style="list-style-type: none">- Detached house- Townhouse | 15 ft. 10 ft. | 50 ft. or greater 30 ft. or greater |
| Rear setback, alley (Min.) <ul style="list-style-type: none">- Detached house- Townhouse | 4 ft. or 20 ft. 4 ft. or 20 ft. | 15 ft. or greater 30 ft. or greater |
| Rear setback between Lot & Site boundary (Min.) <ul style="list-style-type: none">- Detached house- Townhouse | N/A 15 ft. | N/A 20 ft. or greater |
| Parking Setbacks <ul style="list-style-type: none">- Detached house- Townhouse | N/A N/A | N/A N/A |
| * * * Setbacks from Tract Boundary | | |

DEVELOPER'S CERTIFICATE:
The undersigned agrees to execute all the features of the Site Plan Approval No. 820160110, including Approval Conditions, Development Program, and Certified Site Plan.
Developer's Name: Blue Knob Developers, LLC
Contact Person: Craig C. Kazianjan
Address: 14669 Rothman Drive, Suite 201, Rockville, MD 20850
Phone: (301) 438-2211
Signature: _____

| NO | REVISION | DATE |
|----|-------------------------------------|---------|
| 3 | Add sidewalk MC ramps per M-NCPPC | 9/7/16 |
| 2 | Revise per M-NCPPC & MDCPS comments | 8/19/16 |
| 1 | Revise per DRC & e-plans comments | 7/27/16 |

APPLICANT:
Blue Knob Developers, LLC
14660 Rothgeb Drive, Suite 201
Rockville, MD. 20850

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 19156, Expiration 06-02-2017.



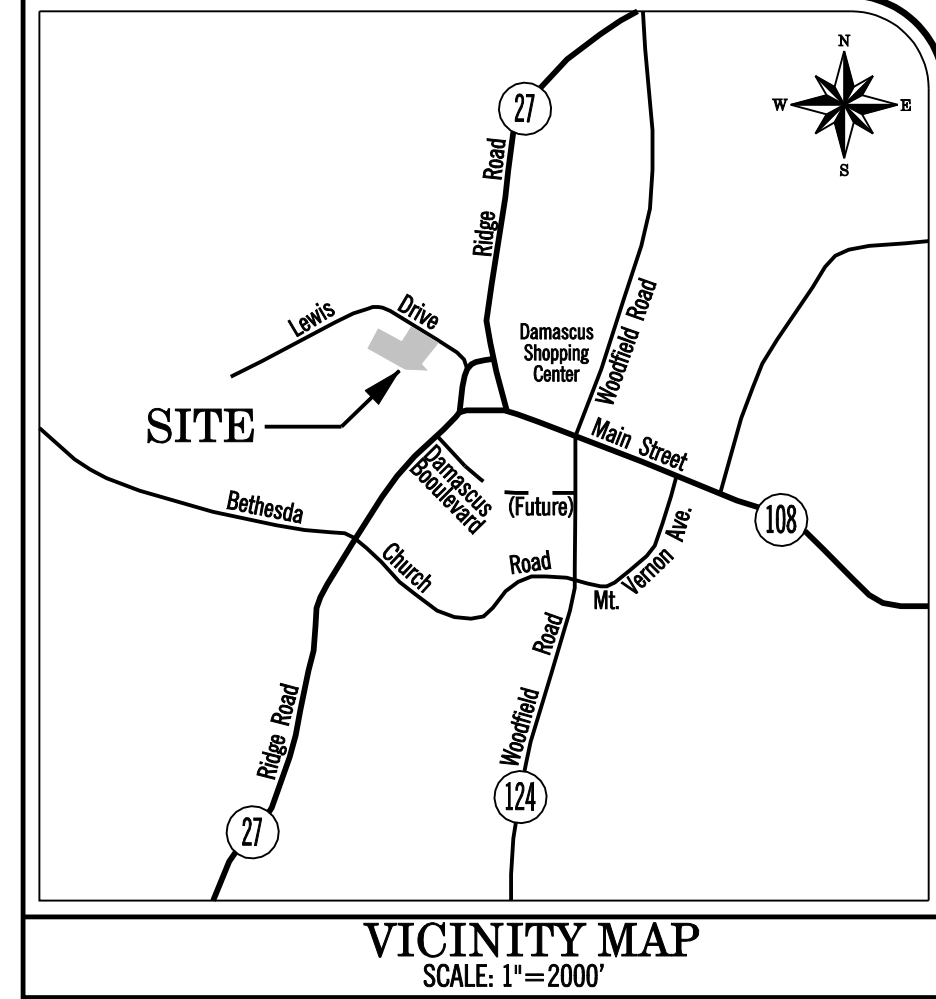
SITE PLAN
ARMSTRONG PROPERTY
PARCEL P545
DAMASCUS ELECTION DISTRICT #12
MONTGOMERY COUNTY, MARYLAND

| | |
|-----------|-----------|
| DWR | 1"=30' |
| DESIGN | SCALE |
| JSL | 1 of 3 |
| CHECKED | SHEET |
| 9/7/2016 | 2006 |
| PLOT DATE | PROJ. No. |

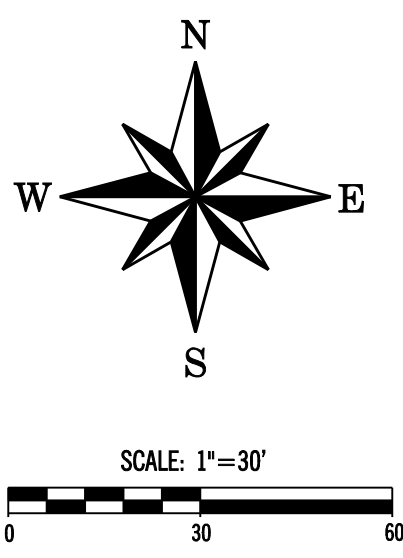
Attachment 2

Forest Conservation Data Table

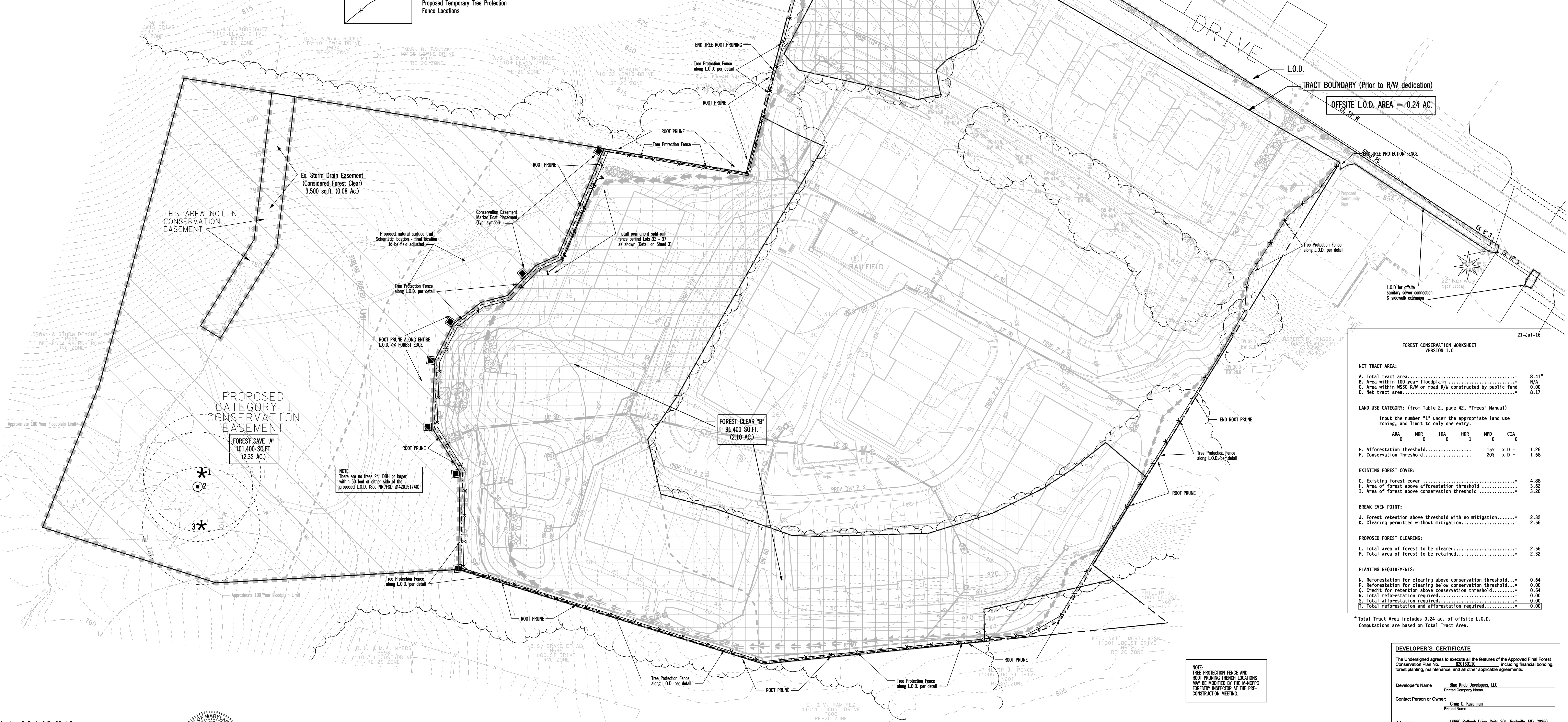
| | |
|--------------------------------------|--------------------------|
| CREAGE OF TRACT (Gross) | 8.41 (incl 0/5 100) |
| CREAGE OF TRACT (Net) | 1.87 |
| CREAGE OF TRACT EXCLUDING IN AG. USE | 0 |
| CREAGE OF ROAD & UTILITY R/W'S THAT | 0 |
| WILL NOT BE IMPROVED AS PART OF THE | 0 |
| DEVELOPMENT APPLICATION | 1.28 |
| CREAGE OF STREAM VALLEY BUFFER | 0.66 |
| CREAGE OF TOTAL EXISTING FOREST | 2.37 |
| NET TRACT AREA: | 8.12 |
| CREAGE OF FOREST RETENTION | 2.37 |
| CREAGE OF TOTAL FOREST CLEARED | 6.75 |
| LAND USE CATEGORY | HIGH-DENSITY RESIDENTIAL |
| CONVERSION THRESHOLD (20%) | 1.68 ACRES |
| AForestation THRESHOLD (15%) | 1.26 ACRES |
| WETLAND FOREST: | |
| RETAINED | 0.13 |
| CLEARED | 0 |
| PLANTED | 0 |
| 100 YEAR FLOODPLAIN FOREST: | |
| RETAINED | 0.21 |
| CLEARED | 0 |
| PLANTED | 0 |
| STREAM BUFFER FOREST: | |
| RETAINED | 1.26 |
| CLEARED | 0 |
| PLANTED | 0 |
| PRIORITY AREA FOREST: | |
| RETAINED | 1.26 |
| CLEARED | 0 |
| PLANTED | 0 |
| LINEAR FEET OF STREAM BUFFERS | 200 ft. |
| AREAL MILE OF STREAM BUFFERS | 100 ft. |



Legend



| | | | |
|--|---|--|--|
| | Forest Save Area 2.32 Ac. | | Sediment Control: Silt Fence |
| | Forest Clear Area 2.56 Ac. | | Sediment Control: Temporary Earth Dike |
| | Proposed Limit of Disturbance (L.O.D.) | | Sediment Control: Temporary Diversion Swale |
| | Forest Stand Edge | | Sediment Control: Super Silt Fence |
| | Existing Tree Canopy Edge | | Root Pruning |
| | Proposed Conservation Easement Marker Post Locations | | Proposed Permanent Spill-Rail Fence |
| | Proposed Temporary Tree Protection Fence Locations | | |



| | | | | |
|--|-----|-------|------|-----------|
| FOREST CONSERVATION WORKSHEET | | | | 21-Jul-16 |
| VERSION 1.0 | | | | |
| NET TRACT AREA: | | | | |
| A. Total tract area..... | | | | 8.41* |
| B. Area within 100 year floodplain | | | | N/A |
| C. Area within NSIC R/W or road N/A constructed by public fund | | | | 0.00 |
| D. Net tract area..... | | | | 8.17 |
| LAND USE CATEGORY: (from Table 2, page 42, "Trees" Manual) | | | | |
| Input the number "1" under the appropriate land use zoning, and limit to only one entry. | | | | |
| ABA | NOR | IDA | NOR | MPD CIA |
| 0 | 0 | 0 | 0 | 0 |
| E. Afforestation Threshold..... | 15% | x d = | 1.26 | |
| F. Conservation Threshold..... | 20% | x d = | 1.68 | |
| EXISTING FOREST COVER: | | | | |
| G. Existing forest cover..... | | | | 4.88 |
| H. Area of forest above afforestation threshold..... | | | | 3.62 |
| I. Area of forest above conservation threshold | | | | 3.20 |
| BREAK EVEN POINT: | | | | |
| J. Forest retention above threshold with no mitigation.....* | | | | 2.32 |
| K. Clearing permitted without mitigation.....* | | | | 2.56 |
| PROPOSED FOREST CLEARING: | | | | |
| L. Total area of forest to be cleared.....* | | | | 2.56 |
| M. Total area of forest to be retained.....* | | | | 2.32 |
| PLANTING REQUIREMENTS: | | | | |
| N. Reforestation for clearing above conservation threshold.....* | | | | 0.64 |
| O. Reforestation for clearing below conservation threshold.....* | | | | 0.00 |
| P. Credit for retention above conservation threshold.....* | | | | 0.64 |
| Q. Total reforestation required.....* | | | | 0.00 |
| R. Total reforestation and afforestation required.....* | | | | 0.00 |

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 820160110 including financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name Blue Knob Developers, LLC
Printed Company Name

Contact Person or Owner: Craig C. Kazanjian
Printed Name

Address: 14650 Rothgeb Drive, Suite 201, Rockville, MD, 20850

Phone and Email: (301) 438-2211 craig@kazbrothers.com

Signature: _____

C.S.P. SHEET 10 of 11

Signature & Seal of Qualified Preparer

Donald W. Rohrbaugh, II Md. R.L.A. #491

Date _____



SITE SOLUTIONS, INC.
20410 Observation Drive Suite 205
Germantown, Maryland 20876-4000
(301) 540-7990 Fax (301) 540-7981

Planning Landscape Architecture
Engineering Surveying

| | | |
|----|--|---------|
| | | |
| | | |
| | | |
| 2 | Add sidewalk HC ramps per M-NCPPC comments | 9/7/16 |
| 1 | Adjust total Forest Clear Area to 2.56 ac.; Revise FC Worksheet & assoc. numbers | 7/21/16 |
| NO | REVISION | DATE |

APPLICANT:

Blue Knob Developers, LLC
14660 Rothgeb Drive, Suite 201
Rockville, MD. 20850

Final Forest Conservation Plan
ARMSTRONG PROPERTY
PARCEL P545
DAMASCUS ELECTION DISTRICT #12
MONTGOMERY COUNTY, MARYLAND

| | | |
|-----------|-----------|----|
| DWR | 1"=30' | |
| DESIGN | SCALE | |
| JSL | 1 OF 2 | |
| CHECKED | SHEET | |
| 9/7/2016 | 2006 | E- |
| PLOT DATE | PROJ. No. | |

C.S.P. SHEET 10 of 11