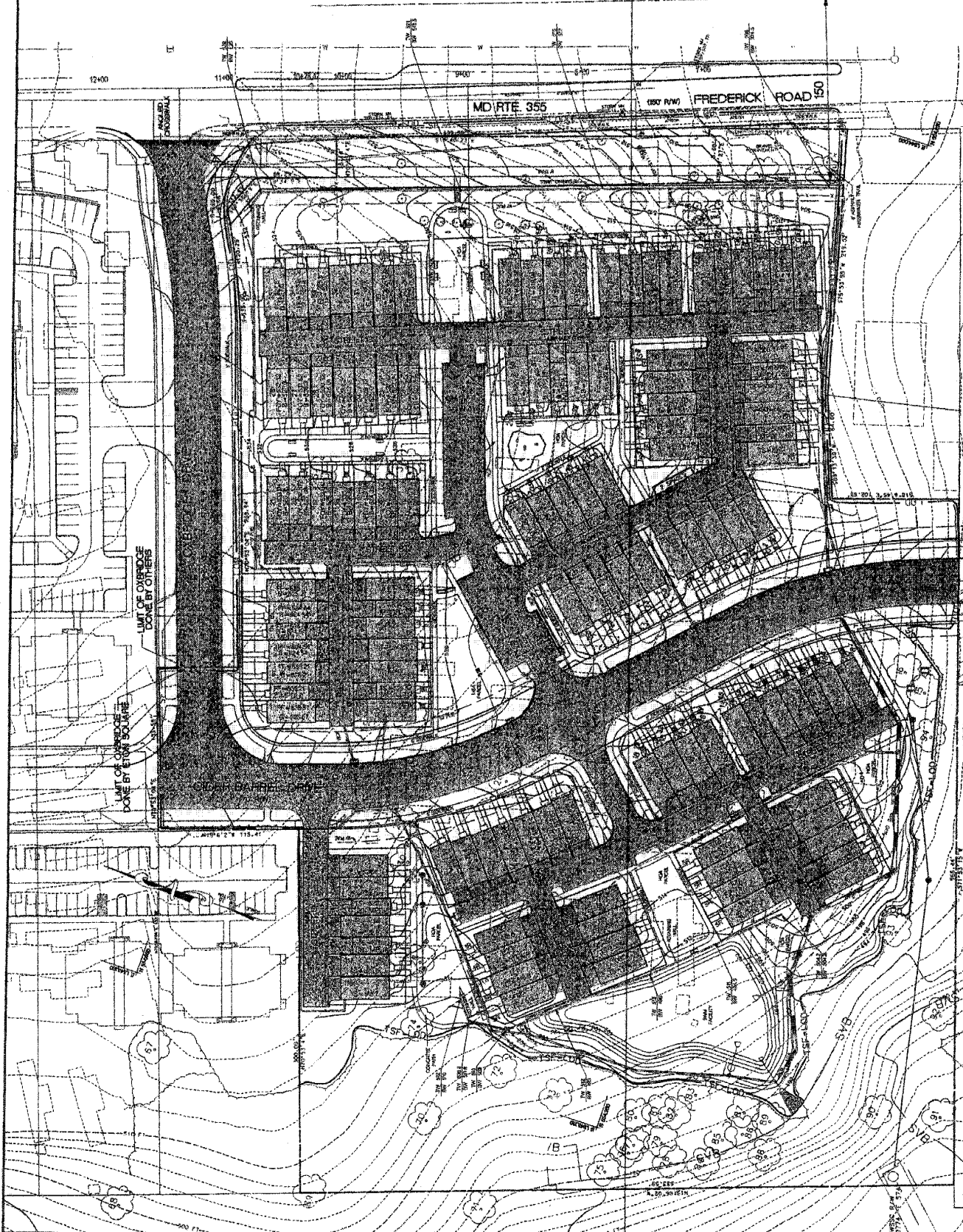


GENERAL NOTES:

1. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROCKVILLE ZONING ORDINANCE, CHAPTER 17, ARTICLE 17.01, AND THE CITY OF ROCKVILLE SUBDIVISION ORDINANCE, CHAPTER 17, ARTICLE 17.02.
2. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROCKVILLE ZONING ORDINANCE, CHAPTER 17, ARTICLE 17.01, AND THE CITY OF ROCKVILLE SUBDIVISION ORDINANCE, CHAPTER 17, ARTICLE 17.02.
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	SITE PLAN ETON SQUARE PARCELS 75-78 L.R.349/13363 F.668/106 9TH ELECTION DISTRICT MONTGOMERY COUNTY, MD	SHEET NO. 3 OF 3	PROJECT NO. 2002-0003
	OWNER/APPLICANT: PORTEN COMPANIES, INC. ATTN: RAY SOBRINO 5515 SECURITY LANE SUITE 550 ROCKVILLE, MD 20852-5003 301-986-3315	DESIGNER: ROCKVILLE OFFICE 1500 Peach Orchard Drive, Suite 110 Rockville, MD 20850 L. 971-942-7200 F. 301-948-6747	DATE: 08/20/02
DATE: 08/20/02	PROJECT NO.: 2002-0003	PROJECT NAME: ETON SQUARE	PROJECT ADDRESS: 5515 SECURITY LANE SUITE 550, ROCKVILLE, MD 20852-5003
PROJECT NO.: 2002-0003	PROJECT NAME: ETON SQUARE	PROJECT ADDRESS: 5515 SECURITY LANE SUITE 550, ROCKVILLE, MD 20852-5003	PROJECT CONTACT: RAY SOBRINO, 301-986-3315

LIGHTING PLAN AND DETAILS
ETON SQUARE
 PART OF LOTS 75-78
 MARY J BOLAND SUBDIVISION
 MONTGOMERY COUNTY, MD

MISCELLANEOUS NOTES
 1. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLUMINANCE REQUIREMENTS SET FORTH IN THE SPECIFICATIONS.
 2. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLUMINANCE REQUIREMENTS SET FORTH IN THE SPECIFICATIONS.
 3. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLUMINANCE REQUIREMENTS SET FORTH IN THE SPECIFICATIONS.
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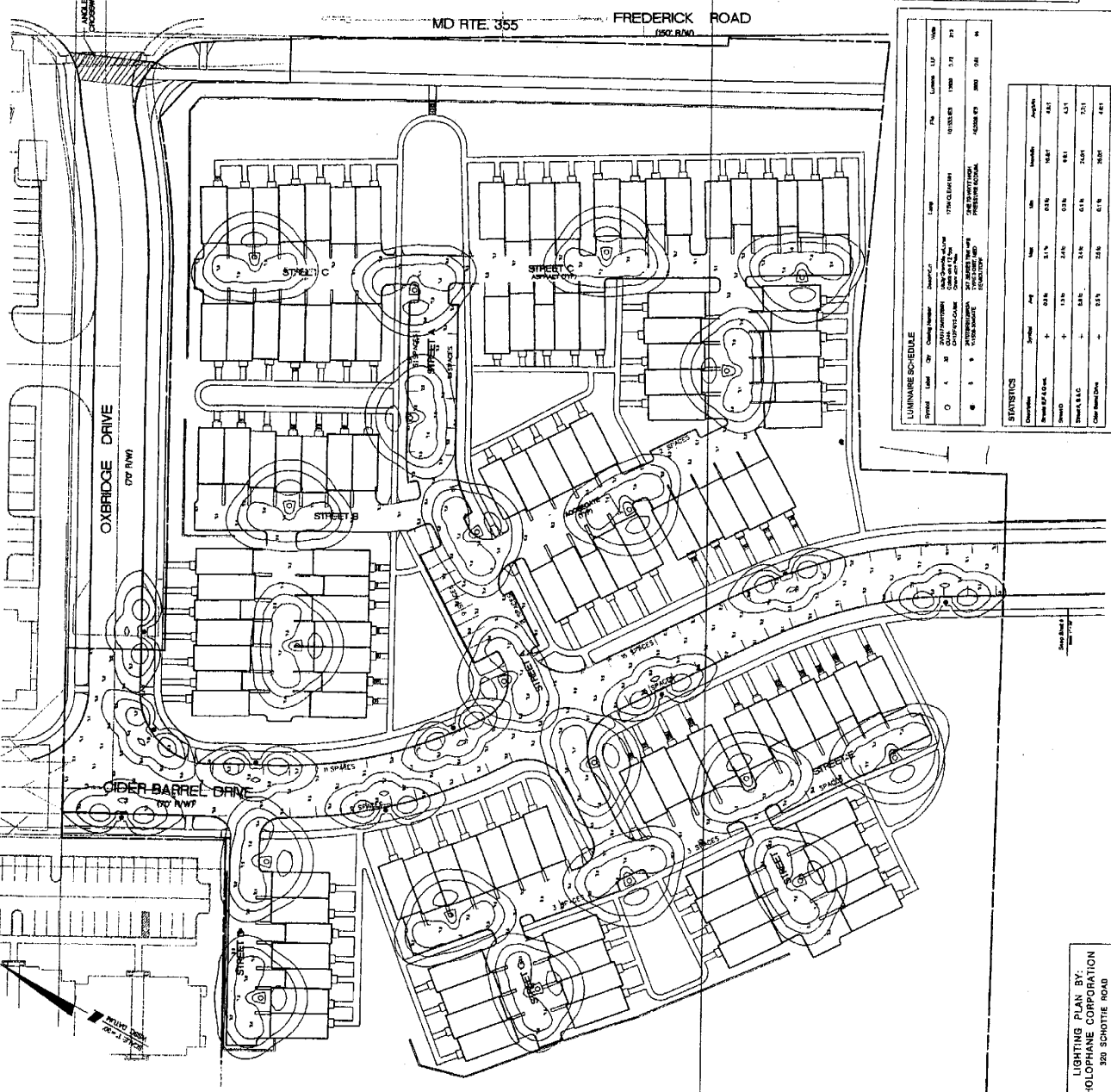
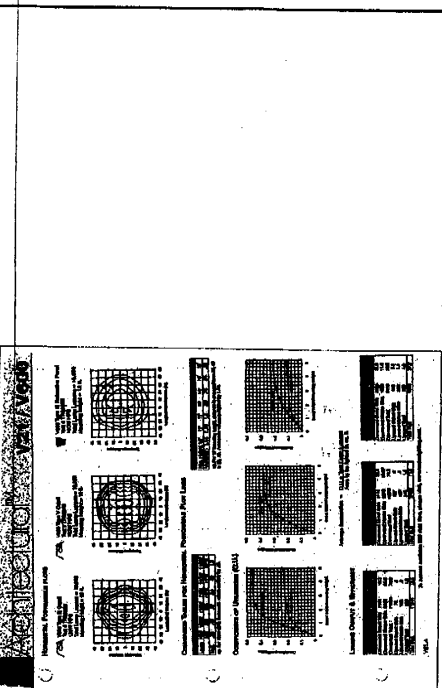
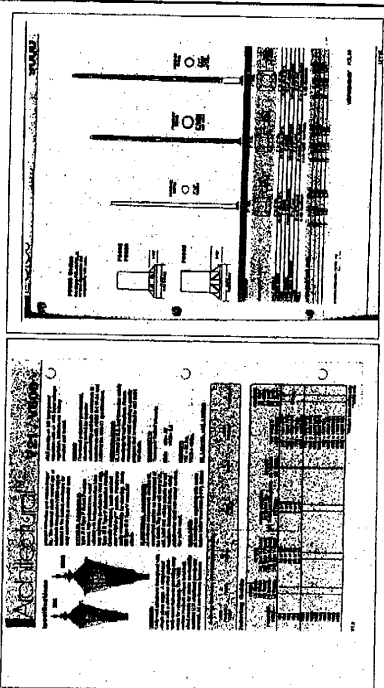
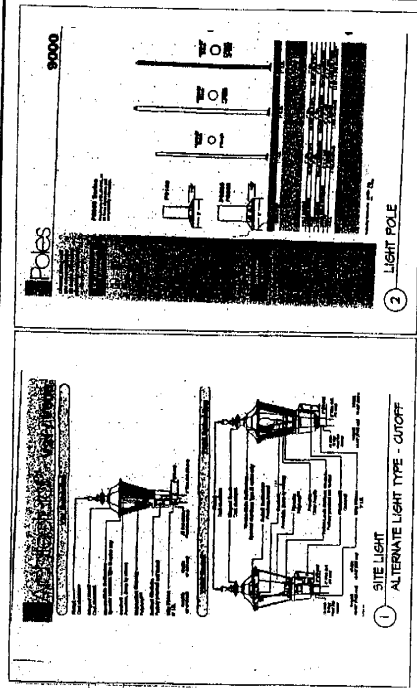
OWNER/APPLICANT
 PORTEN COMPANIES, INC.
 ATTN: RAY SOBRINO
 5515 SECURITY LANE, SUITE 550
 ROCKVILLE, MD 20852-5003
 301-998-3315

DATE: 05/11/2004
 PROJECT: 855-14-00
 SHEET: 14 OF 18

DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 05/11/2004

PROJECT NO.: 855-14-00
 SHEET NO.: 14 OF 18

LIGHTING PLAN BY:
HOLOPHANE CORPORATION
 320 SCHOTTE ROAD
 LITTLETON, PA 17240
 ROCKVILLE OFFICE
 1398 Riccard Drive, Suite 100
 Rockville, MD 20850
 C: 301-746-2750 F: 301-746-8947
 www.holophane.com



LUMINAIRE SCHEDULE

Symbol	Model	Quantity	Height	Beam Spread	Notes
1	17913/18/18	113	10.0	3.2	10.0
2	17913/18/18	113	10.0	3.2	10.0
3	17913/18/18	113	10.0	3.2	10.0
4	17913/18/18	113	10.0	3.2	10.0
5	17913/18/18	113	10.0	3.2	10.0
6	17913/18/18	113	10.0	3.2	10.0
7	17913/18/18	113	10.0	3.2	10.0
8	17913/18/18	113	10.0	3.2	10.0
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95	17913/18/18	113	10.0	3.2	10.0
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97	17913/18/18	113	10.0	3.2	10.0
98	17913/18/18	113	10.0	3.2	10.0
99	17913/18/18	113	10.0	3.2	10.0
100	17913/18/18	113	10.0	3.2	10.0

STATISTICS

Symbol	Model	Quantity	Height	Beam Spread	Notes
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54	17913/18/18	113	10.0	3.2	10.0
55	17913/18/18	113	10.0	3.2	10.0

PROJECT DESCRIPTION: Prior Approvals

The Preliminary Plan (#1-04029) was approved on May 6, 2004 and was approved for 122 dwelling units, including 52 TDRs and 16 MPDUs. A copy of the opinion is provided in Appendix B.

ANALYSIS: Conformance to the Master Plan

The property falls within the Middlebrook village analysis area (MI-6), which is bordered by Montgomery College to the west, realigned MD 118 to the north and MD 355 to the east and adjoining property to the south. The property also contains the historic Cider Barrel (Atlas Site #19/33).

The Plan recommends single-family attached and multi-family residential uses for the entirety of analysis area MI-6.

The Plan strongly opposes strip retail development along MD 355, with two exceptions; the Cider Barrel seasonal retail and parking for the retail in the commercial zone.

The Master Plan states that “the current pattern of development has created several access points of the western side of MD 355”. The Master Plan recommends that a service drive be developed generally parallel to MD 355 in order to consolidate the traffic into two access points with MD 355. The service drive on the site plan extends to MD 118 where it aligns with the access point established for the Burger King restaurant and a nearby car wash. The sole access point to MD 355 is set opposite Oxbridge Drive.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

Zoning	R-60/TDR-12	
Total Site Area (ac.):	10.88 ac.	
Proposed Use:	One-family attached dwelling units (Optional Method using TDRs & MPDUs)	
	<u>Permitted/ Required</u>	<u>Proposed</u>
<u>Development Standards</u>		
Maximum Density Allowed (10.88 x 12 d.u./ac.)	130	122
Density Shown:	130	122
Base Density: (10.88 ac. X 5 d.u./ac.)		54
TDR Density: (10.88 ac. X 7 d.u./ac.)		76
MPDUs included @ 12.5%	16	16
TDRs: (76 du's @ 2/3) (106[Market Rate] – 54[Base Density] = 52)	51	52
Building Coverage (%):	40%	17.6%
Building Height (ft.):	35	35
Min. Lot Size (ft.):	1,500	
Market Rate (18 x 60):		1080*
MPDUs (16 x 60):		960*
Parking (ft):		
Market Rate Units: (106 du's @ 2 per unit)	212	212
MPDUs: (16 garage/16 tandem spaces)	32	32
Visitor spaces:		87
Total	244	331**
Green Area (%):	51%	61.5%

* Waiver is being requested to the minimum lot size for the MPDU units

** Parking for the apartment units consists of 48 garage spaces and 508 surface parking spaces. This does not include the parking allowed on Cider Barrel Drive and Oxbridge Drive.

MPDU CALCULATIONS

MPDUs Required (12.5%)	16 dwelling units
(122 d.u.'s x 12.5%)	
MPDUs provided	16 dwelling units

TDR CALCULATIONS

Base density (10.88 ac. x 5du/ac)	54 dwelling units
TDR density (10.88ac. x 7 d.u./ac.)	76 dwelling units
TDRs required (76@2/3)	51 TDRs
(106[Market Rate] – 54[Base Density] = 52)	
TDR's provided	52 TDRs

RECREATION CALCULATIONS

	<u>Tots</u>	<u>children</u>	<u>teens</u>	<u>adults</u>	<u>seniors</u>
<i>Demand Points (Required per 100 d.u.'s)</i>					
Townhouse (122)	<u>20.74</u>	<u>26.84</u>	<u>21.96</u>	<u>157.38</u>	<u>8.54</u>
Total Demands Pts.	20.74	26.84	21.96	157.38	8.54
<i>Supply Points</i>					
<u>On-Site Facilities:</u>					
Pedestrian system	2.07	5.37	4.39	70.82	3.84
Tot Lot	9.00	2.00	0.00	4.00	1.00
Nature Trails	1.04	2.68	3.29	23.61	1.28
Natural Areas	0.00	1.34	2.20	15.74	0.43
Picnic/Sitting (6)	<u>6.00</u>	<u>6.00</u>	<u>9.00</u>	<u>30.00</u>	<u>12.00</u>
Total On-Site	18.11	17.39	18.88	144.17	18.55
<u>Off-Site Facilities:</u>					
Off-Site Total*	<u>7.26</u>	<u>9.39</u>	<u>7.69</u>	<u>55.08</u>	<u>2.99</u>
Total Points	25.37	26.78	26.57	199.25	21.54
Percent of Requirements	122%	99%	121%	127%	252%

*The credit for each off-site facility must not exceed 35% of its supply value for each population category. These numbers reflect that limitation. Credit includes Neelsville Middle School, Clear Spring Park, Montgomery College, James Daly Elementary School, Germantown East Park.

FINDINGS: For Site Plan Review

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development if required. Not Applicable.*
2. *The Site Plan meets all of the requirements of the zone in which it is located. See project Data Table above.*
3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

Location of Buildings and Structures

- a. The layout of the units is adequate and efficient. The arrangement of the proposed units takes full advantage of planned public roads to provide neighborhood identity for each of the development pod areas that are centered on community open space. The front of the units have been positioned along MD 355 to take advantage of noise attenuation requirements while providing attractive and useable open space for the units.

Elements of the design feature a neo-traditional design with buildings that have direct frontage on the public and private roads and oriented toward community open spaces. Vehicular access to the majority of the units is from rear alleys, which strengthens the design intent of a neo-traditional community. The MPDU units are located within the mix of market rate units, providing diversity in size while allowing flexibility in the design mix. The size of the units includes 18-foot-wide market-rate units and 16-foot-wide Moderately Priced units.

- b. **Open Spaces**

The open spaces are generously laid out and provide attractive, efficient and accessible green space for the entire community and for each development pod area.

Approximately 6.69 acres or 61.5% of the 10.88-acre site will be retained as open space, including most of the existing forested area and reforestation areas to be protected by a forest conservation easement. The 51.5 percent green area/open space requirement is being met on-site to comply with the R-60/TDR-12 Zone. The majority of the existing forested area to be preserved is within a stream valley buffer on the western edge of the property. The remaining areas of open space include active and passive recreation and community areas as well as stormwater management facilities to compensate for runoff that might be detrimental to the stream valley buffer. The open space parcels that are designated for forest

conservation and recreation will be conveyed and maintained by the homeowners association.

The stormwater management concept is conditionally approved for the proposed development as indicated by the Montgomery County Department of Permitting Services (DPS) letter dated February 20, 2004. Management will consist of on-site water quality control via a surface sand filter; and, on-site recharge via storage under the sand filter. Channel protection volume is provided for in the existing regional Mary Boland Stormwater Management Facility.

c. Landscaping and Lighting

The landscaping and lighting provides safety and efficiency for residents and visitors in the neighborhood setting.

Landscaping and screening consists of a formal streetscape treatment of tree-lined streets for the public roads serving the community. Cider Barrel Drive will continue the streetscape of shade trees for their constructed portion of the road. The majority of the street trees within the right-of-way for Oxbridge Drive, with the exception of the intersection with Cider Barrel Drive, will be installed by the Cider Barrel development (8-04003) to the north. The eight-foot hike-bike trail will consist of a double row of shade trees along the eastern property line adjacent to MD 355, consistent with the species and spacing of the other development projects to the north and south of the subject property. The stormwater management facilities have been screened from view of the public and private road network. The screening associated with the recreational amenities on site contains a mix of shade trees, ornamental trees and shrubs for visual enhancement of the users.

Proposed street lighting for public roads conform to the Montgomery County guidelines for public roads for type of fixture, spacing, size and height. Proposed lighting for the private roads and alleys conform to the standards as set forth in the INESA guidelines for residential development.

The berm and associated masonry walls on top of the berm serve as noise attenuation and separation of public and private space. The 42" tall masonry walls will compliment the façade of the buildings within the site and serve as an extension of the same structure in front of the Cider Barrel property to the north.

d. Recreation.

Recreational amenities are accessible to the public and users of the development. Recreational facilities have been located throughout the site and consist of a tot lot, picnic/sitting areas and a trail network. The tot lot equipment has been separated into two community areas and is intended to be functional as well as a visual feature. The applicant has proposed elements by Kompan, a manufacturer

that sets out to create unique play areas that are playful, functional and artistic in the materials, colors and shapes. The larger play area is located at the terminus of Private Street "A" providing a central area for the entire community. The smaller area is visually centered from the adjacent pool in the Cider Barrel development. The play areas consist of a play structure, play pods, hammock swing, rockers and seating for users of the area. The surface material for the play area will consist of micro-engineered wood chips to accommodate accessible users.

The open space areas include seating for each development pod site. A picnic area is located at the southwestern boundary as an entrance the pedestrian trail, which is located at the edge of the stream buffer and forested area. The internal path system links the amenities and provides for efficient pedestrian circulation within the site and to the major roadways. The 8-foot-wide Greenway Trail will be extended along MD 355 in association with the road improvements. Off-site credit has been taken for existing facilities in the nearby schools and park properties, permitted by the recreational guidelines.

e. Vehicular and Pedestrian Circulation

Vehicular and pedestrian circulation in general is adequate, safe and efficient.

Vehicular access on the property will consist of the applicant's segment of Cider Barrel Drive and the connection to Oxbridge Drive. Cider Barrel Drive is a master planned 70-foot right-of-way, primary road running north and south on the property. The alignment is consistent with the 1989 Germantown Master Plan, which will connect with MD 355 through the adjacent properties and subdivisions to the north and south. Oxbridge Drive is also a primary residential 70-foot right-of-way connecting MD 355 to Cider Barrel Drive. The applicant will be required to complete the intersection improvements at Oxbridge Drive and Cider Barrel Drive. The internal private drive on the east side of Cider Barrel Drive is a loop road with private alleys providing access and parking for the townhouse units. Visitor parking is interspersed throughout the property. Public parking will also be allowed on both public roads providing an overflow of visitor parking for the residents. The access on the west side of Cider Barrel Drive consists of two private entrances, one of which parallels the public road and provides access and parking for the remaining units. The private drives are 20 feet wide throughout the site.

Pedestrian access consists of 5-foot wide sidewalks along both sides of Cider Barrel Drive and Oxbridge Drive. A planted ten-foot green strip from the curb line will separate the sidewalks. The applicant is also proposing to extend the 8-foot-wide sidewalk/bike path along the property frontage on 355 in conjunction with the road and lane improvements requested by the county and state. A lead-in 5-foot sidewalk is also proposed from the bike path into the site near the eastern terminus of private road "A". Internally, 4-foot wide sidewalks are proposed

adjacent to the parking areas with lead-in sidewalks to all of the units. In addition, an internal pedestrian system is proposed to incorporate pedestrian activity between the units and link the clusters of units in a neighborhood pattern. In addition, a 5-foot-wide concrete path is proposed near the western boundary around the stormwater management facility.

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

Each structure and use is compatible with other uses and with existing and proposed development adjacent to the property.

The townhouse units act as a good transition to the 4-story apartment complexes to the north across Oxbridge Drive. The commercial properties will also provide a good transition to the townhouse developments on each side of their property. The proposed townhouses also complement the existing townhouses of the Brandermill subdivision across MD 355. The proposed townhouse units are clustered to take advantage of the existing site conditions, including the grades and location of Cider Barrel Drive, which is being extended through the center of the property.

The activity associated with the proposed residential community will not cause any negative effect on adjacent residential or institutional uses.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

Forest Conservation requirements have been met by the preservation of approximately 1.68 acres of existing forest. Approximately 0.18 acres of reforestation is provided next to the existing forest to enhance the stream buffer.

Conservation easements will be placed over the forest conservation and environmental buffer areas, as shown on the final Forest Conservation Plan.

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APPENDIX

- A. Memorandums from other Divisions/Agencies
- B. Opinion from Preliminary Plan 1-04029
- C. Waiver Request/Letters from DHCA and HOC regarding MPDUs