

22/14 Oatland Farm
Subdivision

22/14

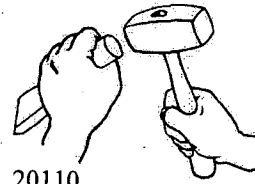
aa Oatland
Farm
Cemetery

Spot re. painting
mortar sample

Carving & Restoration Team

Manassas Granite & Marble Inc.

10115 RESIDENCY ROAD * MANASSAS, VIRGINIA 20110



TEL: 703/369-7544 *

* FAX: 703/369-9727

TIM JOHNSTON

TO: Classic Community Coproration DATE: May 3, 2001

REF: Oatland Farm Cemetery
Mortar Samples

#1 1pt White Cement
1pt Lime
3 pt Yellow Sand

#6 1pt Gray Portland
1 ¼ pt Lime
7 pt Yellow Sand

#2 1pt White Cement
2pt Lime
6pt Yellow Sand

#7 ½ pt White Cement
½ pt Prompt Cement
1 ¼ pt Lime
8 pt Yellow Sand

#3 1 pt White Cement
1 pt Prompt Cement
1 pt Lime
6 pt Yellow Sand

#8 ½ pt White Cement
½ pt Gray Cement
1 ¼ pt Lime
3 ½ pt Brown Sand
3 ½ pt Yellow Sand

#4 1 pt White Cement
1 pt Prompt Cement
2 pt Lime
3 pt White Sand
6 pt Yellow Sand

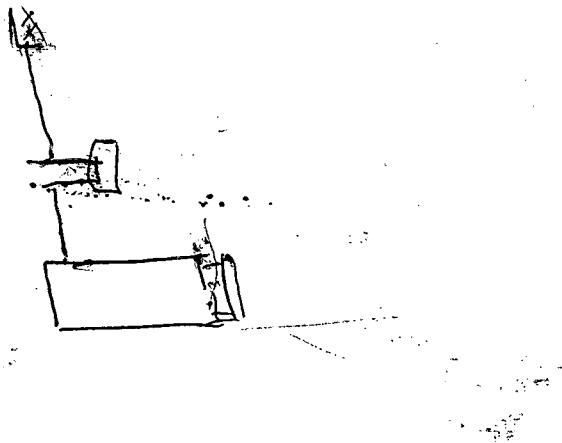
#1-A/ 0 pt Cement
3 pt Lime
9 pt Yellow Sand

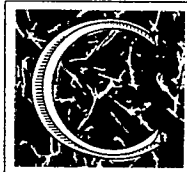
#5 1pt White Cement
1pt Lime
1pt Yellow Sand
5pt White Sand

#2-A/ 0 pt Cement
3 pt Lime
9 pt Brown Sand

#3-A/ 1pt Gray Cement
3 pt Lime
9 pt Brown Sane

Didn't record
which # 1 1
0 6





C·L·A·S·S·I·C
COMMUNITY
CORPORATION
A Sullivan Eckert Company

CHUCK SULLIVAN
VICE PRESIDENT

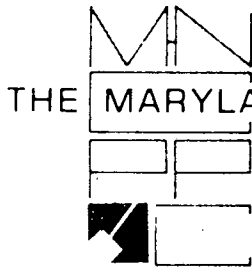
7200 WISCONSIN AVENUE
SUITE 901
BETHESDA, MARYLAND 20814
(301) 913-0404
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Loiederman
Associates, Inc.

Josie Lodder
Landscape Architect

(301) 948-2750 • FAX (301) 948-9067
15200 Shady Grove Road, Suite 201
Rockville, Maryland
20850



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring Maryland 20910-3760

May 14, 1996

Josie Greenberg
Loiederman Associates, Inc.
15200 Shady Grove Road, Suite 202
Rockville, MD 20850

Dear Ms. Greenberg:

I received your memo, dated May 10, 1996, regarding Oatland Farm. In that memo, you propose to move the required reforestation area from its currently approved location in front the historic house (between the house and the pond) to the rear of the historic house.

I strongly support this request. The area between the house and the pond is a critical part of the environmental setting for this historic site. This viewshed should not be disturbed by the introduction of a large number of new trees.

The area you have proposed for reforestation is appropriate. The property owner, Classic Community Corp., received a Historic Area Work Permit on May 8th to remove a trailer and a non-contributing wood outbuilding from the rear of the lot on which the historic house is located. As noted in your memo, this will provide adequate space for reforestation in this area. It will also increase the buffer between the historic house and the new single-family homes that will be constructed.

No additional review of this landscaping change by the Historic Preservation Commission will be required. **This letter will serve as your historic preservation approval to move the location of the reforestation area.**

If you have any question, please feel free to call me at 495-4570.

Sincerely,

Gwen Marcus
Historic Preservation Coordinator

cc: Chuck Sullivan, Classic Community Corp.
Laura Bachle, M-NCPPC
Cathy Conlon, M-NCPPC



MEMORANDUM

TO: Gwenn Marcus
FROM: Josie Greenberg
DATE: May 10, 1996
SUBJECT: Oatland Farms

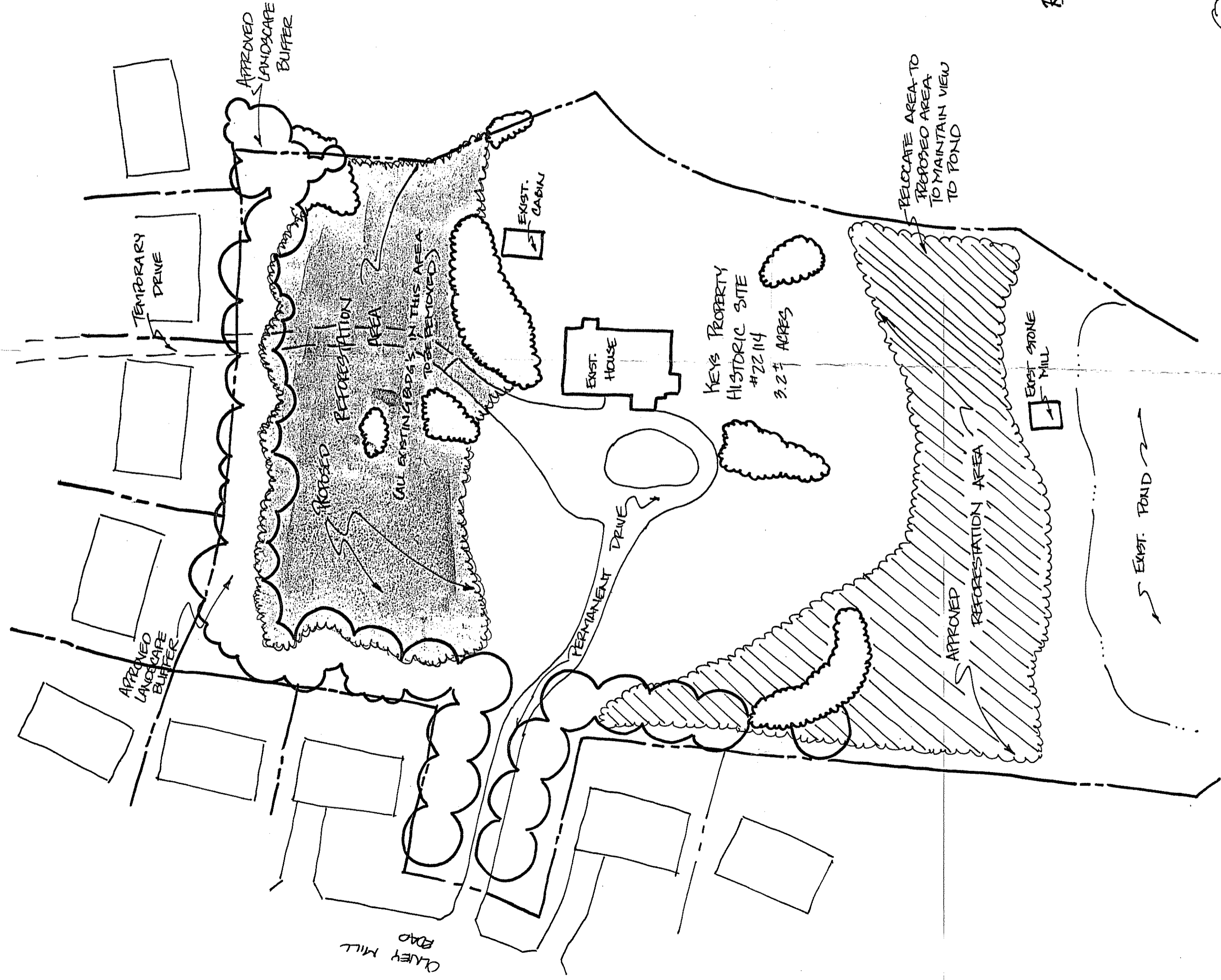
It has come to our attention that the approved reforestation on the historic site is better suited for a different location. The approved location is on the slope between the historic house and the existing pond. The slopes are stabilized presently by grasses and the view to the pond is beautiful, with the stone mill next to it creating a picturesque setting. The location of the reforestation, as approved, will someday block this view to the pond.

It is our desire to relocate the reforestation area to the other side of the historic house where it will not block the view to the pond. Please refer to the enclosed exhibit. It is the desire of the present owner, Classic Communities, to remove the old barns and outbuildings, that they are permitted to remove, in preparation for sale of the property. The buildings will be removed and the area prepared for reforestation plantings. There is a temporary drive that cuts through the reforestation area, that will be removed prior to planting. (This drive allows the owner of the historic house access from 108 during the period from when the storm water management pond is built and the existing drive is blocked up until the final roads are put in and the permanent drive can be constructed.)

There is an approved landscape buffer that will help protect the seedlings in the reforestation area from mowers, as well as provide a screen to adjacent property owners. Planting the reforestation area here will also buffer the historic site visually from the houses that will be built here in the future. Hence, individuals entering the site will be able to imagine the historic house more as was originally, standing alone in the surrounding countryside.

I have copied Laura Bachle, whose initial response was favorable. Please inform me of your opinion and how we should proceed from here.

Thank you for your time and cooperation.



PROPOSED
REFORESTATION
CHANGE

CATLAND FARM -

KEYS PROPERTY

KEYS PROPERTY
HISTORIC SITE
#22114
3.27 ACRES



Montgomery County Government

July 27, 1995

MEMORANDUM

TO: Montgomery County Planning Board

FROM: Montgomery County Historic Preservation Commission

SUBJECT: Oatland Farm Site Plan

At the HPC's regular meeting on July 26, 1995, the Commission reviewed the Oatland Farm Site Plan proposal.

This plan for development of Master Plan Site #22/14 was reviewed and approved by the Commission first in 1990 and then in 1993, when revisions were made to the plan.

- Through this review, the HPC approved a reduced environmental setting for the Master Plan property of approximately 4 acres, contiguous to and facing a much larger tract of park land.
- The historic cemetery was approved to be located on a separate lot of approximately 1/2 acre.

The Commission had placed four conditions on their approval of the plan:

1. The front entry drive to Oatland Farm should be retained for vehicular and pedestrian access. The proposed bituminous road should be widened to provide a driveway to the house as well as a path system for the park area.
2. The environmental setting for the cemetery should be enhanced with adequate landscaping, fencing and a historic marker. Create and landscape a complementary entrance path for the cemetery. A detailed plan for this area should be provided at the time the Site Plan is submitted.
3. Provide additional trees at the rear of all lots which are adjacent to the historic house so as to provide a buffer between the new construction and the environmental setting.
4. If another vehicular access to the historic house is proposed (especially at the 50' frontage on a new public street), indicate this new access on the plan.

Historic Preservation Commission

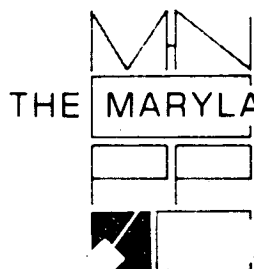
~~51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3625~~

8787 Georgia Avenue, Silver Spring, MD 20910 (301)495-4570

After reviewing the current Site Plan proposal, the HPC feels that the applicant has made an appropriate effort to meet all of the HPC's conditions. Conditions #2, #3 and #4 appear to have been met in full, although the applicant will need to return to the HPC for a HAWP in order to implement the work around the cemetery.

In addition, the HPC realizes that the applicant cannot meet the first condition because it is unrealistic to have a private vehicular drive running through public parkland and crossing trails that will be used by pedestrians, bikers, and horseback riders. Maintaining a section of the original driveway for public pedestrian access appears to be a good way of keeping the original approach to the historic house visible and achieves the underlying purpose of this condition.

With these comments, the HPC revises their previous condition and accepts the use of a portion of the original driveway as part of the trail/path system through the parkland. The Commission recommends approval of the Site Plan proposal.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring Maryland 20910-3760

MEMORANDUM

DATE: July 24, 1995

TO: Montgomery County Planning Board

FROM: Wynn E. Witthans, ASLA, AICP
Planning Department *WW*
(301) 495-4584

SUBJECT: Site Plan Review #8-95037
Oatland Farm
RE-1/TDR2 zone
310 units including 186 SFD, 124 TH's
47 MPDU's and 136 TDR's
North west quadrant of Bowie Mill Road and
Laytonsville Road
Planning Area #23—Olney

APPLICATION and ISSUES

On April 25, 1995, Oatland Farm L.L.C. c/o Classic Community Corporation, filed Site Plan #8-95037. Preliminary Plan 1-90065 was approved for this site on February 16, 1995.

Citizens have expressed concern about the following: adequacy of schools and soccer facilities for this site and where the construction traffic would be located.

The applicant has been opposed to building the staff recommended bike path on the north side of Olney Mill Road.

STAFF RECOMMENDATION

Staff recommends APPROVAL 310 Lots subject to the following conditions:

1. Submit a Site Plan Enforcement Agreement, Development Program, and Homeowners Association Documents for review and approval prior to approval of the signature set as follows:

- a. Development Program to include a phasing schedule as follows:
 - 1) Street tree planting must progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
 - 2) Community-wide pedestrian pathways and recreation facilities must be completed prior to seventy percent occupancy of each phase of the development. Pathways between units must be completed prior to occupancy of adjacent units.
 - 3) Clearing and grading schedule.
 - b. Site Plan Enforcement Agreement to reference that M-NCPPC is to maintain 8' wide path with maintenance right-of-way on homeowners' property behind lots 5,6 and 7 on Brightwood Road and lots 1-9 on Street "D" per M-NCPPC Parks Department memo dated July 20, 1995.
 - c. Homeowners Association Documents to allow incorporate development into adjacent association if agreed to by that association.
2. Submit a phasing plan as follows:
- a. Phasing for all clearing and grading that will correspond to the construction schedule and reduce soil erosion;
 - b. Phasing of each section of the development;
 - c. Phasing of stormwater management facilities, recreation facilities in the proposed stream valley park and on-site paths and sidewalks and other facilities.
3. Incorporate the following items into the signature set landscaping and lighting plan prior to approval of the initial building permit:
- a. Shade trees shall be used in front of the town houses in place of flowering trees;
 - b. Final landscaping for the townhouses along Olney Mill Road to include: screening for parking next to the streets; evergreen screening along northern boundary line; three shade trees between the rear yards of the group across from the cemetery; show details of play area with tot lot, benches and planting per recreation guidelines; sidewalk along one side of loop road.

- c. Final plans for the townhouses along Brightwood Road to include: resiting the picnic tables under the trees; cluster the benches; place path from townhouses to Brightwood Road that connects to multi age play area.
 - d. The Keyes residence and driveway overlook area on Brightwood Road shall include: formal shrub edging at street with flowering trees to accentuate overlook location; an interpretive marker and map highlighting the historic setting.
 - e. Sidewalks at all intersections shall be continued to the street in both directions with a handicap ramp per MCDOT recommendations.
 - f. Additional path connections to be placed between lots 7 and 8 on Brightwood Road and between lots 16 and 17 in the townhouse section near Brightwood Road.
4. The applicant shall address all comments from the M-NCPPC Parks Department memo dated July 20, 1995 prior to signature set approval drawings.
 5. The applicant shall discuss and coordinate the routing of construction traffic with representatives of GOCA and adjoining citizens prior to the start of construction.
 6. The following information must be clearly shown on the signature set of site, landscape, and forest conservation plans and must be incorporated into the sediment and erosion control plan for staff review prior to approval by MCDEP:
 - a. Stream buffers;
 - b. Limit of disturbance line;
 - c. Methods and location of tree protection;
 - d. Forest Conservation areas;
 - e. Conditions of DEP Concept approval letter dated November 18, 1992;
 - f. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;
 - g. The development program inspection schedule.
 7. Compliance with Environmental Planning Division approval regarding the requirements of the Forest Conservation Legislation as part of the site plan. Applicant shall satisfy all conditions prior to recording of plat or MCDEP issuance of sediment and erosion control permit.

8. No clearing or grading prior to Planning Department approval of signature set of plans.
9. Delineate the Type I conservation easement on the site; landscape, and forest conservation plan and on the record plat. Clearing and grading within the easement will not be permitted unless approved by staff.
10. Water quality monitoring program comparable to the program required for adjacent Barnsley site plan #8-91035. Site-specific details such as the number of monitoring stations, and the physical, chemical, and biological parameters to be monitored, shall be approved by staff prior to signature set.
11. An eight foot bike path shall be constructed along the entire north side of Bowie Mill Road and shall connect to P-5 or Cashell Road. This applicant shall construct all paths connections through the 250' Pepco right-of-way to connect to paths within the Barnsley subdivision. All pathways must be asphalt and constructed to the standards of the Parks Department. A curb cut shall be placed at the location future extension of the crosswalk from the paths within the park across Olney Mill Road to the north.
12. This applicant shall construct offsite sidewalk extensions within the public right-of-way off site along Brightwood Road to Bowie Mill Road and along Olney Mill Road to Olney Laytonsville Road, MD Route 108.
13. Delineate the environmental setting of the historic house and cemetery on the site plan, landscape plan and record plat. Indicate on the record plat that this setting shall not be reduced or subdivided. All work on the historic site will require HPC work permits. Additionally the historic residential setting shall be fenced from the park with a wooded buffer added at the edge. The historic cemetery shall be fenced, an interpretative marker added, an internal path installed, provision made for maintenance by the HOA.

BASIS FOR REVIEW

Requirement for Site Plan Review

Site Plan review is a requirement of the 59-C-1.393 (c) Development Approval Procedures under the Optional Method of Development with the use of TDR's.

EXISTING CONDITIONS

1. The site is served Olney Mill Road which intersects with Olney - Laytonsville Road MD Route 108 and Brightwood Road which intersects with Bowie Mill Road. See Attachment 1.

Property adjoining the site to the north is undeveloped land zoned RE-1 and Rock Creek Regional Park. The eastern boundary adjoins land zoned R-200 an existing subdivision known as Briars Acres, developed with SFD homes beyond which is Olney Laytonsville Road. See Attachment 2. The streets of this proposed subdivision are a continuation of the streets in Briars Acres. The western boundary adjoins a 250' PEPCO right-of-way, beyond which is the previously approved Barnsley Subdivision (Site Plan # 8-91035), zoned RE-1/TDR-2. Cashell Road (P-5) is immediately beyond the utility right-of-way. See Attachment 3.

The property is a 127.14 working horse farm and has a rolling topography that slopes down to an unnamed tributary of the Use III North Branch in the headwaters of the Rock Creek Watershed. It is the site for a proposed a stream valley park. The site is wooded in the stream valleys. Forested areas constitute approximately 39.1 acres or 32% of the site. Imperviousness constitutes 20.15% of the site area, with .1% within the delineated stream buffer area (25.05 ac or 19.7% of total site). This stream buffer includes wetlands (6.56 acres) and floodplains (8.1 acres). The proposed park dedication is 30.30 acres or 23.8% of the site.

A pond is located to the south of the existing residence within the central western portion of the site. There is a residence, several existing barns and garages, a riding ring and a cemetery on the site. The residence, cemetery and their settings will be preserved and placed on the Master Plan for Historic Places. The riding ring and other non-historic buildings will be demolished within the historic setting per HCP approvals.

PROPOSED SITE PLAN

The proposal consists of 310 units of 186 SFD and 124 garage townhouse dwelling units. The 47 MPDU units are among garage townhouses and are sited with market rate units within each townhouse area. The site plan layout is divided by the stream valley which traverses the site. Olney Mill Road spans the northern half of the site with units facing it and cul-de-sacs and loop roads which intersect with it. Brightwood Road spans the southern half of the site in the same way. The townhouse section to the north of Olney Mill Road adjoins the PEPCO right-of-way. The townhouses to the south of the subdivision adjoin and overlook the future stream valley park. Both townhouse sections have recreation areas within them with tot-lots and open space play fields. The historic house is preserved and the setting will be defined with fencing and landscaping. Part of the existing driveway will be used for a hiker/biker path and equestrian trail.

EXISTING REQUIREMENTS

1. Master Plan

- a. The Olney Master Plan recommends RE-1/TDR-2 zoning for the property. It further recommends a bike path (PA-3) from Cashell Road to Olney Mill.
- b. The house and the cemetery are known as the Keyes Property or Historic Master Plan Site #22/14 on the Historic Preservation Commission's Master Plan of Historic Sites. The site was accepted for the Master Plan designation with four conditions: maintain the front entry drive for vehicular and pedestrian use; develop a setting for the cemetery; develop a planted buffer at the boundaries of the site; and show any new access to the site. The applicant is requesting a reconsideration of the first condition so they may only provide pedestrian access on the original front entry drive. The paths within the proposed stream valley park would cross and share the existing driveway, creating an unsafe condition. Also, driveway's connection to the proposed development does not allow for a practical vehicular connection given the location of SWM ponds and elevations of surrounding roads. Pedestrian connections along the driveway have been preserved and a portion of it will be used as a path within the proposed park.

The proposal to delete the vehicular access will be heard by the HPC on July 26, 1995. Gwen Marcus, M-NCPPC staff to HPC, will report to the Planning Board on the outcome of this proposal at the July 27 site plan hearing. A copy of the staff report for the HPC hearing will be available in the Board's study for review prior to the hearing.

- c. The Master Plan of Bikeways recommends a bike path (PA-3) through the proposed park land to connect from Cashell Road to Olney Mill Road. The bike path as proposed is located on the north side of Olney Mill Road to a park "window" and then it turns south, off the road and through the park to make the connection to Cashell Road.

Staff and MCDOT recommend that the bike path be continued along Olney Mill Road also until it meets Cashell Road. The continuation of this path is important to provide for the logical continuation of bike trips along this road given the future school location north on Cashell Road. It's likely the bike trips would continue on the 4-foot proposed sidewalk if the bike path weren't built, creating an unsafe situation. The proposed continuation would provide a complete road side bike link to the north, while the bike path route within the park provides a different bike experience and could be used for south bound bike trips.

2. Requirements of Preliminary Plan Approval

On December 2, 1993 and February 16, 1995, the Planning Board approved the preliminary plan of subdivision and a subsequent revision for the property, Preliminary Plan #1-90065 with the following conditions:

1-90065—ORIGINAL CONDITIONS

APPROVAL of 305 units at this time based on the available staging ceiling capacity approved under the FY 94 Annual Growth Policy, subject to:

1. Agreement with Planning Board to limit development to 305 residential units (186 single-family detached and 119 single-family attached) and provide for the necessary roadway improvements as outlined in 11-17-93 Transportation Planning Division memo as revised on 12-2-93
2. Compliance with the Environmental Planning approval regarding the requirements of the forest conservation legislation. Applicant shall satisfy all conditions prior to recording of plats or MCDEP issuance of sediment and erosion control permit as appropriate
3. Conditions of MCDEP stormwater management approval dated 11-18-92
4. Access and improvements as required to be approved by MCDOT
5. Number and location of units to be determined at site plan
6. No clearing, grading or recording of plats until site plan approval
7. Based on a maximum of 305 units, 46 MPDU's and 132 TDR's required dependent on Condition No. 5
8. Record plats to reflect delineation of conservation easements over the areas of 100-year floodplain, wetlands and stream valley buffers
9. Record plats to reference historic resource and proposed equestrian trails
10. Other necessary easements
11. This preliminary plan will remain valid until January 16, 1997. Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed.

1-90065—REVISED CONDITIONS (The transcript for this hearing is in the Planning Board Lounge).

Planning Board on 12-2-93 approved 305 units of the total 310 unit proposal. The Board could only approve 305 units at the time because that was the remaining amount of staging ceiling capacity then available. The applicant is requesting the approval of the remaining 5 units pursuant to the FY 95 Annual Growth Policy Alternative Review Procedures Limited Residential Development Provision. This amendment to the conditions is reflected below. All other conditions remain in full force and effect.

For 305 units based on the available staging ceiling capacity approved under the FY 94 Annual Growth Policy and 3 units pursuant to FY 95 Annual Growth Policy Alternative Review Procedures for Limited Residential Development, approval is subject to:

- 1) Amend APFO agreement with Planning Board to limit development to a total of 310 dwelling units as follows:
 - a) Enter into agreement with Planning Board and Montgomery County providing for the payment to the County Department of Finance for 3 dwelling units as required pursuant to the FY 95 Annual Growth Policy prior to receipt of building permits for the units
 - b) Agreement with Planning Board to provide for the necessary roadway improvements as outlined in Transportation Planning Division memo dated 12-2-93

This preliminary plan will remain valid until April 2, 1998. Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed.

STAFF FINDINGS

1. Conformance with Standards of RE-1/TDR-2 Zone

The site plan is in conformance with the RE-1/TDR-2 zone which utilizes the R-200 MPDU development standards as follows:

SITE PLAN DATA TABLE

<u>Development Standard</u>	<u>Permitted/Required</u>	<u>Proposed</u>
Min Lot Area (ac.) For SFD	6,000	6,000 (w/10,000 avg)
For TH attached	1,500	1,500 (w/1,800 avg)
Building Height (ft.)	3 stories/40 ft	3 stories/40 ft
Min. Setbacks (ft.):		
- unit to public st	25	25
- rear or side to non-R200 MPDU dev	20	30
Min. Green Space per TH (sf)	2,000	6,300 and 5,600
Parking for each TH section:		
- accessible	5 & 6	5 & 6
- standard	116 & 132	136 & 160

MPDU calculations:

Proposed density = 310 du
 SFD = 186; TH (@ 40% of total) = 124;
 MPDUs @ 15% = 47

TDR calculations:

Total density = 310 du
 Minus MPDU's = -47
 263
 Minus base density -127
 136 TDR's req'd

2. Location of Buildings, Circulation, Open Space, and Landscaping

a. Location of Buildings

The location of buildings is adequate, safe, and efficient. The 186 SFD units are oriented to the streets and arranged with backyards facing the central open space or other backyards. One group of detached units was redesigned to eliminate panhandle lots and create an off street court instead.

The townhouse section next to Brightwood Road is designed to have townhouse backyards face the open space and recreation areas centrally located next to the external street, thus serving as a buffer for the backyards from the street.

The townhouse section north of Olney Mill Road was redesigned in the course of review in response to staff's comments. Here the resultant proposed layout keeps front and side yards oriented to Olney Mill Road with a centrally located tot lot next to the MPDU units. An open space play area is located in a corner of the site with more space and less impact to adjoining units. Parking has been provided near each play area. The townhouse units next to the adjoining undeveloped RE-1 property to the north are setback 100 feet from the boundary line and are presented in sticks of 5 and 4 units to reduce the impact of their appearance from beyond.

b. Vehicular and Pedestrian Circulation

1) Vehicular circulation systems are adequate, safe, and efficient.

The entrances to the site are located along Olney Mill Road and Brightwood Road in accordance with the approved Preliminary Plan. The proposed 296 parking spaces are more than adequate and will provide for visitors and for the use of the recreation areas.

2) The proposed pedestrian paths connect through and to developed area and into the open space either at park "windows" or in between units. The proposed park will contain an eight foot hiker/biker path and an equestrian trail. The hiker/biker path will be placed outside of M-NCPPC take line because of a sewer alignment, but the Parks department will maintain the path. As described elsewhere in this report, the bike path should also be extended along the entire northern edge of Olney Mill Road. The equestrian path will be located in the wooded edge outside of the stream buffer area and has been reviewed by the Parks Departments' equestrian planner. Additional path connections are needed: between lots to connect to Briars Woods subdivision open space; through the tot lot by Brightwood Road; through the western side of townhouses off of Brightwood

Road; and through the PEPCO right-of-way to the paths of the Barnsley Tract subdivision.

Public sidewalks are provided on both sides of the major roads and the applicant has requested a waiver of sidewalks on small the cul-de-sacs which staff supports. The streets are all open section streets with grassy swales and sidewalks outside the right-of-way in an easement. This allows the placement of street trees in the right-of-way as well as pedestrian circulation.

c. Open Space and Recreation

The open space and recreation systems are adequate, safe, and efficient.

There are two 10,000 square feet of open space play areas provided on the site by each of the townhouse sections. The open space play areas, the multi-age and tot lot play areas and sitting areas are adequate to meet the Board's Adopted and Approved Recreation Guidelines.

The M-NCPPC Park's Department has reviewed the submittal and have issued their comments in a memo dated July 20, 1995, see Attachment 7. They have noted that this site is not suitable for active recreation but there are such facilities located nearby this subdivision.

d. Landscaping, Screening, and Lighting

The landscaping plan is adequate, safe, and efficient.

Landscaping on the site consists of street trees, screen planting, foundation plantings and other plantings located to define the historic setting and the play areas. The landscaping will buffer this project from the existing Briars Woods subdivision and future subdivisions to the north, provide definition to the streets, create shade and definition for the play areas and screening for the parking lots.

e. Environmental Issues

The major environmental issue affecting this site is the protection of this sensitive headwaters area of the Use III Rock Creek watershed, given the density allowed in this TDR receiving area per the Olney Master Plan. Government regulations and policies protecting the environment have improved dramatically since the approval of the Olney master plan in 1980. Features of this plan to protect water quality include open section roadways, and use of dry ponds and infiltration facilities to promote preservation of groundwater resources and to avoid thermal impacts to the cold water resource.

In addition, staff has recommended a water quality monitoring program to "monitor the ecological impact of development" (Olney Plan, p.14). This recommendation is consistent with the Board's action on the other TDR plan in this watershed, i.e., the adjacent Barnsley Property (#8-91035).

Stream buffers per the Environmental Management Guidelines and Priority One forest conservation areas have been protected, with the exception of necessary and unavoidable intrusions for purposes of paved pathways in the park-take area, road crossings, and sewer connections.

Stormwater management is being provided through use of a combined concept using two-cell detention facilities (infiltration first, followed by quantity control), and an extended detention facility with a stilling pool, swale, sand filter for quality control.

Forest Conservation requirements have been met by the preservation of approximately 20 acres of existing forest and specimen trees, with an additional forestation requirement of at least 7.2 acres. This requirement shall be met by forest enhancement on-site, off-site planting, or some combination thereof per the Forest Conservation Plan. A Category I Conservation easement will be placed over the forest conservation and buffer areas as shown on the Forest Conservation Plan. See attachment 8.

3. Compatibility

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

The site plan is compatible with surrounding residential land uses and existing adjacent development. The buildings are located with an attractive orientation to the street or open space. The parking is adequately screened from the surrounding roads. The proposed buildings and residential and recreational uses of the proposed subdivision or park will not cause any negative effect on adjacent uses.

Attachments:

1. Overall vicinity map
2. Local vicinity map
3. Barnsley Tract schematic site plan sketch
4. Proposed Landscape plan
5. Proposed cemetery setting
6. Proposed historic residence and setting

7. Memo from M-NCPPC Parks—July 20, 1995
8. Final Forest Conservation Plan conditions—July 21, 1995

Information for review in the Planning Board's Lounge:

- ▶ Historic Preservation Commission Staff report, July 19, 1995
- ▶ Transcript from Preliminary Plan #1-90065 Hearing, December 2, 1993
- ▶ DEP Concept Approval Letter, November 18, 1992
- ▶ MCDOT Approval Letter, July 20, 1995

Site Plan Review Team:

Wynn E. Witthans, Development Review
Laura Bachle and Steve Federline, Environmental Planning
Gwen Marcus, Design, Zoning and Preservation
Gene Elliott, Parks Department
Dan Walsh, Transportation Planning

13



Site

Attachment 1

PROP
ELEMENTARY
SCHOOL
17.1 Ac.

OLNEY MIDDLE
SCHOOL

MONTGOMERY COUNTY

OLNEY
MILL
R-200 ZONING

BRIARS
ACRES
R-200 ZONING

BOWIE MILL ROAD

BOARD OF EDUCATION
L. 3-389 F.244
FUTURE
HIGH SCHOOL

OLNEY SQUARE

Attachment 2

CONTRACT/PURCHASER
OATLAND FARM L.L.C.
C/O CLAYTON C. CONNERTY CORP.
1000 WASHINGTON AVENUE, SUITE 501
BETHESDA, MD 20814
(301) 281-5400

 OIEDERMAN ASSOCIATES, INC. CIVIL ENGINEERING LAND PLANNING LAND SURVEYING ENVIRONMENTAL STUDIES	Designer: DFB Draftsman: MM Checker: DFB Title: ENR Office: ROCKVILLE Date: APRIL 1990	200 West Potomac Street Rockville, Maryland 20854 Phone: (301) 991-2000 Telex: (301) 991-2000	Scale: 1" = 200' Date: 4/11/90
	SHEET NO. 1 OF 1 DATE: 4/11/90		

SITE AND ADJACENT
AREA / LOCAL VICINITY MAP








OATLAND FARM
8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

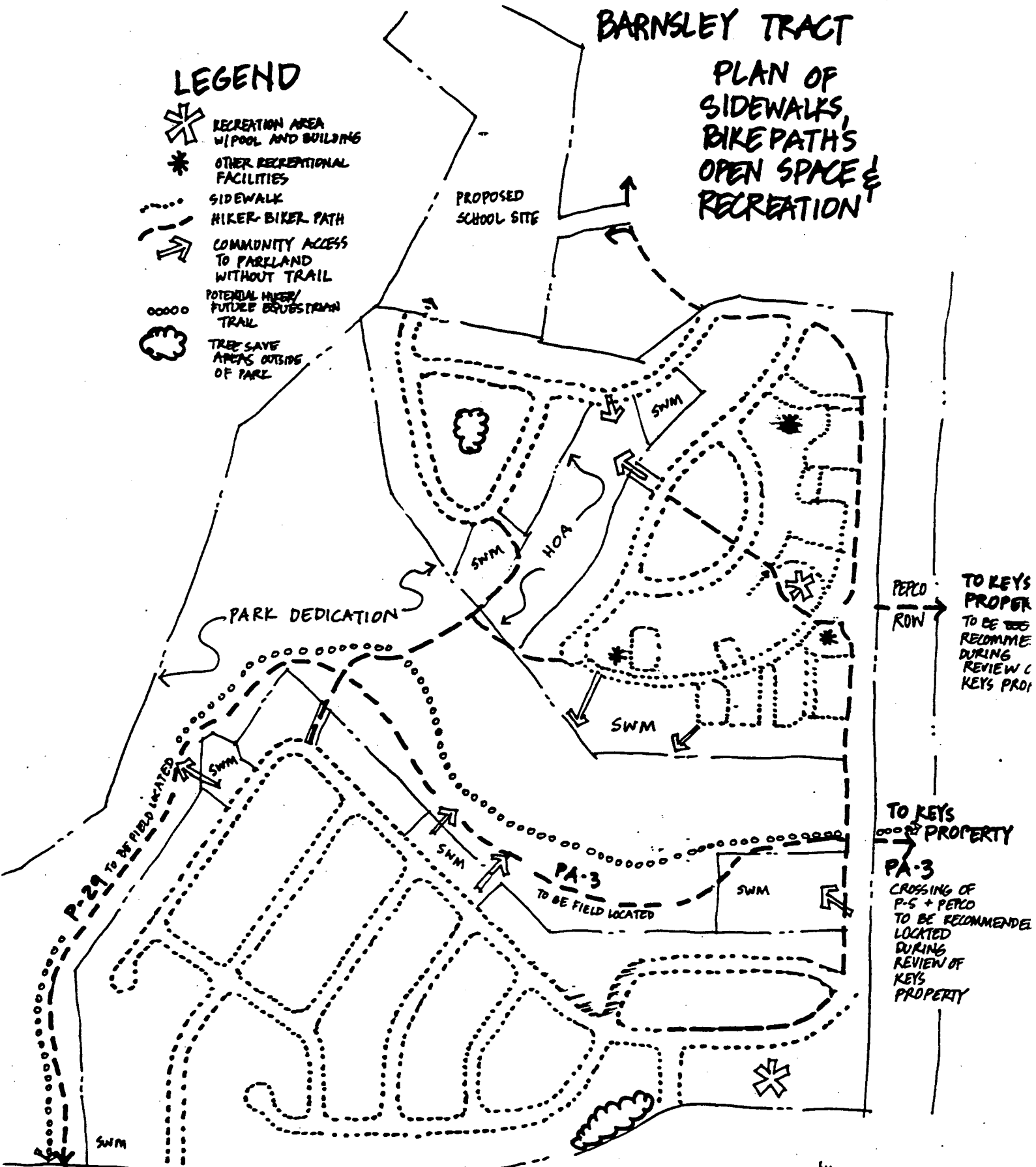
SCALE
1" = 200'
SHEET
1
OF 1 SHEETS
DATE
4/11/90

BARNESLEY TRACT

PLAN OF SIDEWALKS, BIKE PATHS OPEN SPACE & RECREATION

LEGEND

-  RECREATION AREA W/ POOL AND BUILDING
-  OTHER RECREATIONAL FACILITIES
-  SIDEWALK
-  HIKER-BIKER PATH
-  COMMUNITY ACCESS TO PARKLAND WITHOUT TRAIL
-  POTENTIAL HIKER/FUTURE BIKE/STRAIN TRAIL
-  TREE SAVE AREAS OUTSIDE OF PARK



PERCO ROW
TO KEYS PROPER TO BE RECOMMENDED DURING REVIEW OF KEYS PROJ

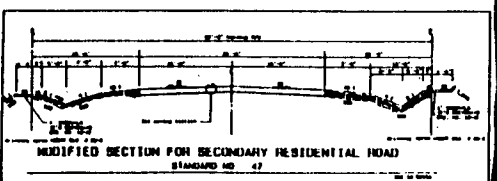
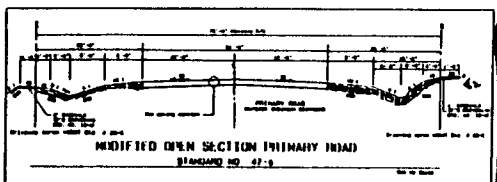
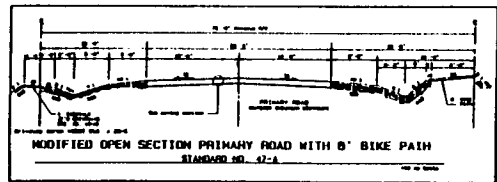
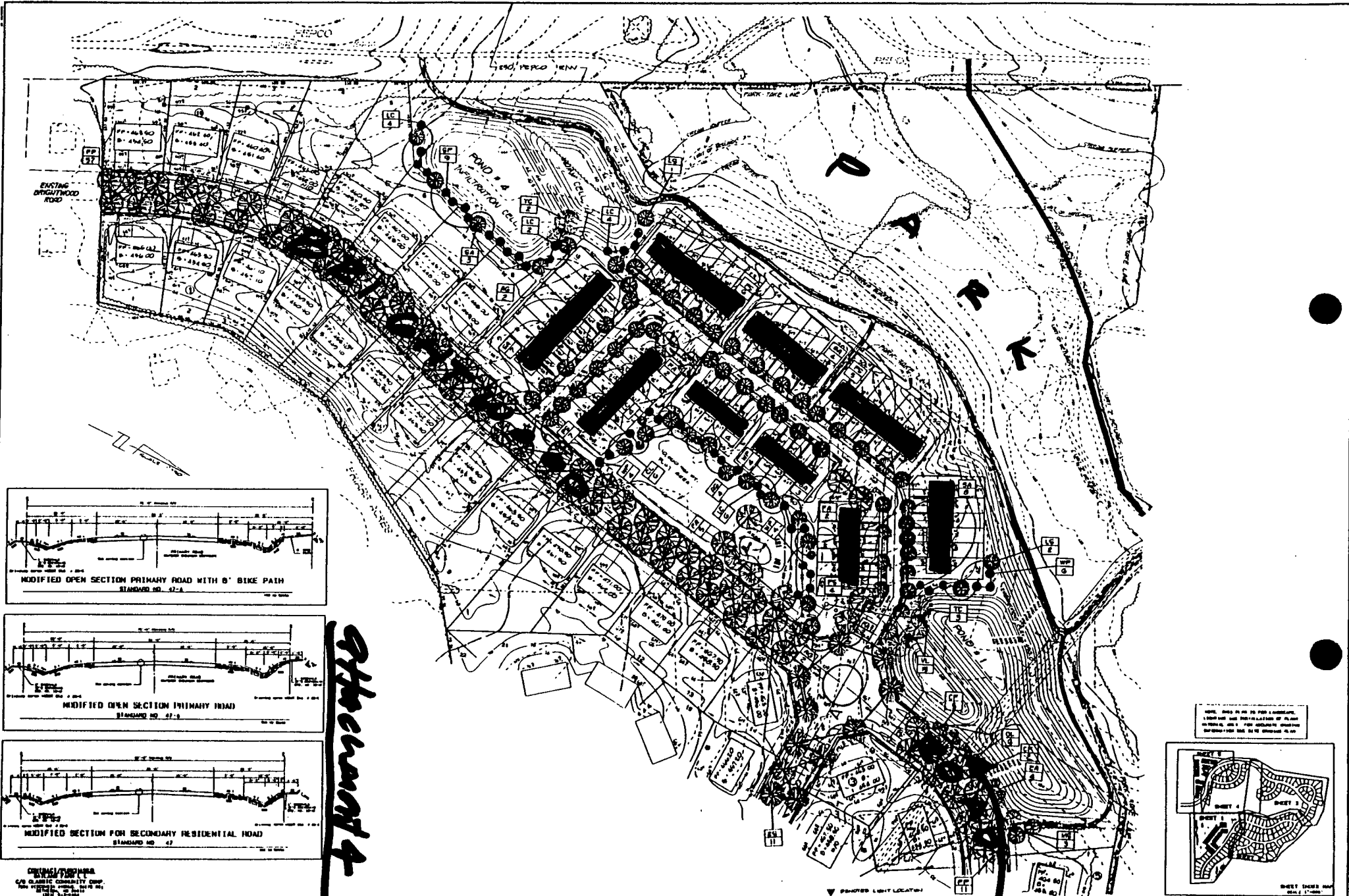
TO KEYS PROPERTY
PA-3
CROSSING OF P-5 + PERCO TO BE RECOMMENDED DURING REVIEW OF KEYS PROPERTY

BY D

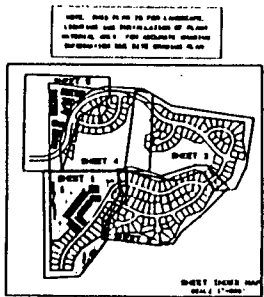
BOWIE MILL ROAD

CASH HELL RD AD

Attachment 3



Attachment 4



LOIXEDERMAN ASSOCIATES, INC.
 CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL STUDIES
 1400 Shady Grove Road, Gaithersburg, Maryland 20878
 Phone: (301) 948-2700 Fax: (301) 948-2701

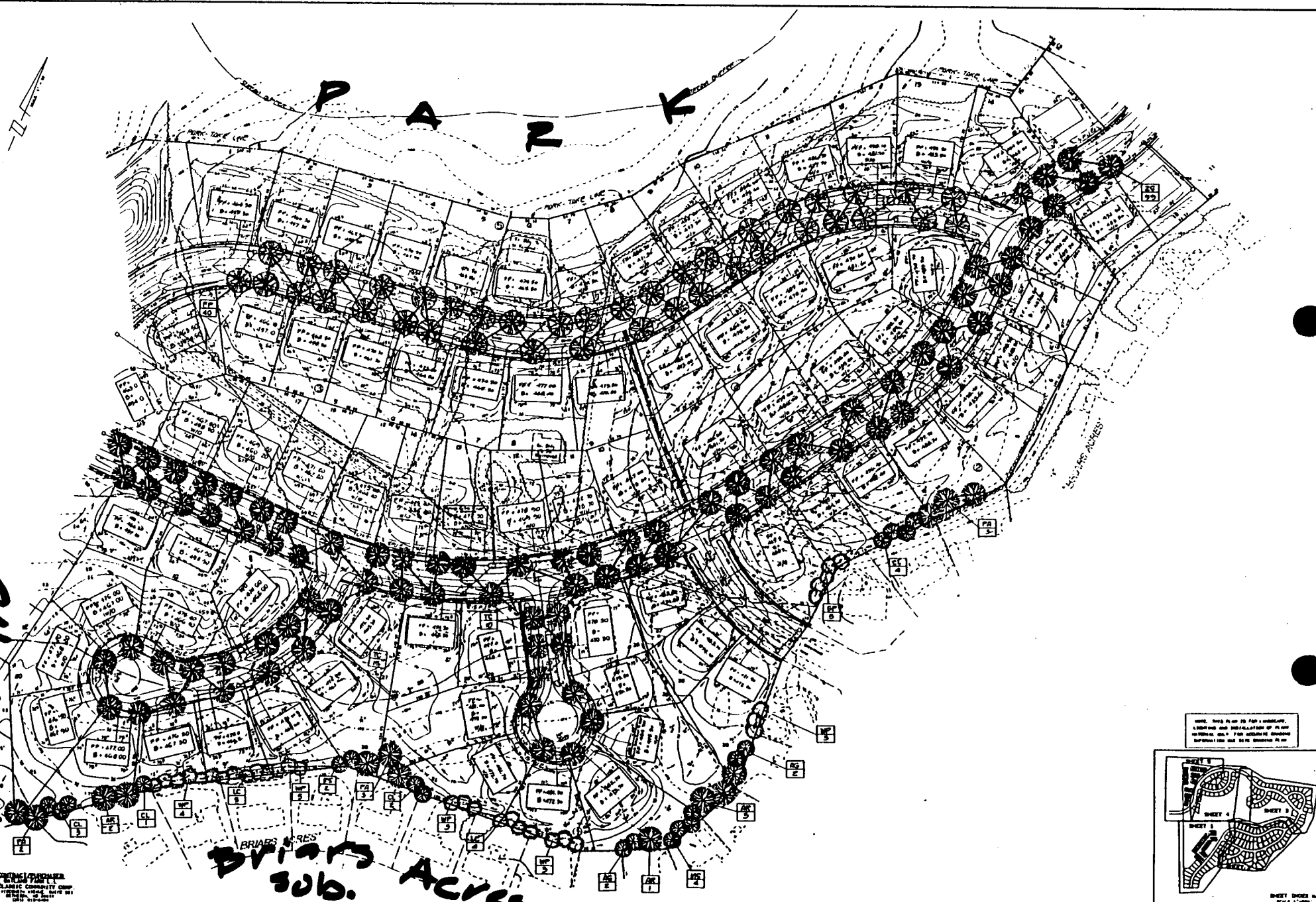
Design	MS
Drawn	JTB
Checked	DFB
Printed	DFB
Project	100101111
Date	MARCH 1995

LANDSCAPE AND LIGHTING PLAN

SURF LOOK

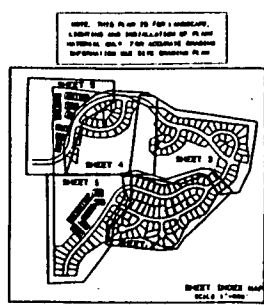
OATI AND FARM
 8TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SHEET	1
OF	3 SHEETS
DATE	3/25/95



Attaches sheet 1

Briars Acres Sub.

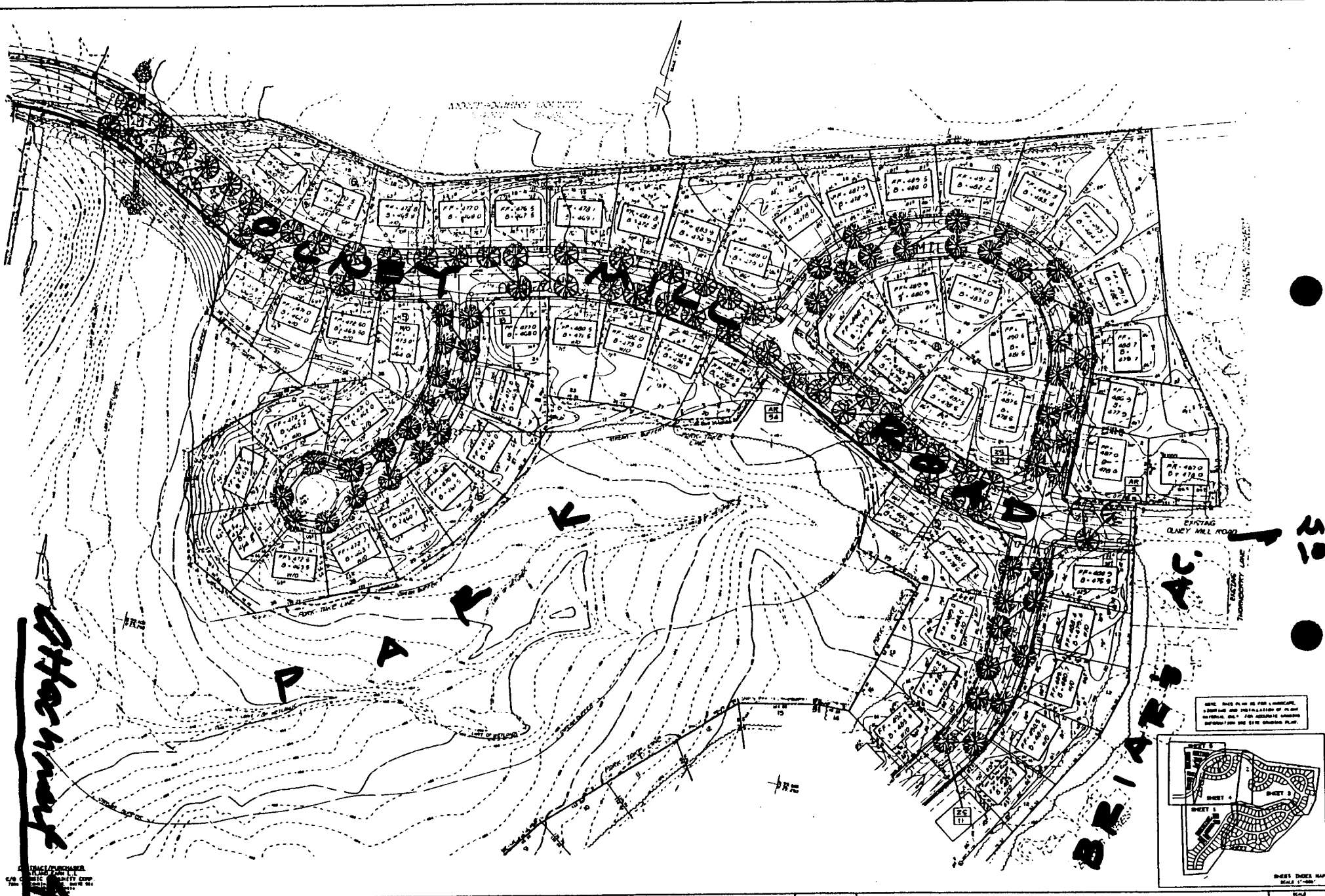


LOIEDERMAN ASSOCIATES, INC. CIVIL ENGINEERING LAND PLANNING LAND SURVEYING ENVIRONMENTAL STUDIES	Designer: JTB Drafter: JTB Checker: QFS Proj. Eng.: QFS APPROVED: [Signature] DATE: MARCH 1990
	1000 Shady Grove Road Rockville, Maryland 20858 (301) 477-7700

LANDSCAPE AND LIGHTING PLAN

**OATLAND FARM
 8TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND**

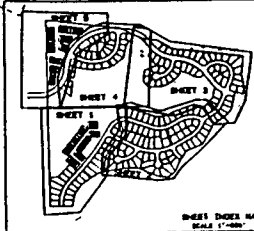
SCALE: 1" = 50'
 SHEET 2
 OF 4 SHEETS
 JOB NO. 90P-004



Attachment

EXISTING CLARY MILL ROAD
 EXISTING
 PROPERTY LINE

NOTE: THIS PLAN IS FOR INFORMATION ONLY AND NOT A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE GROUND.



SCALE
 1" = 50'
 SHEET
 3
 OF 3 SHEETS
 DATE
 03/11/95

JOHNSON ASSOCIATES, INC.
 CIVIL ENGINEERING LAND PLANNING LAND SURVEYING
 ENVIRONMENTAL STUDIES
 10000 Shady Grove Road
 Gaithersburg, Maryland 20878
 (301) 540-3700
 and Furness Associates
 Landscape Architects
 12011 Parkview
 (301) 441-3300
 480 West Parkview Street
 Frederick, Maryland 21704
 (301) 590-1200
 OFFICE ROCKVILLE
 DATE MARCH 1995

LANDSCAPE AND LIGHTING PLAN

OTLAND FARM
 8TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

Proposed
~~Hiker/Biker~~ Hiker/Biker Path
 continuation

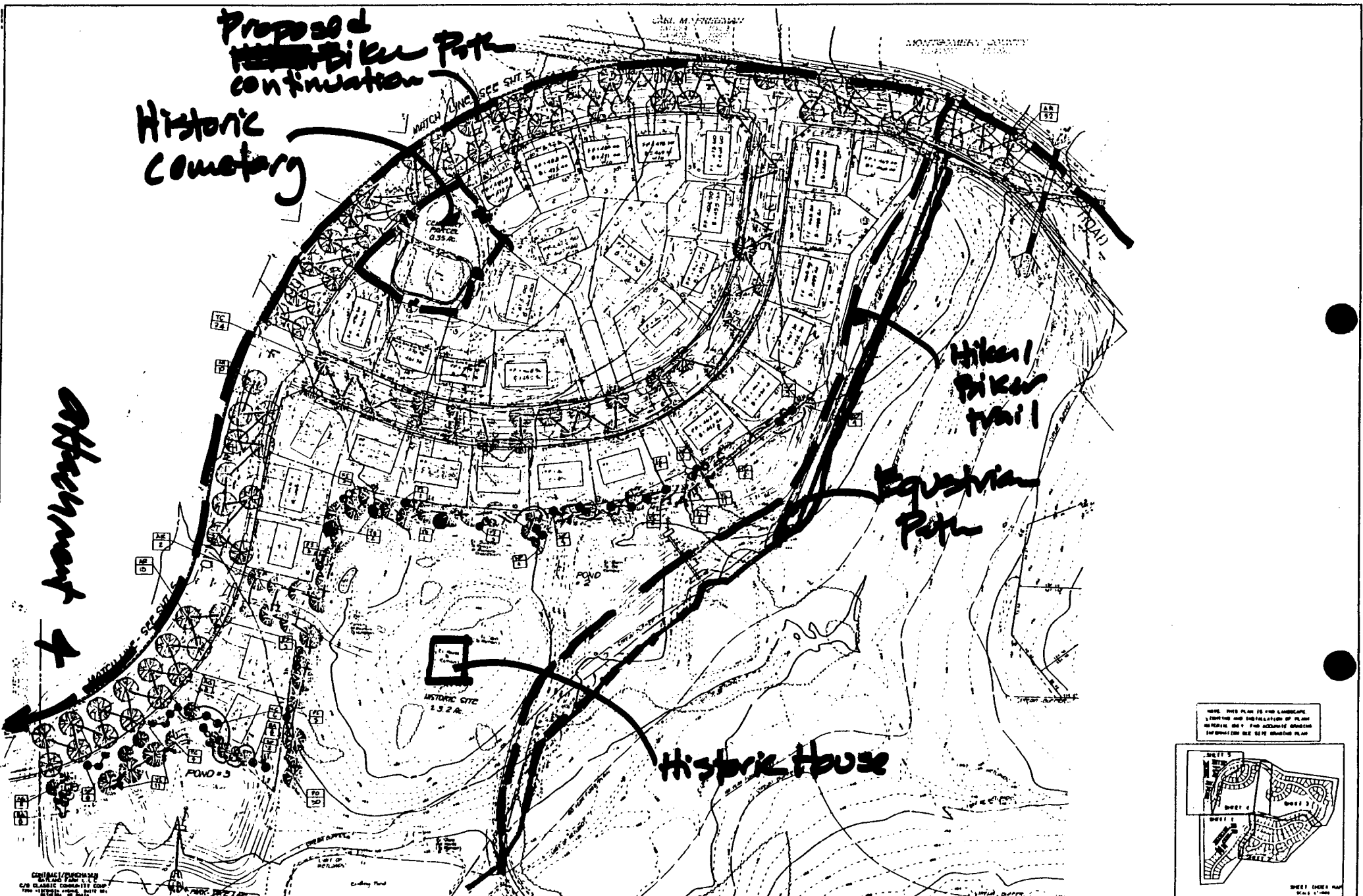
Historic
 Cemetery

Attachment 4

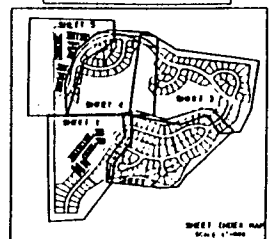
Hiker/
 Biker
 Trail

Equestrian
 Path

Historic House



NOTE: THIS PLAN IS FOR LANDSCAPE
 LIGHTING AND INSTALLATION OF POLES AND
 FIXTURES ONLY. FOR ACCURATE QUANTITIES
 INFORMATION SEE SITE GRADING PLAN.



LOIEDERMAN ASSOCIATES, INC. CIVIL ENGINEERING LAND PLANNING ENVIRONMENTAL STUDIES 1800 Stone Brook Road Hunt Valley, MD 20886 (410) 540-5700		CONTRACT/PURCHASER Datland Farm, LLC C/O CLARICE COMMUNITY CORP. 11000 Old Farm Road P.O. Box 100 Hunt Valley, MD 20886 (410) 540-1200		DESIGNER: MR. [] CHECKED: MR. [] DATE: []	
1000 Stone Brook Road Hunt Valley, MD 20886 (410) 540-5700		200 East Patrick Street Frederick, MD 21701 (301) 546-1200		DATE: MARCH 1995	

LANDSCAPE AND LIGHTING PLAN

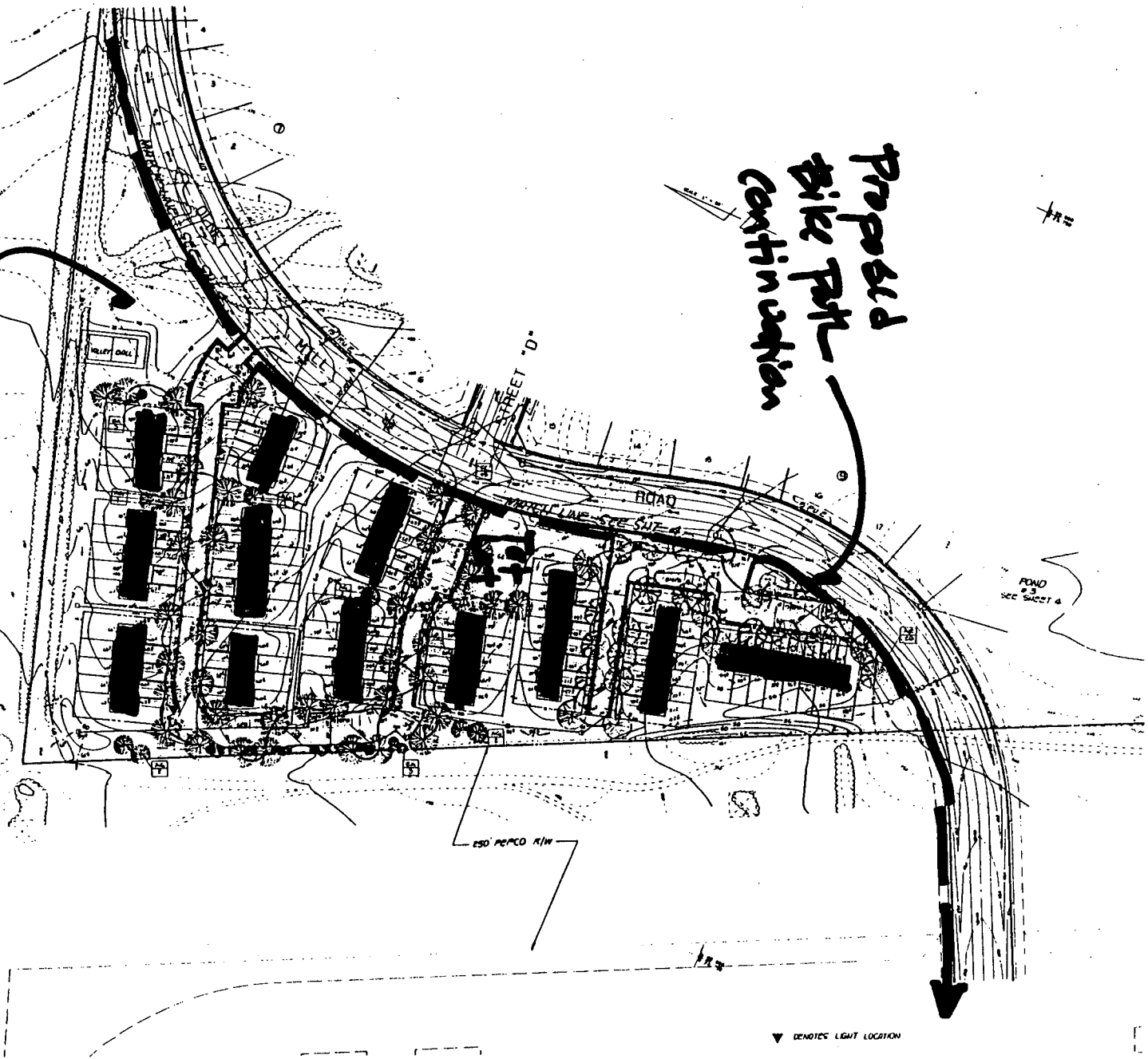
DATLAND FARM
 8TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SCALE	1" = 50'
SHEET	4
OF 6 SHEETS	
DATE	3/29/95
BY	[]

Open space
Play
& Water Ball Court

Proposed
Bike Path
Continuation

Attachment 4



NOTE: THIS PLAN IS FOR LANDSCAPE LIGHTING AND INSTALLATION OF PLANT MATERIAL AND IS FOR GENERAL GUIDANCE. FOR SPECIFIC USE SEE DRAWING NO. 10



CONTRACT/PURCHASER
SHELDON YOUNG, L.L.C.
C/O CLARKE CONSULTING GROUP
7700 WILSON ROAD, SUITE 101
ROCKVILLE, MD 20854
(301) 917-1000

LOIEDERMAN ASSOCIATES, INC.
CIVIL ENGINEERING LAND PLANNING LAND SURVEYING
ENVIRONMENTAL STUDIES

1400 Wilson Bridge Road
Rockville, Maryland 20850
(301) 986-6900

250 WEST PATENT STREET
FREDERICK, MARYLAND 21702
(301) 696-1200

OFFICE: ROCKVILLE
250 WEST PATENT STREET
SUITE 200
ROCKVILLE, MD 20850

LANDSCAPE AND LIGHTING PLAN

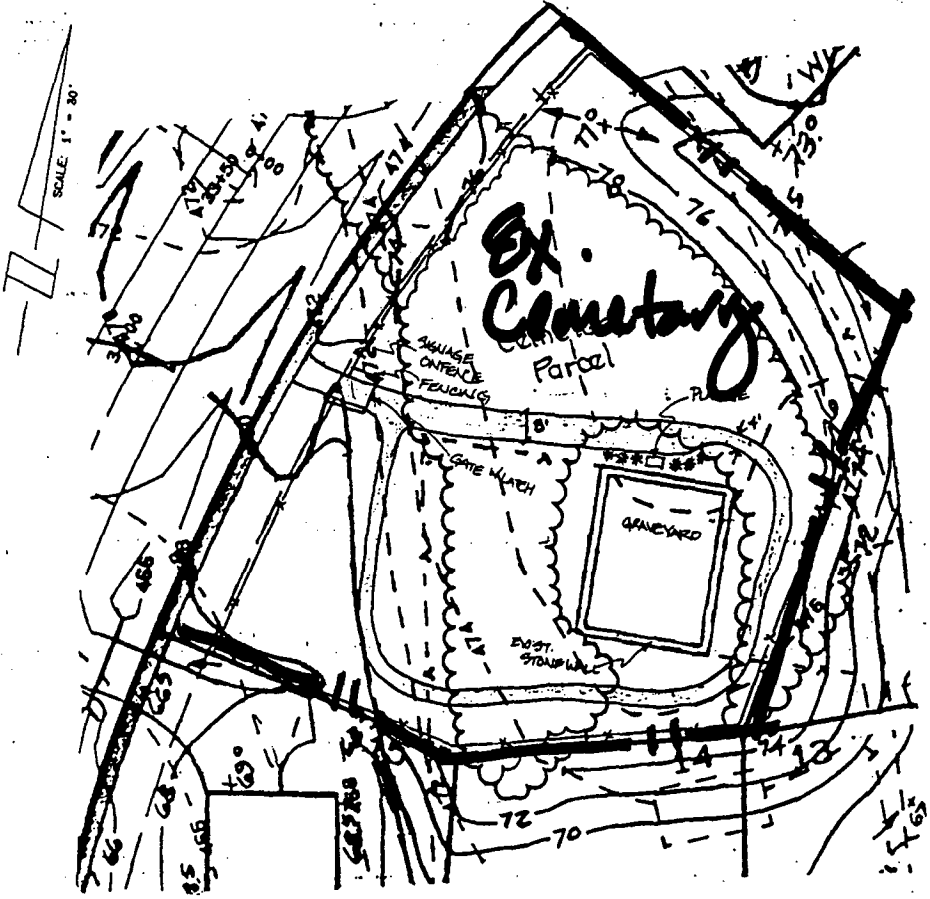
OAKLAND FARM
BID SECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE	1" = 50'
SHEET	5
OF 6 SHEETS	
DATE	08-10-00
DWG. NO.	

OATLAND FARM
 8TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

CONTRACT/PURCHASER
 OATLAND FARM L.L.C.
 C/O CLASSIC COMMUNITY CORP.
 7200 WISCONSIN AVENUE, SUITE 901
 BETHESDA, MD 20814
 (301) 913-0404

0.35 Acres



LOIEDERMAN ASSOCIATES, INC.
 CIVIL ENGINEERING LAND PLANNING LAND SURVEYING
 ENVIRONMENTAL STUDIES

15200 Shady Grove Road
 Rockville, Maryland 20850
 (301) 948-2750

4407 Forbes Boulevard
 Lanham, Maryland 20706
 (301) 784-7555

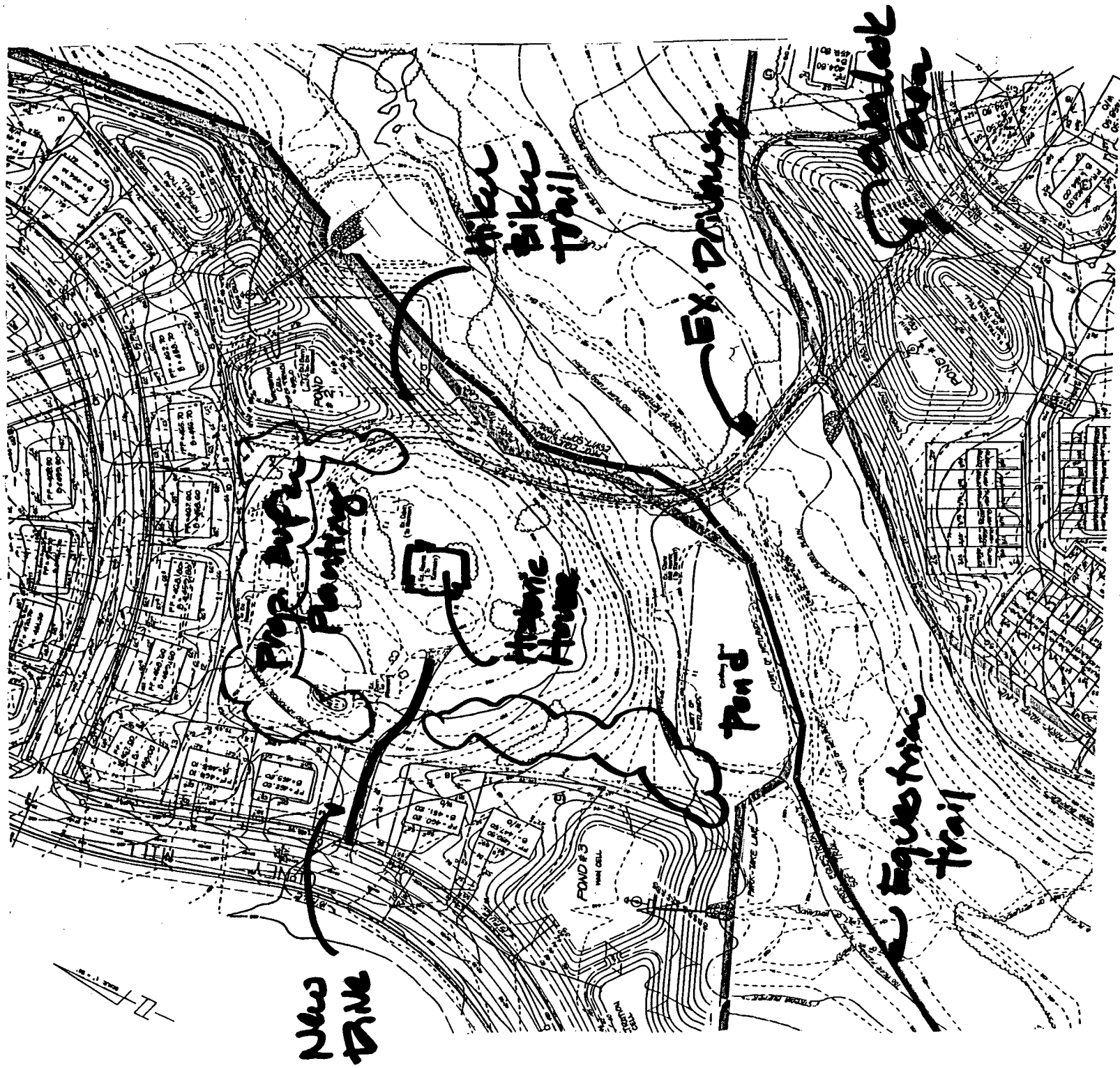
258 West Patrick Street
 Frederick, Maryland 21701
 (301) 698-1240
 Metro (301) 631-4544

SHEET

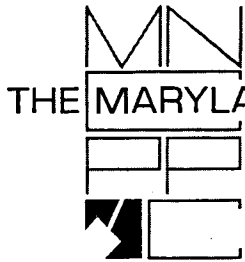
OF SHEETS

JOB NO.
 599-06

Attachment 5



Attachment 6



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks, Montgomery County, Maryland
9500 Brunett Avenue • Silver Spring, Maryland 20901

July 20, 1995

MEMORANDUM

TO: Wynn Witthans, Development Review Division

FROM: Eugene M. Elliott, Park Planning & Development Division
Tanya Schmieler, Park Planning & Development Division

SUBJECT: Oatland Farm Site Plan #8-95037

The purpose of this memorandum is to transmit comments on the Oatland Subdivision Site Plan (#8-95037).

Although this subdivision will result in the dedication of a large amount of parkland, it is primarily floodplain area and not suitable for active recreation. The Park Recreation and Open Space (PROS) Plan does not indicate any unmet needs for active recreation facilities in the Upper Rock Creek Watershed Planning Area where this subdivision is located. A new school will be located just west of this site and will provide athletic fields, basketball courts and a playground that will help serve neighborhood needs. Although there are athletic field needs in the adjacent Olney planning area, it is anticipated that the dedication of a new local park in Olney will provide sufficient new facilities for that area.

The following are specific comments on the proposed site plan:

- As shown on the approved preliminary plan, an eight-foot wide paved bike path shall be provided on park land to connect street P-5 (Wickham Road) to Olney Mill Road and should be constructed to the standards of the Parks Department. Concrete aprons and a concrete or striped crosswalk shall be provided on Olney Mill Road to facilitate hiker and equestrian crossings, subject to MCDOT approval.

Yours for life

MONTGOMERY COUNTY PARKS

attachment 7

- Parks Department will maintain the 8' wide path with a maintenance right-of-way on homeowners' property behind lots 5,6,7 on Brighwood Road and lots 1-9 on street "D".
- The preliminary plan approved equestrian trail shall be relocated outside of the rip rap outfall of storm water management pond number two (2).
- Detailed design of sewer alignments crossing future parkland shall be subject to review and approval by Department of Park staff.
- No fee-simple rights-of-way nor permanently recorded easements shall be granted for sewer construction areas on future parkland subject to WSSC consent.
- Sewer work areas in wooded sections of existing or future parkland shall be reforested to Department of Parks specifications.
- All storm water management facilities and outfalls within 50 feet of existing or future park land shall be subject to review and approval by Department of Parks staff.
- No land to be dedicated to M-NCPPC shall be graded or used for storage of materials without Department of Parks approval.

Thank you for this opportunity to comment.

cc: D. Cochran
T. Brooks

GE/TS/kb
c:/oatland.mem/

Attachment 7

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FINAL FOREST CONSERVATION PLAN CONDITIONS

TO: WYNNE WITTHANS

SUBJECT: Final Forest Conservation Plan
Preliminary/Site Plan # 895037, OATLAND FARM (KEYS)
Date Rec'd _____ NRI/FSD # 493073

The subject Final Forest Conservation Plan has been reviewed by the Environmental Planning Division to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law) and the conditions of the Planning Board approved plan. The following determination has been made:

SUBMISSION ADEQUACY

- Adequate as submitted (FCP and supporting information is in Environmental Planning Division file.)
- Inadequate for evaluation. The following items must be submitted:
 - Forest Conservation Plan Drawing
 - Long-term protection methods
 - Justification for aff/reforestation method
 - Other: _____
- Forest Conservation Worksheet
- Development Program

RECOMMENDATIONS:

- Disapprove for reasons cited in the comments below.
 - Revise according to the comments specified below.
 - Approve subject to the following conditions:
 - Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")
 - Approval of the following items by M-NCPPC staff prior to DEP issuance of the sediment and erosion control permit or issuance of first building permit:
 - Tree Protection Plan
 - Afforestation/Reforestation Planting Plan
 - Submittal of financial security to M-NCPPC.
 - Record plat to show appropriate notes and/or easements. (CATEGORY I)
 - Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.
 - Other: METHOD & LOCATION OF MEETING, AFFORESTATION REQUIREMENT TO BE DETERMINED PRIOR TO RECORD PLAT SUBMISSION.
(NOTE: IF FOREST ENHANCEMENT IS ACCEPTABLE TO STAFF NO OFF SITE LOCATION NEED BE DETERMINED DURING RECORD PLAT)
- Comments: ② ALL DETAILS FROM EPD FOREST CONSERVATION COMMENTS OF 5/30/95 MUST BE ADDRESSED BY SIGNATURE SET.

SIGNATURE: Stephen D. Scullion, Environmental Planning Division DATE: 7/21/95
FOR LAURA BACALE

Attachment 8

HISTORIC PRESERVATION COMMISSION STAFF REPORT

CASE: Oatland Farm
Master Plan Site #22/14

DATE: July 19, 1995

CASE NUMBER: #1-90065

TYPE OF REVIEW: Subdivision

PREPARED BY: Gwen Marcus

ADDRESS: 4231 Briars Road, Olney

BACKGROUND:

This subdivision plan was reviewed and approved by the Historic Preservation Commission (HPC) first in 1990 and then in 1993, when revisions were made to the plan. Through this review, the HPC approved a reduced environmental setting for the Master Plan property of approximately 4 acres, contiguous to and facing a much larger tract of park land. The historic house will be sold to a private individual. The historic cemetery was approved to be located on a separate lot of approximately 1/2 acre which will be maintained by the Homeowner's Association.

The HPC had four conditions to their approval:

1. The front entry drive to Oatland Farm should be retained for vehicular and pedestrian access. The proposed bituminous road should be widened to provide a driveway to the house as well as a path system for the park area.
2. The environmental setting for the cemetery should be enhanced with adequate landscaping, fencing and a historic marker. Create and landscape a complementary entrance path for the cemetery. A detailed plan for this area should be provided at the time the Site Plan is submitted.
3. Provide additional trees at the rear of all lots which are adjacent to the historic house so as to provide a buffer between the new construction and the environmental setting.
4. If another vehicular access to the historic house is proposed (especially at the 50' frontage on a new public street), indicate this new access on the plan.

The applicant has now submitted a Site Plan for the property and has met all of the conditions noted above except for the first regarding vehicular access. The purpose of the present HPC review is to look at how the applicant is proposing to meet the conditions and to make a decision on possible adjustment to the first condition, based on the current situation.

DISCUSSION:

Condition #1 - This is the condition which the applicant has not met and its intent was to maintain vehicular access to the historic house via the existing driveway. However, it is very difficult to meet this condition given changes that will be taking place on the site. The lower section of the current driveway to the historic house is located in an area that will become two new dry stormwater management ponds. It also crosses a streamvalley which is being dedicated as parkland and which will have both a hiker/biker trail as well as a horse trail running through it.

It is the intent to use portions of the current driveway as part of the path system through the parkland. The part adjacent to the pond will be a pedestrian trail owned and maintained by the Parks Department that will wind close to the historic house (although not on the legal lot for the house) and that will provide a high degree of visibility for the historic property (see attached page 4).

Staff feels that it is unrealistic to have a private vehicular drive running through public parkland and crossing trails that will be used by pedestrians, bikers, and horseback riders. Maintaining a section of the original driveway for public pedestrian access appears to be a good way of keeping the original approach to the historic house visible.

Condition #2 - The applicant has submitted a plan for landspacing and fencing the cemetery lot (see attached pages 5 and 6). The fencing will match that current existing near the historic house - three board wooden fencing, painted white. There will be a historic plaque and the applicant will research and propose detailed language for the plaque at the time they apply for a Historic Area Work Permit (HAWP). The applicant understands that a HAWP is needed for the fencing, the plaque, and the new path near the cemetery.

Condition #3 - The applicant is proposing a mixed deciduous and evergreen buffer along the backyards of all new lots adjacent to the historic house. Staff has encouraged the applicant to develop a naturalistic-looking buffer which will provide adequate screening to separate the historic property from the new backyards.

Condition #4 - A new vehicular access to the historic house is shown, leading to a new public street. It is well-landscaped, will be paved in gravel, and will connect to an existing circular drive next to the historic house.

STAFF RECOMMENDATIONS:

Staff feels that the applicant has made an appropriate effort to meet all of the HPC's conditions. Conditions #2, #3 and #4 appear to have been met in full, although the applicant will need to return to the HPC for a HAWP in order to implement the work around the cemetery.

However, the applicant cannot meet the first condition because it is unrealistic to have a private vehicular drive running through public parkland and crossing trails that will be used

by pedestrians, bikers, and horseback riders. Maintaining a section of the original driveway for public pedestrian access appears to be a good way of keeping the original approach to the historic house visible and achieves the underlying purpose of this condition.

Staff feels that the HPC should revise their previous condition and accept the use of a portion of the original driveway as part of the trail/path system through the parkland.



mym = PATH W/
OLD DRIVE

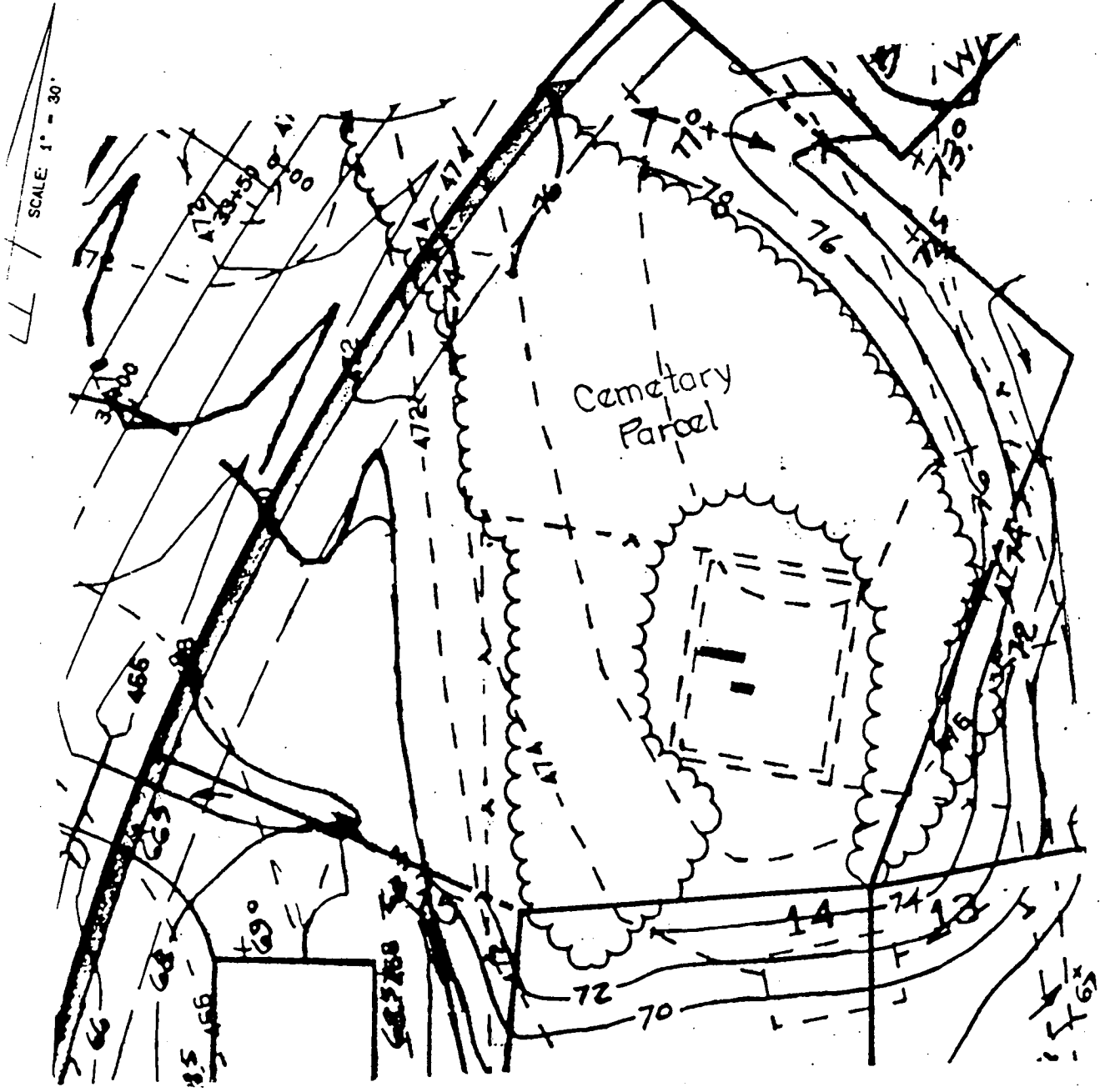
--- = HISTORIC HOUSE
LOT (SETTING)

XXX = PLANTINGS FOR

(14)

MONTGOMERY COUNTY, MARYLAND

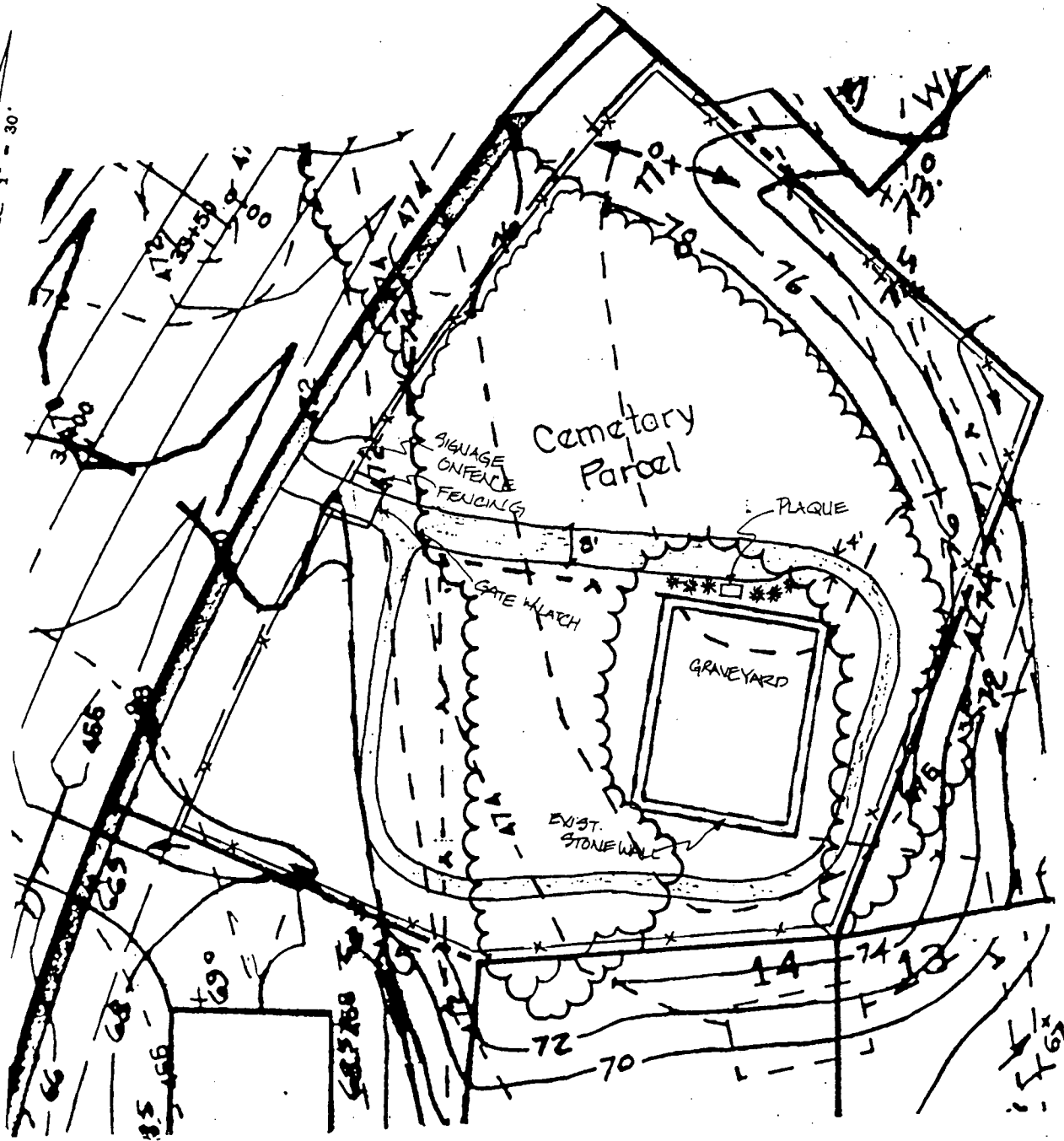
CONTRACT/PURCHASER
OATLAND FARM L.L.C.
C/O CLASSIC COMMUNITY CORP.
7200 WISCONSIN AVENUE, SUITE 901
BETHESDA, MD 20814
(301) 913-0404



EXISTING

MONTGOMERY COUNTY, MARYLAND

CONTRACT/PURCHASER
OATLAND FARM L.L.C.
C/O CLASSIC COMMUNITY CORP.
7200 WISCONSIN AVENUE, SUITE 901
BETHESDA, MD 20814
(301) 913-0404



PROPOSED

HISTORIC PRESERVATION COMMISSION STAFF REPORT

SITE: Master Plan Site #22/14
Oatland Farm

DATE: July 7, 1993

CASE NUMBER: #1-90065

TYPE OF REVIEW: Subdivision

PREPARED BY: Patricia Parker

PROPERTY ADDRESS: 4231 Briars
Road

BACKGROUND/DISCUSSION:

This subdivision plan proposes the creation of 310 dwelling units, having a mix of 186 single family units and 124 townhouses, on the property currently associated with Master Plan Site #22/14, Oatland Farm. The parcel contains 127.14 acres and is in a TDR receiving zone. This historic site includes a historic house, appurtenances, and a cemetery, located near the intersection of Olney-Laytonsville Road and Bowie Mill Road.

The c. 1875 house is associated with the family of Washington Bowie (a prominent area merchant of the early 19th century). It is an outstanding example of the transitional Greek Revival/Italianate style popular in the period 1850 - 1870. It contains many touches of elegance such as the original pedimented portico and the bracketed boxed cornice. Included in the property and adding to its significance are a small log house (possibly an early slave quarters), a stone springhouse, and the Bowie family cemetery.

The Approved and Adopted Amendment to the Master Plan for Historic Preservation which designated Oatland Farm as a historic site states:

"...the environmental setting when delineated should include the small log house, the stone springhouse, and the Bowie family cemetery.

This property has been designated a TDR receiving area as part of the Olney Master Plan. The desirability of gaining the maximum number of TDR units will need to be balanced at the time of development with the desirability of preserving an appropriate environmental setting for the historic structure and its appurtenances."

On March 28, 1990, the Historic Preservation Commission reviewed a subdivision proposal for this property and recommended that the subdivision proposal be approved as submitted, with the condition that, while the environmental setting could be reduced at a later date, it be no smaller than the boundaries outlined by

included in your packet.

Park and Planning staff on Exhibit A (see attached memo). This subdivision plan has never been reviewed by the Planning Board.

The subdivision plan has changed substantially since the HPC reviewed it in 1990. For this reason, it is being brought back to the Commission for discussion. Some of the major changes since the HPC last saw this plan include: creation of a new street dividing the property east and west, thereby separating the cemetery from the lot on which the historic house will be located. The cemetery as shown in the current proposal will be located on a Homeowner's Association Parcel (common property) between Lots #7 and #2 and the main house and other outbuildings on Lot #16. In addition, vehicular access to Lot #16 is not clear in the submitted plan.

ISSUES:

The overall concept of this subdivision of very sympathetic to the historic house. Some of the positive aspects of the plan include: the environmental setting for the house and significant outbuildings is between 4 and 5 acres. The setting has been configured so as to be ^{be} contiguous with numerous acres of parkland at the front of the lot. The environmental setting is surrounded on two sides by single family house lots, rather than townhouses.

However, one of the major issues in this subdivision proposal is the proposed separation of the cemetery from the environmental setting for the historic house. Staff would only be comfortable with approving the cemetery to be separated from the historic setting of the main house if efforts are be made to clearly define and to enhance the environmental setting for the cemetery. It would be important to require that the cemetery have adequate landscaping, fencing and interpretative identification, and that these elements should be maintained by the Homeowner's Association. This concept could mitigate the loss of the cemetery from the environmental setting of the main house; additionally, there would be the added benefit of having it take on its own identity and be available as a public resource.

The proposed treatment of the cemetery is also consistent with the language in the Approved and Adopted Amendment regarding the need to balance the desirability of gaining the maximum number of TDR units with the desirability of preserving an appropriate environmental setting for the historic structure and its appurtenances.

Also, it should be noted as a correction that - after a recent site visit - staff determined that the road shown to the west of the cemetery on the plan submitted is actually located to the east of the cemetery. That is, the farm road shown through Lot #14 is existing and should be shown to continue north.

A second significant issue is that the front entry drive past the stone mill house and the pond should be retained for

vehicular access. This access will serve to enhance the environmental setting and will maintain the historic approach to the house. If a second point of vehicular access is proposed through the 50' frontage between Lots #15 and #17, then this information should be indicated on the plan.

Finally, buffering the environmental setting on Lot #16 from the new construction will be very important. To this end, additional planting of trees should be provided for all lots which are contiguous with the environmental setting.

STAFF RECOMMENDATIONS:

Staff recommends approval of this subdivision plan with the following conditions:

- o The front entry drive to Oatland Farm should be retained for vehicular and pedestrian access. The proposed bituminous road should be widened to provide a driveway to the house as well as a path system for the park area.
- o The environmental setting for the cemetery should be enhanced with adequate landscaping, fencing and a historic marker. Create and landscape a complementary entrance path for the cemetery. A detailed plan for this area should be provided at the time the Site Plan is submitted.
- o Provide additional trees at the rear of all lots which are adjacent to the historic house so as to provide a buffer between the new construction and the environmental setting.
- o If another vehicular access to the historic house is proposed (especially at the 50' frontage on a public street), indicate this new access on the plan.

M E M O R A N D U M

TO: Charles Loehr, Coordinator
Development Review Division
Maryland-National Capital Park and Planning Commission

FROM: Jared B. Cooper, *JBC* Historic Preservation Specialist
Division of Community Planning and Development
Department of Housing and Community Development

DATE: April 27, 1990

SUBJECT: Review of Subdivision Plans

At its March 28, 1990 meeting, the Historic Preservation Commission reviewed the subdivision proposal known as The Keys Property (MNCPPC #1-90065) (impacts Master Plan Site #22/14), located near the intersection of Olney-Laytonsville Road and Bowie Mill Road.

The Commission recommended in its motion that the subdivision proposal be approved as submitted, with the condition that, while the environmental setting could be successfully reduced at a later date, it be no smaller than the boundaries outlined by Park and Planning staff on Exhibit A at the Historic Preservation Commission meeting held on March 28, 1990.

If you have further questions regarding this recommendation, please feel free to contact me at 217-3625.

cc: Gwen Marcus

JBC:av
1450E



Project:

LAI #

Oakland Farm
32700

LOIEDERMAN ASSOCIATES, INC.
15200 SHADY GROVE ROAD, SUITE 202
ROCKVILLE, MARYLAND 20850

TELEPHONE (301) 948-2750 • TELEFAX (301) 948-9067

DATE:

July 20

SEND TO:

Green Marcus
Historic Preservation
Mont Co. Planning Dept

LOCATION

SENT BY:

Jose

TOTAL NUMBER OF PAGES BEING TELECOPIED:

4

(INCL. COVER)

RE:

MESSAGE:

Historic House Acreage 3.2 acres
Cemetery Acreage 1.35 acres

Chuck said you were looking for this
information. Let me know if you
need anything else.

This transmission is for the use of the individual to whom it is addressed and may contain information that is privileged and confidential. Any dissemination, distribution or copying of this communication by anyone except the intended recipient is strictly prohibited. If this communication was received in error, please notify us immediately by telephone and return the original message to us at the above address by U.S. Mail.



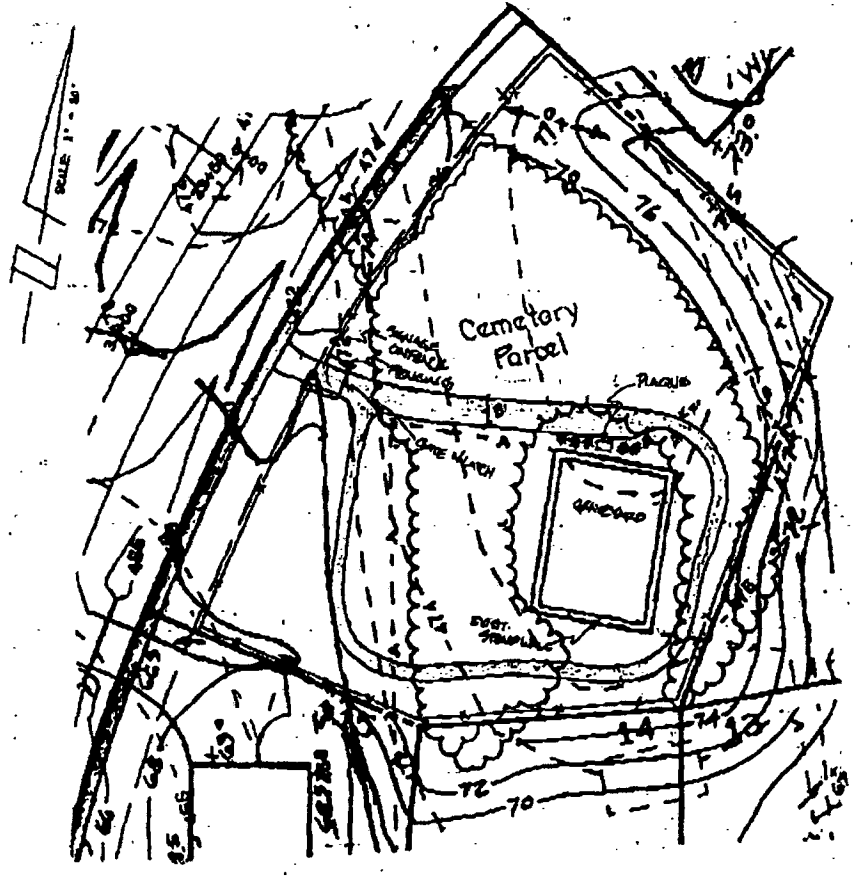
OATLAND FARM

8TH ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

CONTRACT/PURCHASER
OATLAND FARM L.L.C.
C/O CLASSIC COMMUNITY CORP.
7200 WISCONSIN AVENUE SUITE 003
BETHESDA, MD 20814
(301) 913-0404

0.35 ACRES



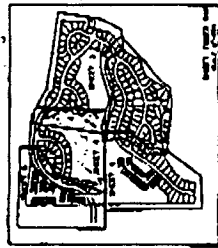
LOIEDERMAN ASSOCIATES, INC.
CIVIL ENGINEERING LAND PLANNING LAND SURVEYING
ENVIRONMENTAL STUDIES

3820 Shady Grove Road
Rockville, Maryland 20850
(301) 946-8780

4407 Forbes Boulevard
Lanham, Maryland 20706
(301) 794-7600

258 West Patrick Street
Frederick, Maryland 21701
(301) 696-1840
Metro (301) 691-4844

SHEET
OF SHEETS
JOB NO.
589-06



OATLAND FARM
 8TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SITE PLAN

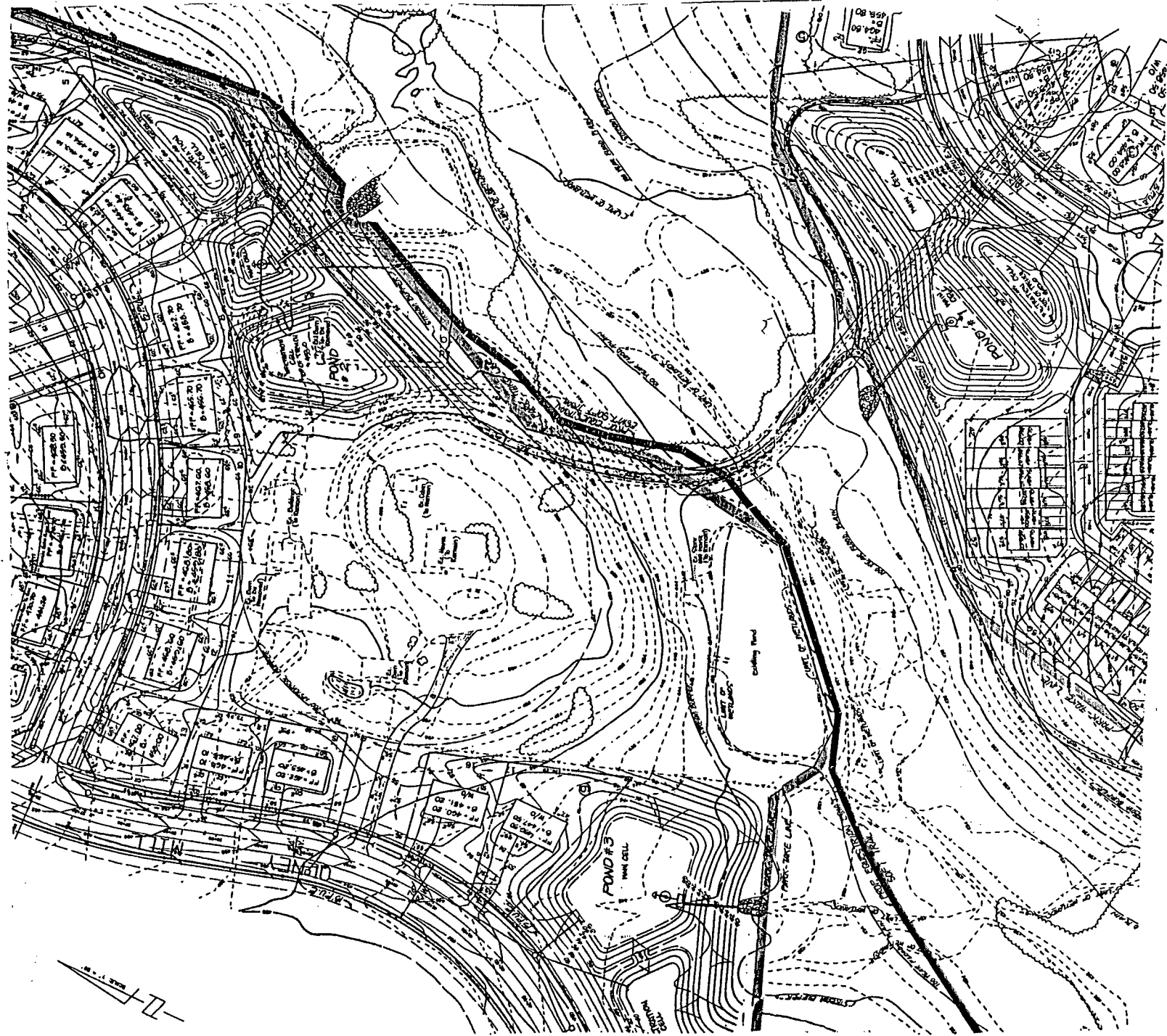


LOIEDERMAN ASSOCIATES, INC. CIVIL ENGINEERING 10000 ROCKVILLE PIKE SUITE 200 ROCKVILLE, MD 20850 TEL: (301) 771-1100 FAX: (301) 771-1101	
DATE:	7/20/95
SCALE:	AS SHOWN
PROJECT:	OATLAND FARM
DRAWN BY:	...
CHECKED BY:	...
APPROVED BY:	...

MONTGOMERY COUNTY

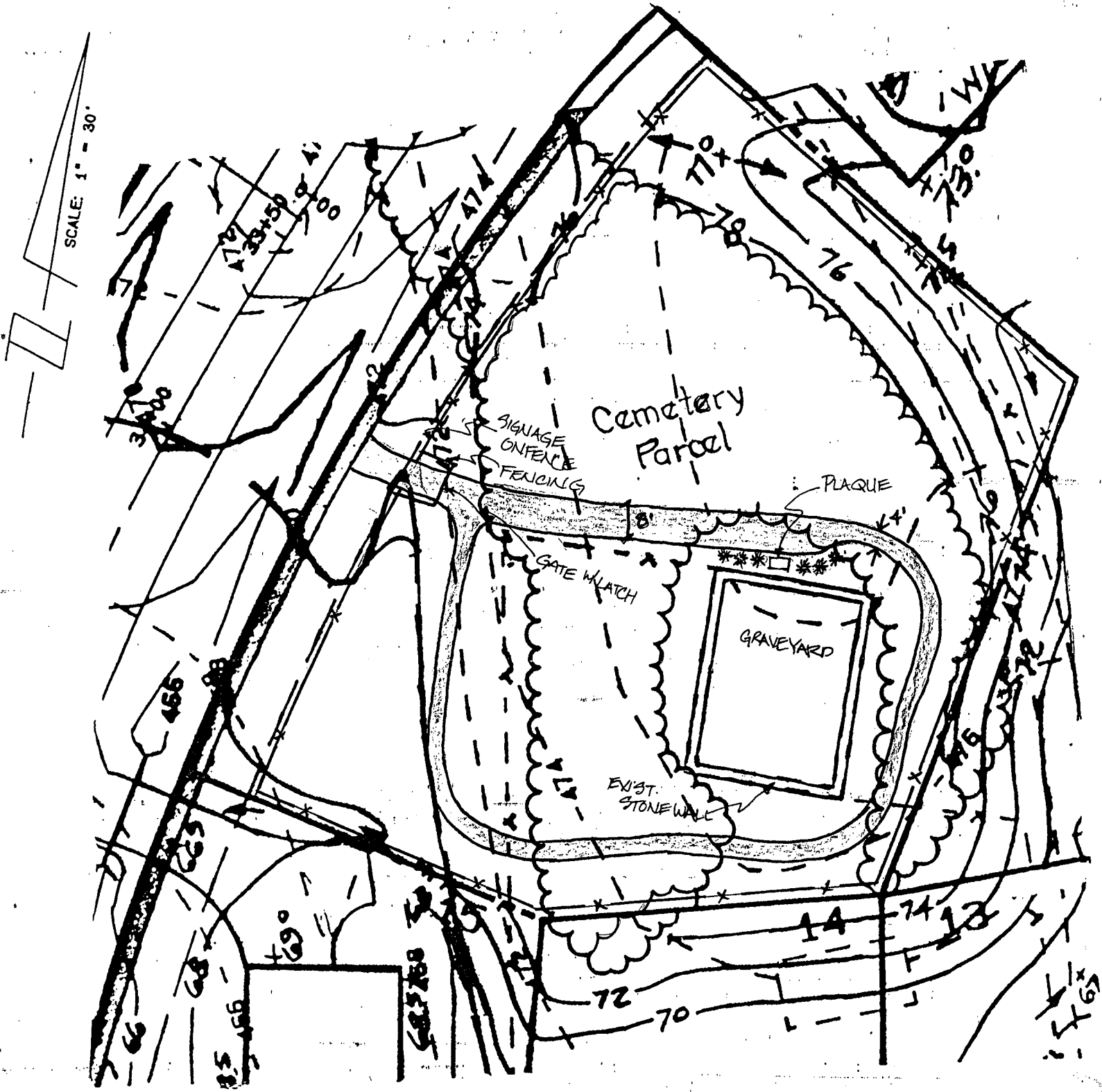
CLARK MOUNTAIN

PROPOSED
 LOT 1
 LOT 2
 LOT 3
 LOT 4
 LOT 5
 LOT 6
 LOT 7
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 LOT 11
 LOT 12
 LOT 13
 LOT 14
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OATLAND FARM
8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

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4407 Forbes Boulevard
Lanham, Maryland 20706
(301) 794-7555

258 West Patrick Street
Frederick, Maryland 21701
(301) 696-1240
Metro (301) 831-4544

SHEET

OF SHEETS

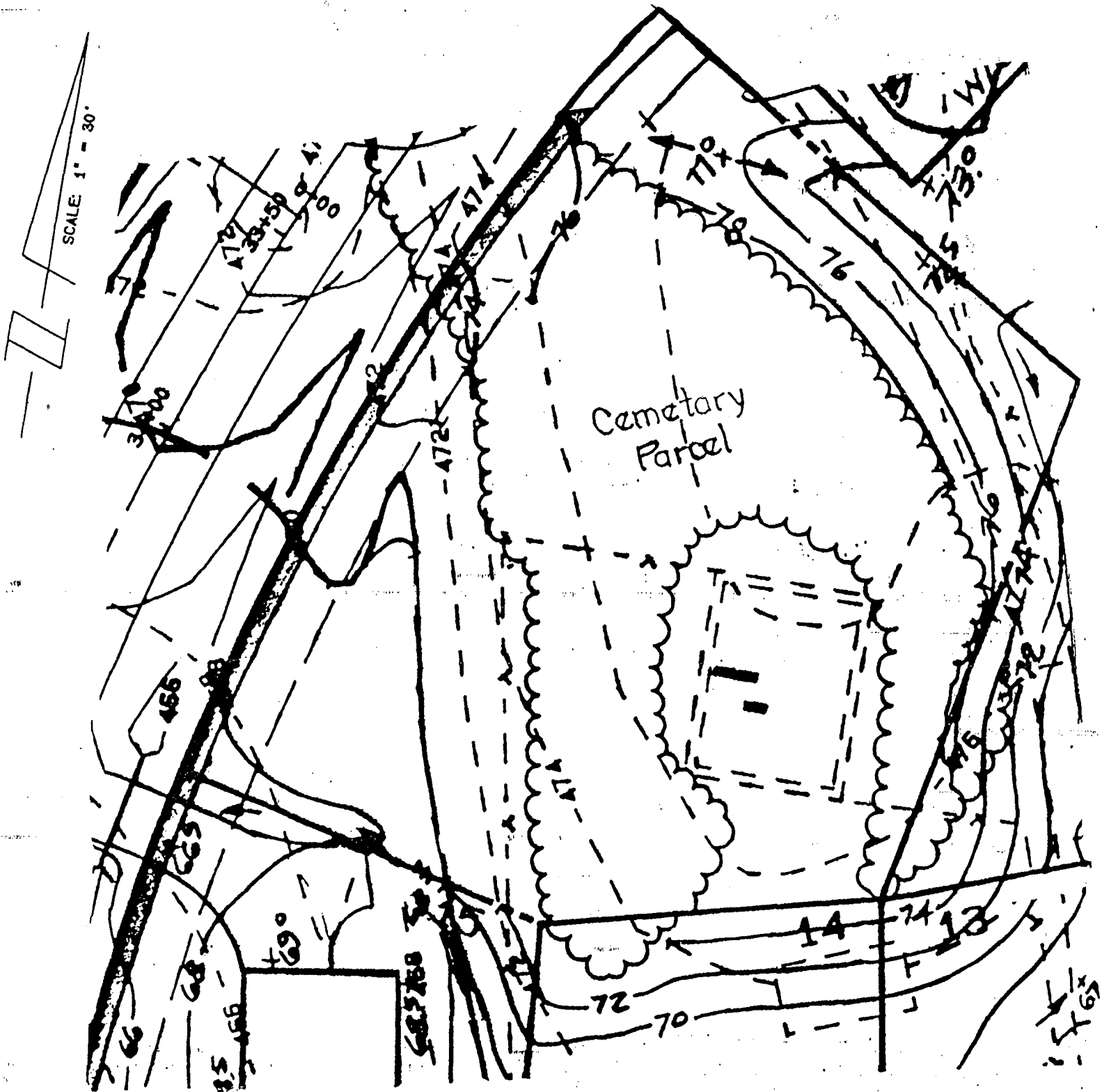
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589-06

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8TH ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

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 7200 WISCONSIN AVENUE, SUITE 901
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LOIEDERMAN
CIVIL ENGINEERING

ASSOCIATES, INC.
LAND PLANNING
ENVIRONMENTAL STUDIES

INC.
LAND SURVEYING

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(301) 696-1240
Metro (301) 831-4544

SHEET

OF SHEETS

JOB NO.
589-06

HISTORIC PRESERVATION COMMISSION STAFF REPORT

SITE: Master Plan Site #22/14
Oatland Farm

DATE: July 7, 1993

CASE NUMBER: #1-90065

TYPE OF REVIEW: Subdivision

PREPARED BY: Patricia Parker

PROPERTY ADDRESS: 4231 Briars
Road

BACKGROUND/DISCUSSION:

This subdivision plan proposes the creation of 310 dwelling units, having a mix of 186 single family units and 124 townhouses, on the property currently associated with Master Plan Site #22/14, Oatland Farm. The parcel contains 127.14 acres and is in a TDR receiving zone. This historic site includes a historic house, appurtenances, and a cemetery, located near the intersection of Olney-Laytonsville Road and Bowie Mill Road.

The c. 1875 house is associated with the family of Washington Bowie (a prominent area merchant of the early 19th century). It is an outstanding example of the transitional Greek Revival/Italianate style popular in the period 1850 - 1870. It contains many touches of elegance such as the original pedimented portico and the bracketed boxed cornice. Included in the property and adding to its significance are a small log house (possibly an early slave quarters), a stone springhouse, and the Bowie family cemetery.

The Approved and Adopted Amendment to the Master Plan for Historic Preservation which designated Oatland Farm as a historic site states:

"...the environmental setting when delineated should include the small log house, the stone springhouse, and the Bowie family cemetery.

This property has been designated a TDR receiving area as part of the Olney Master Plan. The desirability of gaining the maximum number of TDR units will need to be balanced at the time of development with the desirability of preserving an appropriate environmental setting for the historic structure and its appurtenances."

On March 28, 1990, the Historic Preservation Commission reviewed a subdivision proposal for this property and recommended that the subdivision proposal be approved as submitted, with the condition that, while the environmental setting could be reduced at a later date, it be no smaller than the boundaries outlined by?

[^]
but

included in your packet.

Park and Planning staff on Exhibit A (see attached memo). This subdivision plan has never been reviewed by the Planning Board.

The subdivision plan has changed substantially since the HPC reviewed it in 1990. For this reason, it is being brought back to the Commission for discussion. Some of the major changes since the HPC last saw this plan include: creation of a new street dividing the property east and west, thereby separating the cemetery from the lot on which the historic house will be located. The cemetery as shown in the current proposal will be located on a Homeowner's Association Parcel (common property) between Lots #7 and #2 and the main house and other outbuildings on Lot #16. In addition, vehicular access to Lot #16 is not clear in the submitted plan.

ISSUES:

The overall concept of this subdivision of very sympathetic to the historic house. Some of the positive aspects of the plan include: the environmental setting for the house and significant outbuildings is between 4 and 5 acres. The setting has been configured so as to be ^{be} contiguous with numerous acres of parkland at the front of the lot. The environmental setting is surrounded on two sides by single family house lots, rather than townhouses.

However, one of the major issues in this subdivision proposal is the proposed separation of the cemetery from the environmental setting for the historic house. Staff would only be comfortable with approving the cemetery to be separated from the historic setting of the main house if efforts are made to clearly define and to enhance the environmental setting for the cemetery. It would be important to require that the cemetery have adequate landscaping, fencing and interpretative identification, and that these elements should be maintained by the Homeowner's Association. This concept could mitigate the loss of the cemetery from the environmental setting of the main house; additionally, there would be the added benefit of having it take on its own identity and be available as a public resource.

The proposed treatment of the cemetery is also consistent with the language in the Approved and Adopted Amendment regarding the need to balance the desirability of gaining the maximum number of TDR units with the desirability of preserving an appropriate environmental setting for the historic structure and its appurtenances.

Also, it should be noted as a correction that - after a recent site visit - staff determined that the road shown to the west of the cemetery on the plan submitted is actually located to the east of the cemetery. That is, the farm road shown through Lot #14 is existing and should be shown to continue north.

A second significant issue is that the front entry drive past the stone mill house and the pond should be retained for

vehicular access. This access will serve to enhance the environmental setting and will maintain the historic approach to the house. If a second point of vehicular access is proposed through the 50' frontage between Lots #15 and #17, then this information should be indicated on the plan.

Finally, buffering the environmental setting on Lot #16 from the new construction will be very important. To this end, additional planting of trees should be provided for all lots which are contiguous with the environmental setting.

STAFF RECOMMENDATIONS:

Staff recommends approval of this subdivision plan with the following conditions:

- o The front entry drive to Oatland Farm should be retained for vehicular and pedestrian access. The proposed bituminous road should be widened to provide a driveway to the house as well as a path system for the park area.
- o The environmental setting for the cemetery should be enhanced with adequate landscaping, fencing and a historic marker. Create and landscape a complementary entrance path for the cemetery. A detailed plan for this area should be provided at the time the Site Plan is submitted.
- o Provide additional trees at the rear of all lots which are adjacent to the historic house so as to provide a buffer between the new construction and the environmental setting.
- o If another vehicular access to the historic house is proposed (especially at the 50' frontage on a public street), indicate this new access on the plan.

protection of original approach to the house.

Statement:-

Approve staff recommendations and APC wants Comeback with @ Site Plan. to address existing conditions.

M E M O R A N D U M

TO: Charles Loehr, Coordinator
Development Review Division
Maryland-National Capital Park and Planning Commission

FROM: Jared B. Cooper, *JBC* Historic Preservation Specialist
Division of Community Planning and Development
Department of Housing and Community Development

DATE: April 27, 1990

SUBJECT: Review of Subdivision Plans

At its March 28, 1990 meeting, the Historic Preservation Commission reviewed the subdivision proposal known as The Keys Property (MNCPPC #1-90065) (impacts Master Plan Site #22/14), located near the intersection of Olney-Laytonsville Road and Bowie Mill Road.

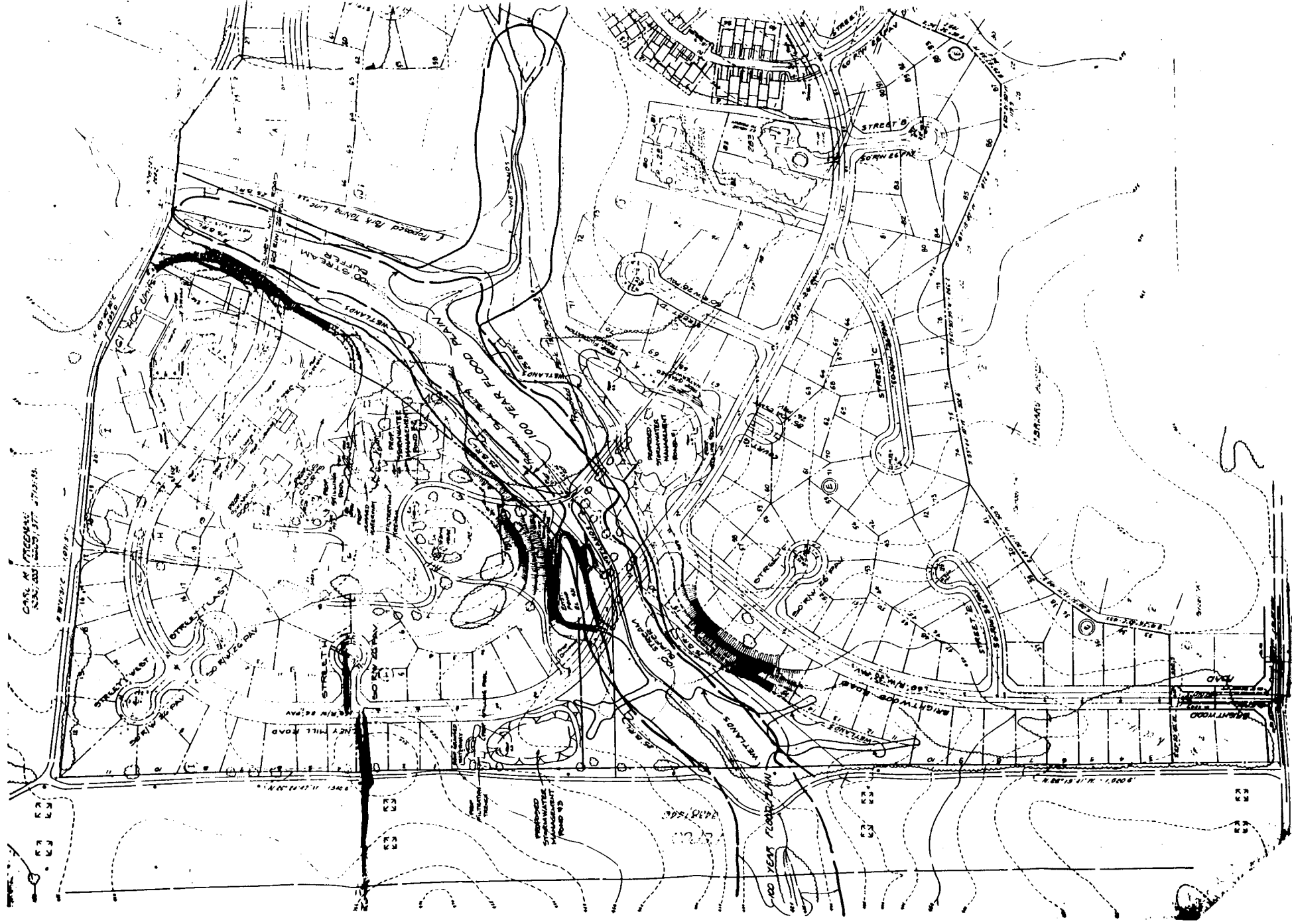
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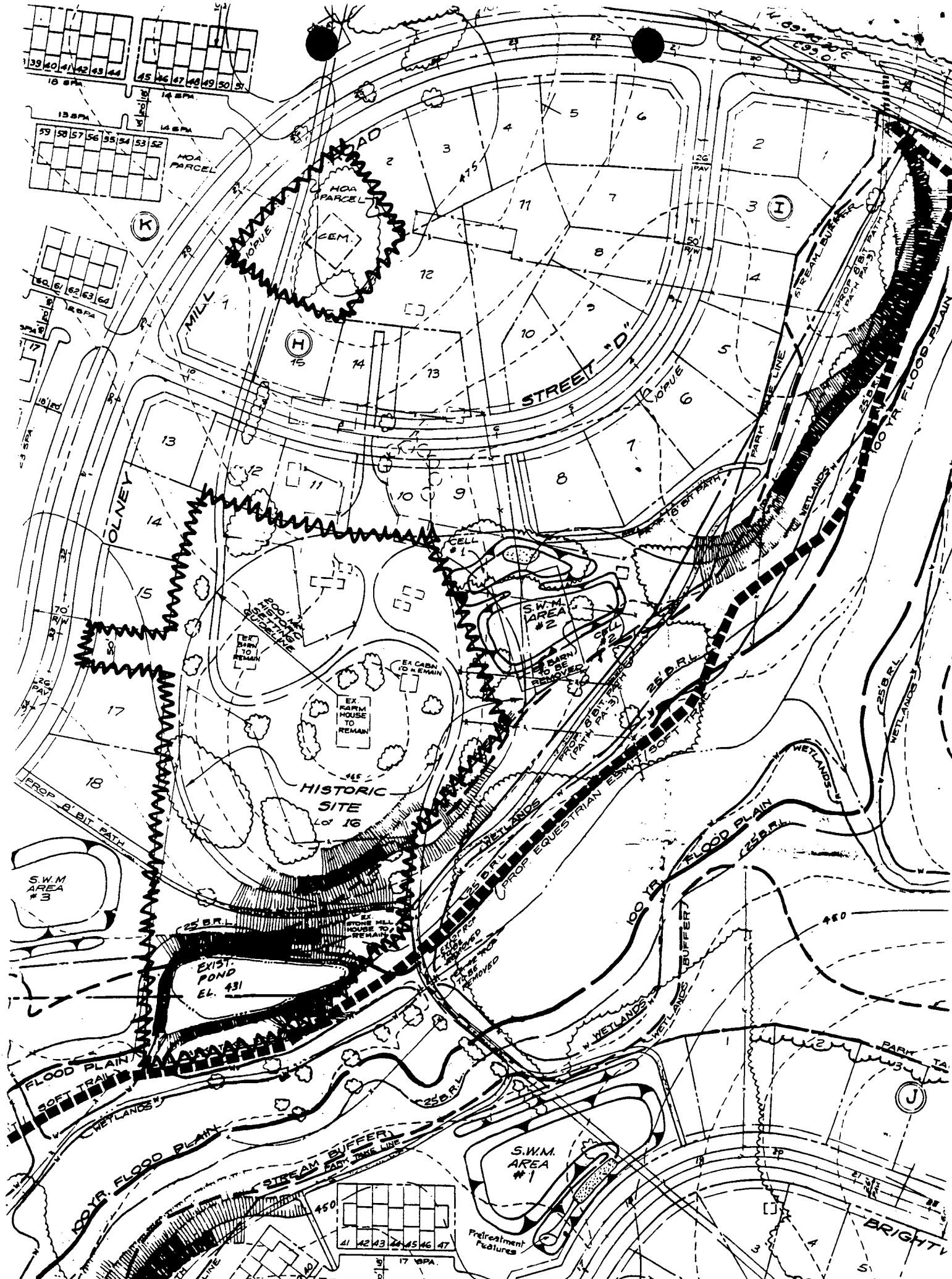
If you have further questions regarding this recommendation, please feel free to contact me at 217-3625.

cc: Gwen Marcus

JBC:av
1450E

PREVIOUSLY PROPOSED SETTING (1990)





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DATE: July 7, 1993

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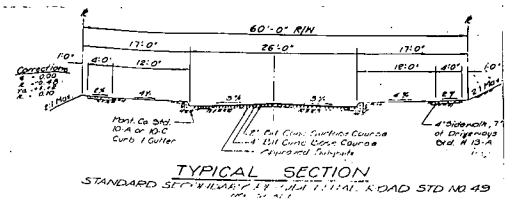
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GARY M. FREEMAN
3230/303, 2203, 377, 270/331

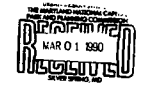


GENERAL NOTES
1. REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION
2. SEE STANDARD NO. 19-METHODS OF GRADAD SIDE ALONG
3. TOP OF CURB-CENTERLINE+0.00'

- General Notes**
1. Existing Survey is REC-1 (TDP-2)
 2. Total Acreage is 12.14 Acres
 3. NASS Grid Coordinates are 285 + 186 NMA
 4. Topographic Survey By M.N.C.P. & P.C.
 5. Boundary Information is from best available records
 6. 100 Year Flood Plain Information is from Flood Plain Study by Landman Associates, Inc.
 7. Proposed Water and Sewer System is public Proposed Water and Sewer Service Category is W-3 S-3 (Mandatory)
 8. There are 308 Units proposed by this plan.
Townhouses: 148
Single Family: 129
MOU Units: 31
- A. 12.14 Ac. + 1 DU/Ac. = 127 Base Density
Total Proposed Density = 308 Units
- B. MPOU's Proposed: 308 DU's = 2526 - 3012 + 20 MPOU's
MPOU's Proposed: 308 DU's = 4876 + 61 MPOU's
(20% for HOV Program)
- C. TOPG Proposed = 1200 Units, 414 + 12714 = 308 DU's
Units 20% MPOU Units = 61
Minus Base Density = 127
TOPG required = 117

OWNER/DEVELOPER
Gordon C. & J.O. Keys
c/o HALLONELL CORPORATION (CONTRACT PURCHASER)
7250 Manchester Mill Rd.
Rockville, Maryland
20855
(301) 348-6903

ENGINEERS CERTIFICATE
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1974 AND AS AMENDED THEREAFTER. BOUNDARY INFORMATION WAS OBTAINED FROM THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND TOPOGRAPHIC DATA WAS OBTAINED FROM THE M.N.C.P. & P.C.
Richard P. Blodgett



PRELIMINARY PLAN
KEYS PROPERTY
8th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

M E M O R A N D U M

TO: Charles Loehr, Coordinator
Development Review Division
Maryland-National Capital Park and Planning Commission

FROM: Jared B. Cooper, *JBC* Historic Preservation Specialist
Division of Community Planning and Development
Department of Housing and Community Development

DATE: April 27, 1990

SUBJECT: Review of Subdivision Plans

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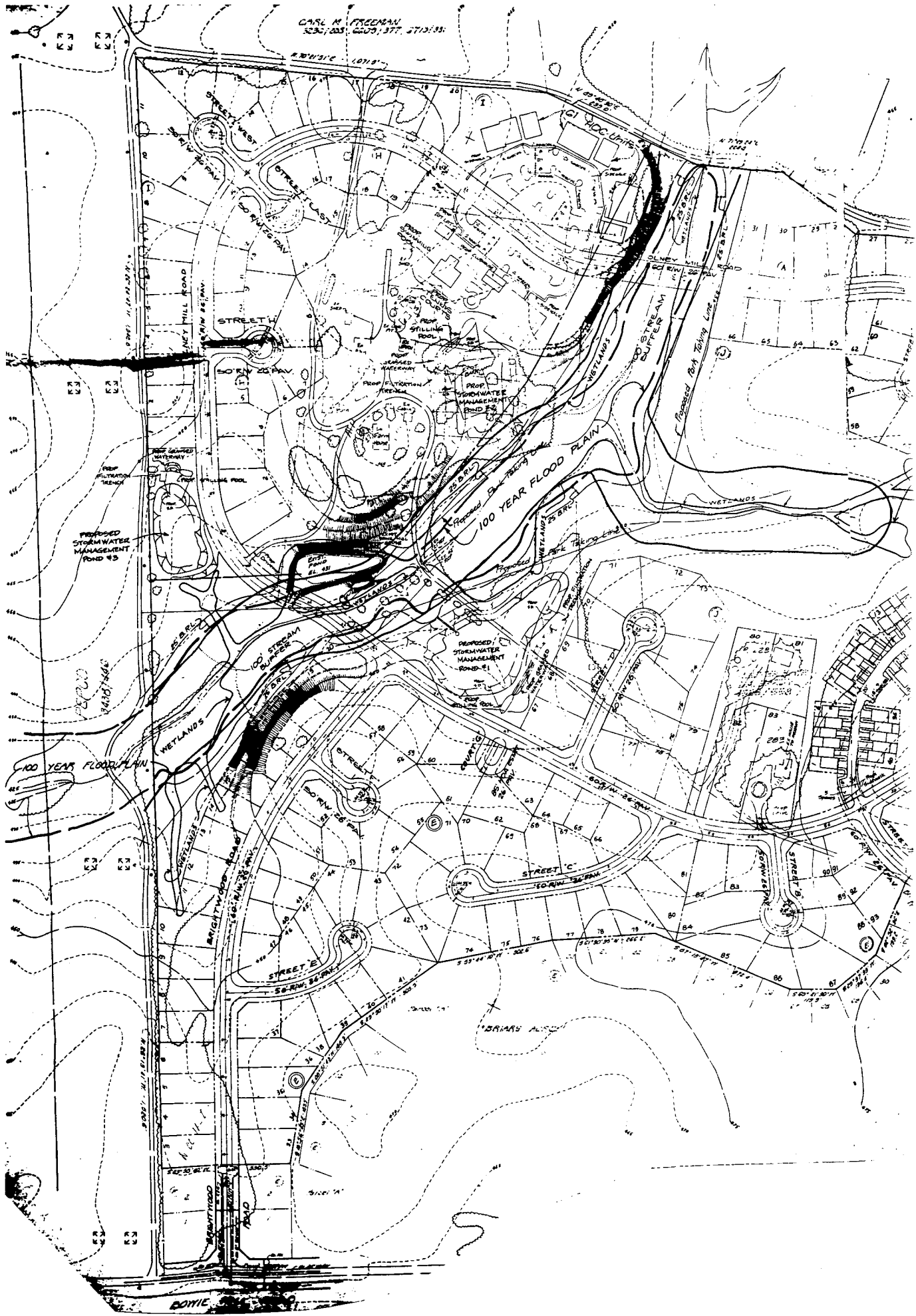
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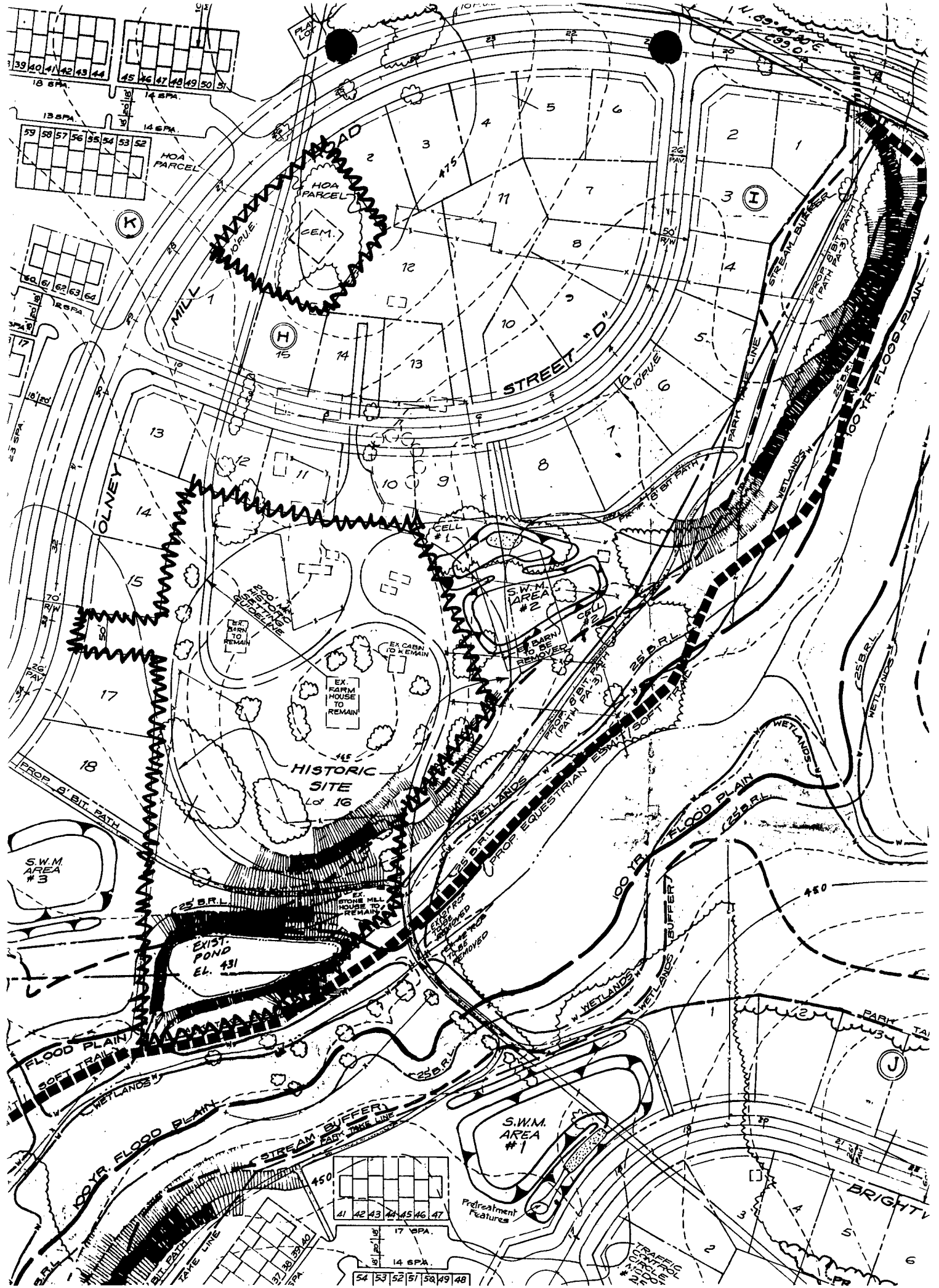
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cc: Gwen Marcus

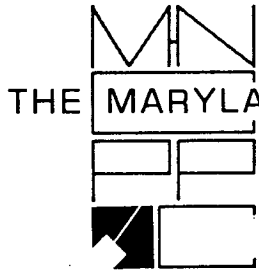
JBC:av
1450E

PREVIOUSLY PROPOSED SETTING (1990)





file



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

June 29, 1993

Dear Property Owner:

Please be notified that the Montgomery County Historic Preservation Commission will be holding a public meeting and worksession on Wednesday, July 14, 1993, in order to evaluate the proposed subdivision of the Keys Property (#1-90065), located at the intersection of Olney-Laytonsville Road and Bowie Mill Road in Olney, Md. It involves Master Plan Site #22/14, Oatland Farm. The meeting will begin at 7:30 p.m. and will be held in the Maryland-National Capital Park and Planning Commission auditorium at 8787 Georgia Avenue in Silver Spring.

This evaluation is taking place pursuant to your request for subdivision of the property. The Historic Preservation Commission will review the proposal as it impacts the historic resource, and make recommendations to the Planning Board regarding its environmental setting.

As the Property Owner, you are encouraged to either attend the meeting or submit written comments to the HPC at 8787 Georgia Avenue, Silver Spring, MD 20910.

This item may not be first on the agenda, so please be prepared for a short delay. Enclosed please find a copy of the meeting agenda (subject to change). If you have any questions, please feel free to contact me at 495-4570.

Sincerely,

Patricia Parker
Historic Preservation
Planner

Enclosure

cc: Bud Worthington, Hallowell Corporation
Edward C. Wallington, Loiderman Associates, Inc.

Annual Church
Review - will report
to be completed by June -

Check w/ Malukam
results of All Saints Church

#1-93034

6/11/93 Called Ed Wellington
3:05pm. WCB in about
one week.

~~Call~~
Ed Wellington
WCB

6/10/93 6:30pm
called Malukam

tax Malukam -
possible number 100.
HPC.



Loiederman Associates, Inc.

Engineers

Planners

Surveyors

March 24, 1993

Ms. Gwen Marcus
Design Zoning and Preservation
Division
Maryland National Capital Park
& Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Keys Property Preliminary Plan #1-90065
LAI #3-58

Dear Ms. Marcus:

Enclosed are two copies of the pending Preliminary Plan for the above referenced project. The plan shows an existing farmhouse to remain within a historic setting of approximately 4 acres, which we identify as proposed Lot 16. The reference in the Atlas of Historic Sites is 22/14 (identified as Oatland Farm), located on page 9 of the atlas.

On behalf of Hallowell Corporation, contract purchaser of this project, we are requesting that you review the historic setting shown on this plan. We understand that you may have previously reviewed a different version of this plan within the past three years. If you have any questions or comments, please contact this office or Bud Worthington of Hallowell Corporation (948-6903).

This project will go before the Planning Board at MNCP&PC in the near future. Since we need your written approval prior to Planning Board, we respectfully request that you review this plan at your earliest convenience.

Sincerely,

LOIEDERMAN ASSOCIATES, INC.

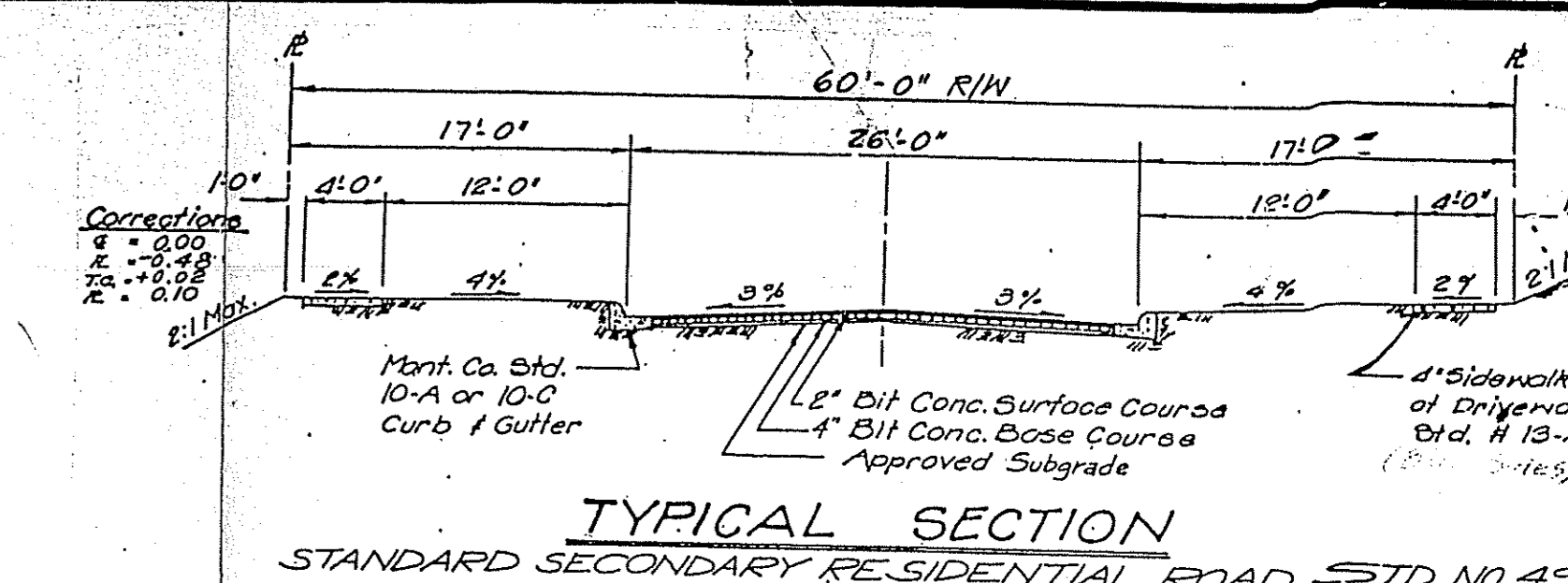
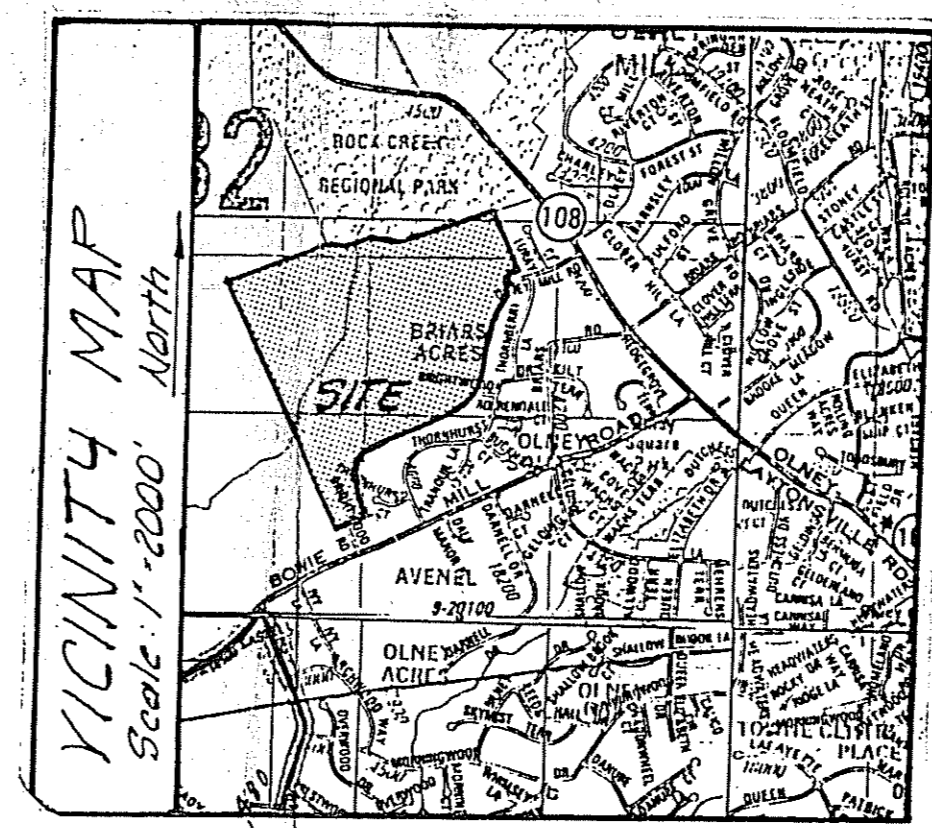
Edward C. Wallington
Associate

cc: Bud Worthington - Hallowell Corporation
Gordon Keyes
Malcolm Shaneman - MNCP&PC

ECW/pjs/marcus.key

15200 Shady Grove Road
Suite 202
Rockville, MD 20850

(301) 948-2750 • Fax: (301) 948-9067



GENERAL NOTES

- REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
- SEE STANDARD No. 54-METHODS OF GRADING SIDE SLOPES.
- TOP OF CURB - CENTERLINE +0.00'

GENERAL NOTE 5

- REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
- SEE STANDARD No. 54 - METHODS OF GRADING SIDE SLOPES.
- TOP OF CURB - CENTERLINE = +0.00'
- SIDEWALK REQUIRED ON ONE SIDE ONLY FOR STREETS LONGER THAN 300'

General Notes

- Existing Zoning is RE-1 (TDR-2)
- Total Acreage is 12.14 Acres.
- N.T.S.C. Grid Coordinates are 285 + 285 N.W.A.
- Topographic Survey By M.N.C.P. & P.C.
- Boundary Information is from best available records.
- 100 Year Flood Plain Information is from Flood Plain Study by Laidman Associates Inc. - 01/89
- Proposed Water and Sewer System is public. Proposed Water and Sewer Service Category is W-3, S-3 (Pending).

Unit Mix and Density Calculations:

- A. Permitted Density (Zone RE-1 TDR-2) 12.14 AC x 20 DU/AC = 243 DU'S Base
- B. 25% DU x 28% MFPU Bonus = 310 Units Based on 15% MFPU units
- C. Total Permitted Density = 310 DU'S
- D. Proposed Density = 310 DU'S
- E. Single Family, 1125 DU'S
- F. Townhouses, 1125 DU'S
- G. (15% MFPU Units = 47)

TDR'S Required: 136

Total Density = 310
 Minus MFPU Units = 263
 Minus Base Density = 147
 TDR'S Required: 136

Methods Shown from Preliminary Delimitation By L.A.I. 3/1/89 and are Subject to Adjustment.

Stream Buffer Shown Delimitated Using S-1 Inset from Environmental Management of Development in Montgomery County, MD, March 1991 for NDE Class III Stream.

LEGEND / REVISIONS

No.	Revision Note	By	Date
1	Revised for Resubmission	JMD	3/2/89

ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1961 AND AS AMENDED THEREAFTER. BOUNDARY INFORMATION WAS OBTAINED FROM THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND TOPOGRAPHIC DATA WAS OBTAINED FROM THE M.N.C.P. AND P.C. 3/1/89

James P. DeLoe

PRELIMINARY PLAN
KEYS PROPERTY
 8th ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

OWNER / DEVELOPER
 Gordon C. & J.C. Keys
 c/o HALLOWELL CORPORATION
 2228 Huntley Mill Rd.
 Rockville, Maryland
 20855
 (301) 948-6993

LOIEDERMAN ASSOCIATES, INC.
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS

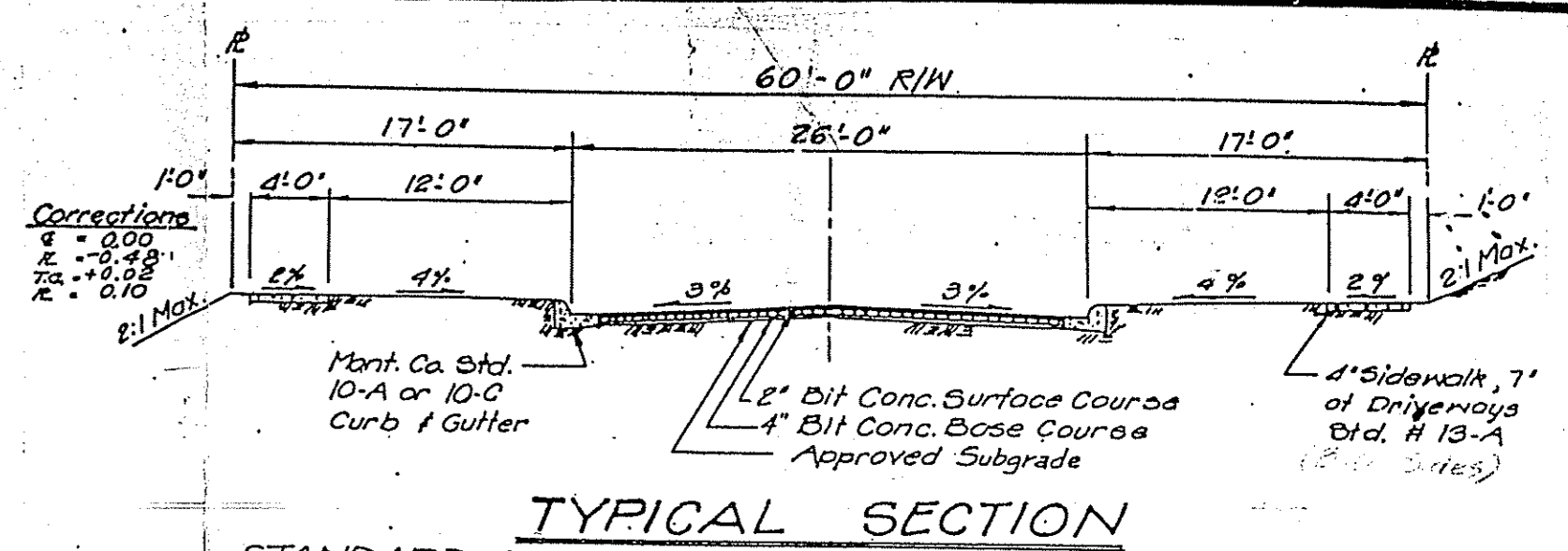
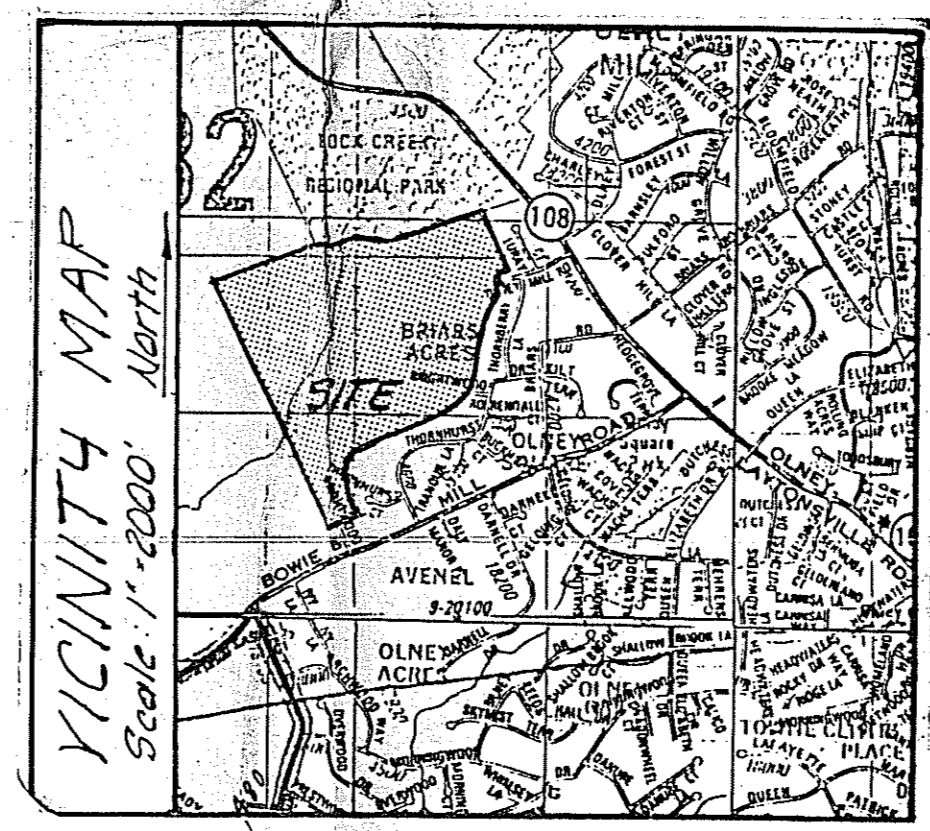
15200 Shady Grove Road
 Rockville, Maryland 20850
 (301) 948-2750

4407 Forbes Boulevard
 Lanham, Maryland 20706
 (301) 704-7555

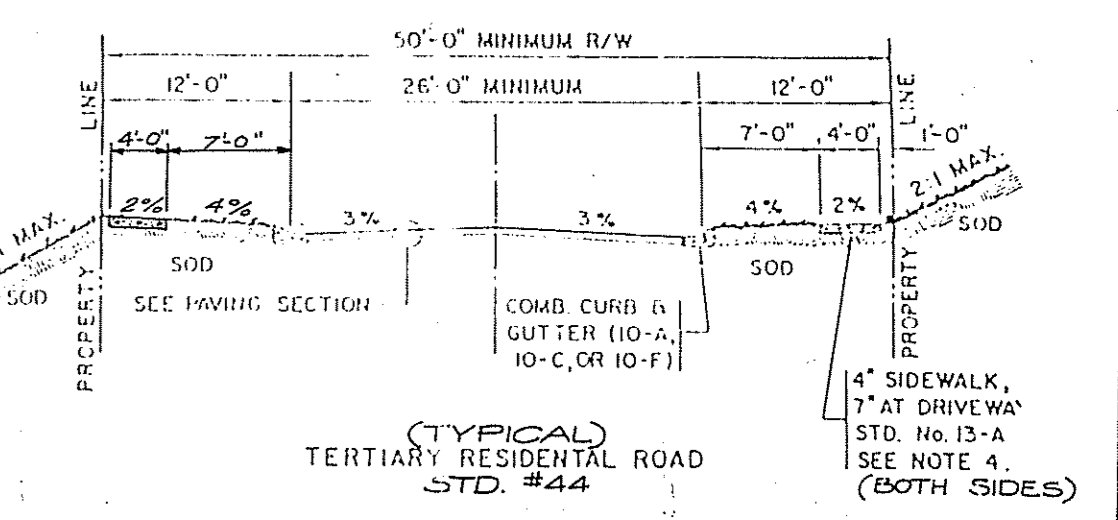
Designed: JMD
 Drafted: JEB
 Checked: EEW
 Prof. Engineer: EEW
 Office: Rockville

DATE: FEB, 1989

SCALE: 1" = 100'
 SHEET: 1 OF 1 SHEETS
 JOB NO: 003-58



GENERAL NOTES
 1. REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
 2. SEE STANDARD NO. 84-METHODS OF GRADING SIDE SLOPES.
 3. TOP OF CURB - CENTERLINE +0.00'

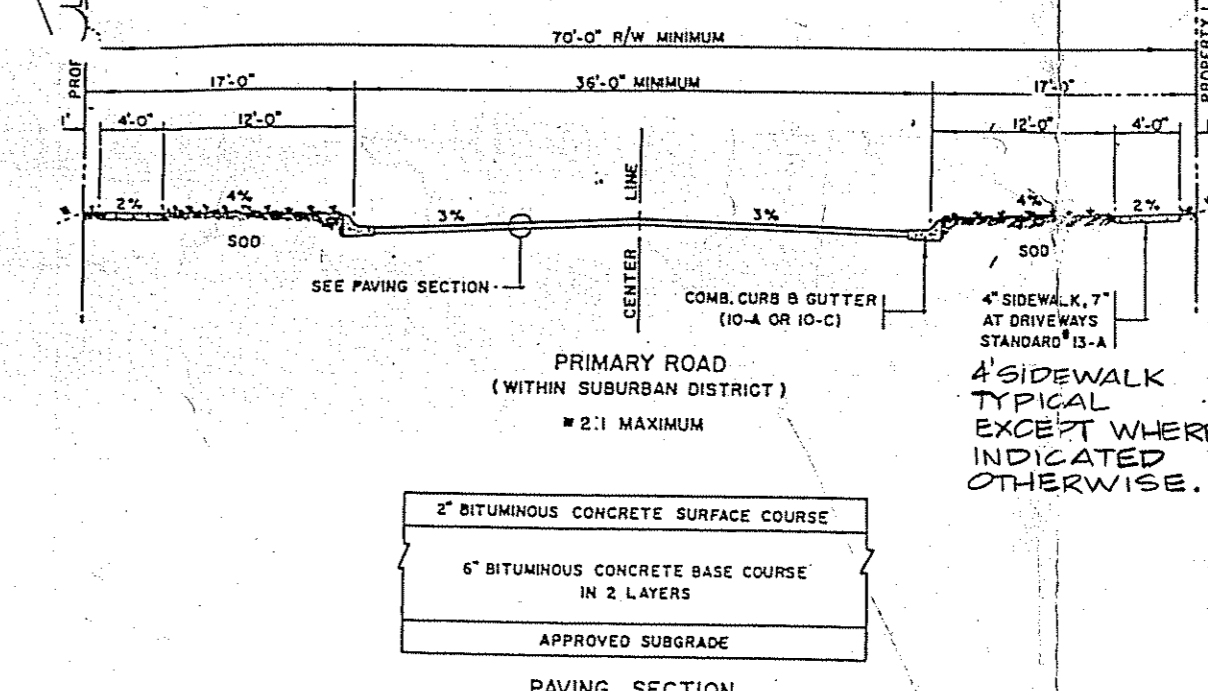


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 1. REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
 2. SEE STANDARD NO. 84-METHODS OF GRADING SIDE SLOPES.
 3. TOP OF CURB - CENTERLINE = 0.00'
 4. SIDEWALK REQUIRED BY ONE SIDE ONLY FOR STREETS LONGER THAN 300'

General Notes
 1. Existing zoning is RE-1 (TDR-2)
 2. Total Acreage is 127.14 Acres.
 3. W.S.S.C. Grid Coordinates are 225 + 226 NWA.
 4. Topographic Survey By M.N.C.P. & P.C.
 5. Boundary information is from best available records.
 6. 100 Year Flood Plain information is from Flood Plain Study by Loiederman Associates Inc. - 10/89
 7. Proposed Water and Sewer System is public. Proposed Water and Sewer Service Category is W-3, S-3 (Farming).
 8. Use Mix and Density Calculations:
 A. Permitted Density: (Zone RE-1 TDR-2)
 127.14 AC x 2.0 DU/AC = 254 DU'S Base
 254 DU x 25% MIN. DENSITY BONUS = 310 DU'S
 Total Permitted Density = 310 DU'S
 B. Proposed Density = 310 DU'S
 Single Family = 106 DU'S
 Townhouses = 104 DU'S
 (15% MPDU Units = 47)
 C. TDR'S Required =
 Total Density = 310
 Minus MPDU units = 47
 Minus Base Density = 263
 TDR'S Required = 136
 9. Wetlands Shown From Preliminary Delineation By L.A.I. 2/89 and are Subject to Adjustment.
 10. Stream Buffer Shown Delineated Using Guidelines From Environmental Management of Development in Montgomery County, MD, March 1991 For MDE Class III Stream.

LEGEND / REVISIONS

NO.	REVISION NOTE	BY	DATE
1	Revised for Resubmission	JMP	1/27/90

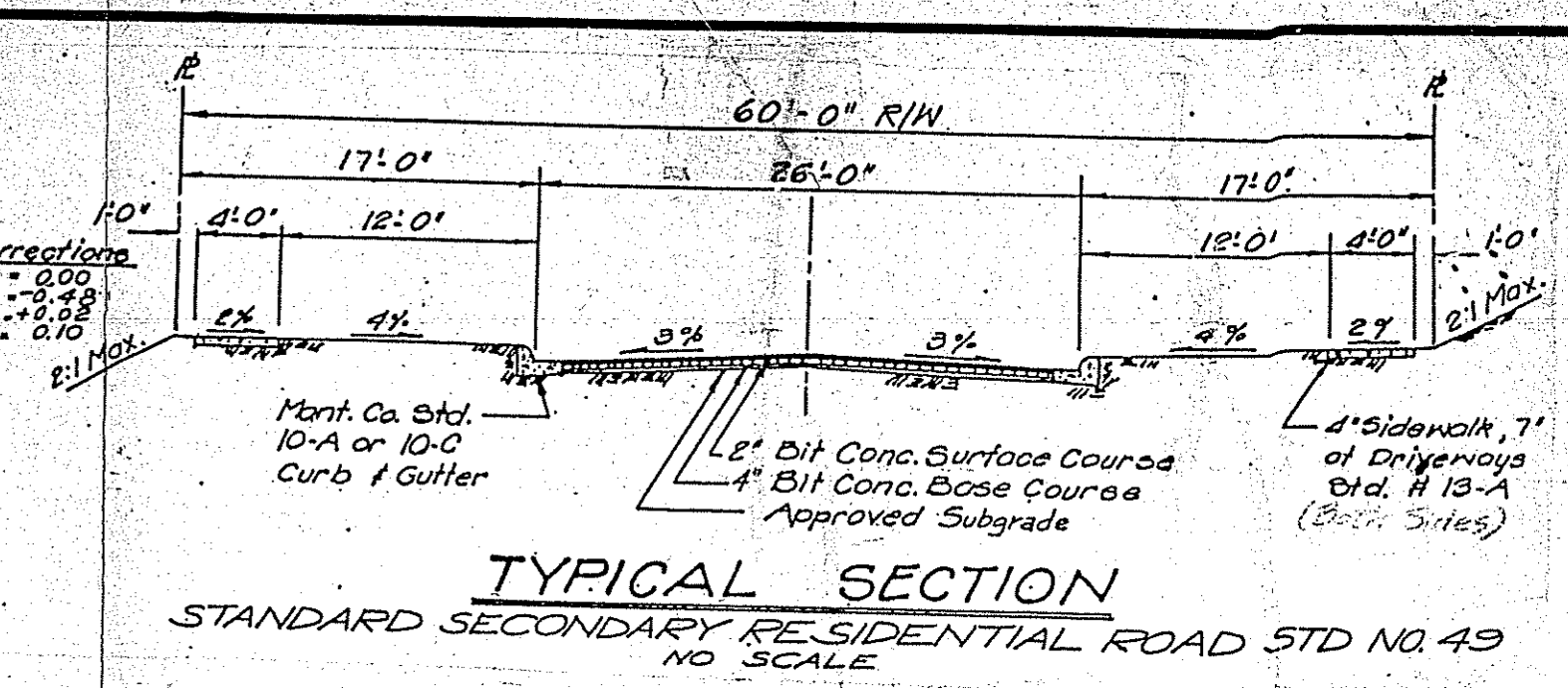
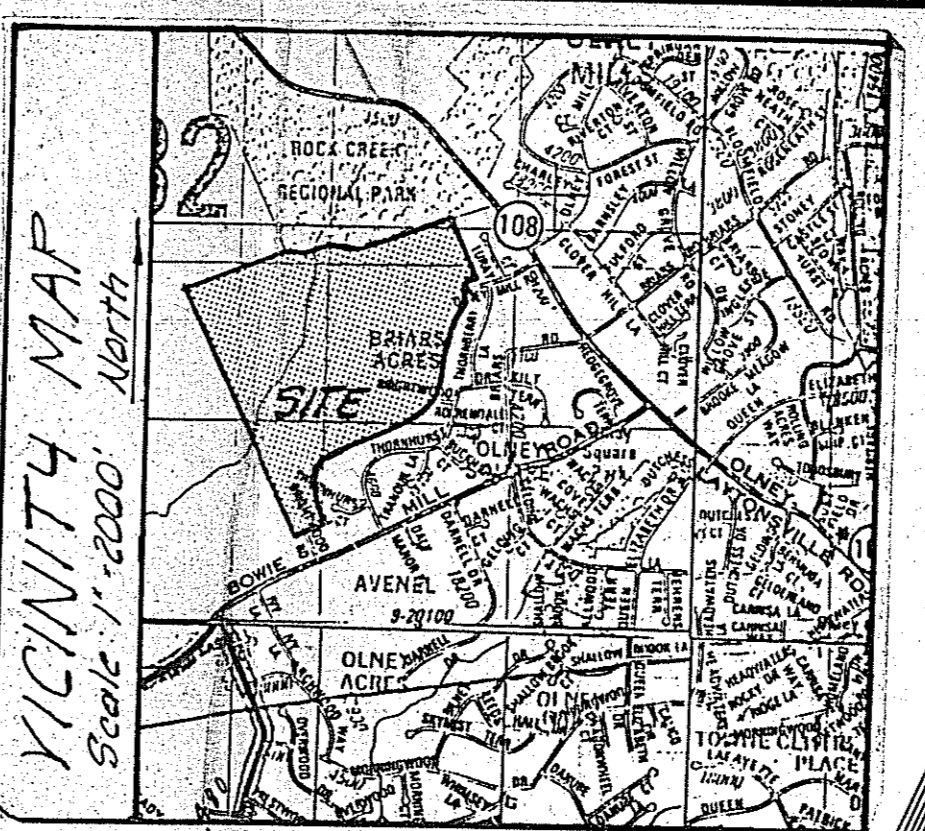


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 [Signature]

PRELIMINARY PLAN
 KEYS PROPERTY
 8th ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

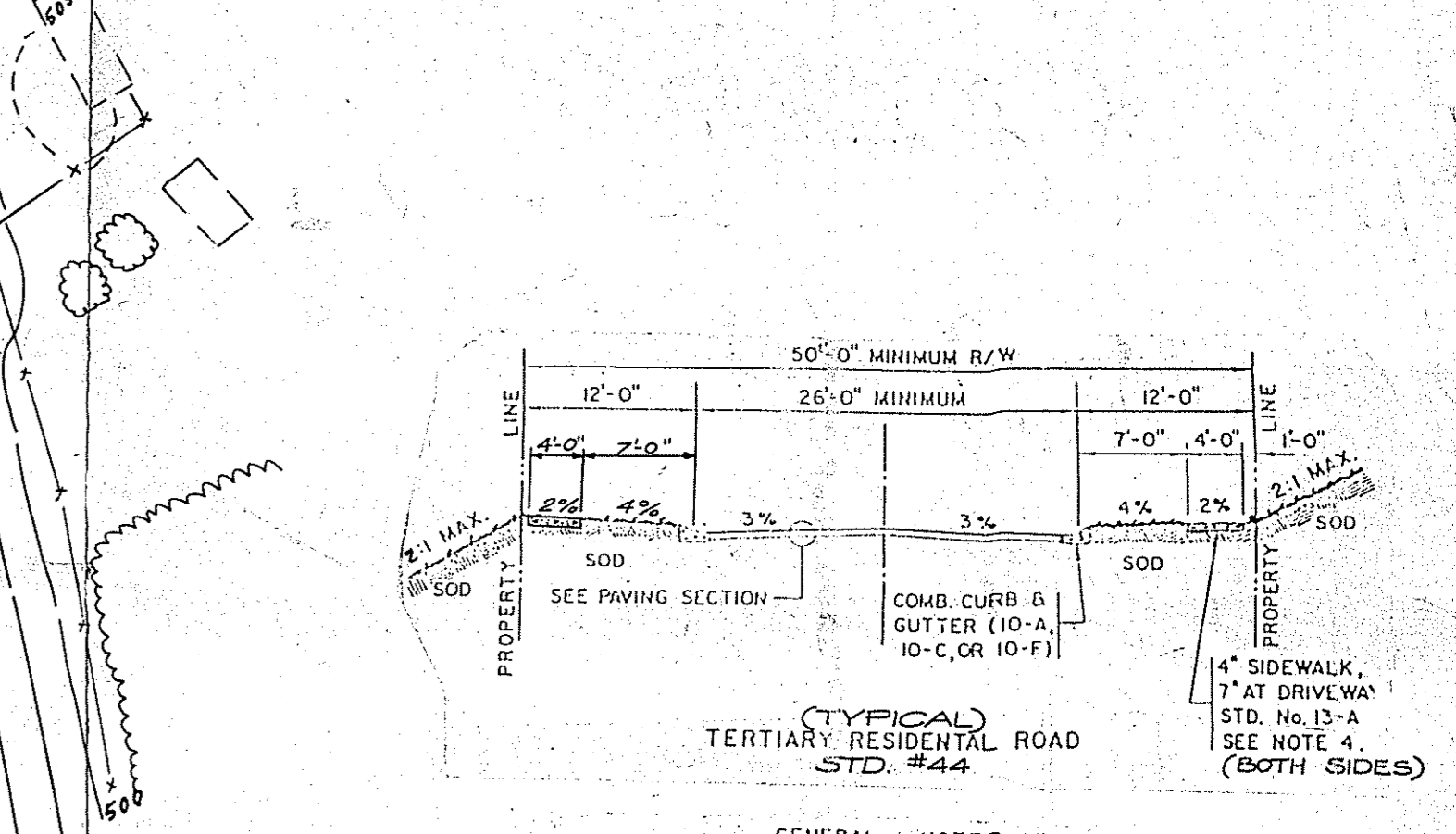
OWNER / DEVELOPER
 Gordon C. & J.C. Keys
 C/O HALLOWELL CORPORATION
 7250 Munster Mill Rd.
 Rockville, Maryland 20855
 (301) 248-8993

LOIEDERMAN ASSOCIATES, INC.
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS
 15200 Shady Grove Road, Rockville, Maryland 20850 (301) 948-2750
 4407 Forbes Boulevard, Lanham, Maryland 20706 (301) 794-7555
 DATE FEB, 1990
 SHEET 1 OF 1 SHEETS
 JOB NO. 803-58



TYPICAL SECTION
STANDARD SECONDARY RESIDENTIAL ROAD 57D NO. 43

GENERAL NOTES
1. REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
2. SEE STANDARD NO. 54 - METHODS OF GRADING SIDE SLOPES.
3. TOP OF CURB - CENTERLINE + 0.02'



GENERAL NOTES
1. REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
2. SEE STANDARD NO. 54 - METHODS OF GRADING SIDE SLOPES.
3. TOP OF CURB - CENTERLINE + 0.02'
4. SIDEWALK REQUIRED ON ONE SIDE ONLY FOR STREETS LONGER THAN 300'

General Notes
1. Existing Zoning is RE-1 (TDR-2)
2. Total Acreage is 122.14 Acres.
3. M.S.C. Grid Coordinates are 285 & 286 N.W.A.
4. Topographic Survey By M.N.C.P. & P.C.
5. Boundary information is from best available records.
6. 100 Year Flood Plain information is from Flood Plain Study by Luederman Associates Inc. - 10/89
7. Proposed Water and Sewer System is public. Proposed Water and Sewer Service Category is W-3, S-3 (PENDING).
8. Unit Mix and Density Calculations:
A. Permitted Density: (Zone RE-1 TDR-2)
100% DU + 20% CONDO = 60 DU'S BASED
60 DU x 25% MFDD Bonus = 56 MFDD'S BASED ON 20% AFFORDABLE UNITS
Total Permitted Density = 30 DU'S
B. Proposed Density: 30 DU'S
Single Family: 18 DU'S
Townhouses: 12 DU'S
C. Affordable Units Proposed: 30 DU'S x 20% = 6 DU'S (MOC Program)
Total Density = 30
Minus 20% Affordable = 6
Units = 24
Minus Base Density = 24
TOTALS Required = 24
9. Wetlands Shown From Preliminary Delineation By L.A.S. 3/89 And Are Subject To Adjustment.
10. Stream Buffer Shown Delineated Using Guidelines From Environmental Management Of Development In Montgomery County, MD, March 1991 for MD6 Class III Stream.

LEGEND / REVISIONS

Slopes of 25% or greater [Symbol]

Slopes between 15% to 25% [Symbol]

No.	Revision Note	By	Date
1	Revised for Resubmission	JMD	1/29/92

ENGINEERS' CERTIFICATE
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James P. Luederman

PRELIMINARY PLAN
KEYS PROPERTY
8th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

OWNER / DEVELOPER
Gordon C. & J.O. Keys
c/o HULLOWELL CORPORATION
1256 Munster Mill Rd.
Rockville, Maryland
20855
(301) 248-8793

LOIEDERMAN ASSOCIATES, INC.
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS

15200 Shady Grove Road
Rockville, Maryland 20850
(301) 948-2750

4407 Forbes Boulevard
Annapolis, Maryland 20706
(301) 794-7553

Designed: JMD
Drafted: JBE
Checked: ECW
Proj Engineer: ECW
DATE: FEB, 1992

SCALE: 1" = 100'
SHEET: 1
OF: 1 SHEETS
JOB NO: 003-59

Wed. April 8, '92

TO: Brooke -

From M. A. Rolland

I finally got a copy of the Keys property, but the changes are significant from the original plan we reviewed in April, 1990.

Changes include:

- Removal of Bams and out buildings and relocation of recreational amenities away from the main house
- Reduction of the land around the main house as environmental setting.
- Relocation of the access Drive to the house. (Shortened and not in view line with scenic vista approaching the house.) We would prefer the original approach across the stream, but this may be financially and environmentally prohibitive.
- We need to know more about proposed Park dedication (Malcolm hinted it was along the flood plain) Gene Elliott says it goes south of existing pond, then up behind ^{lots 6-1}
- Bower Family Cemetery is not shown on the site plan. It must remain in the environmental setting with Log Hs + Spring Hs.

County: Re: Keya Top.

#190065

Environmental Affairs is reviewing from the file. HPC minutes refer to a pink border on large subdivision plan as Exhibit A, set

in all vital task to determine the size of the approved setbacks. Perhaps you can advise us on this subject (with version of original plan in the file) (in any case, a site visit to locate the cemetery and Spring house and recommend a better approach to the main house is needed.

My estimate include:

1. approach to the house should not terminate at town house. There should be an un-

obstructed view of the house upon long drive to approach the required approach being abandoned, e.g. eliminate lot 2150 and connect drive to Cherry Hill Rd at corner.

OR: move SUM #1 and house Cherry Hill Rd. follow existing road more closely. (might be some left)

2. View of the valley to the east is good (good plan) but view across of town house south of the stream needs to be assessed or buffered in some way.

3. Lots North of the house are too close

Commission of regional house with context in the setting?

over

4. Foot path is proposed south of Stream from
Pepes line behind townhouses, and crosses at ^{existing} bridge
to follow the park taking line north at
back of lots six through one. Gene Elliott
is having a meeting about this tomorrow.
Question exists about park taking line
inside the Historic Lot line. Does the Spring
house fall within this "take" area?
Path should go on far side (east) of SWM area if possible.

5. Malcolm says this plan hooks up with
another major development being planned
on the other side of the Pepes line. We
don't have this one either, but perhaps
Brooke can fill us in. MP # 22/13 Chelster
Hs. may be on that subdivision.

MINUTES
SUBDIVISION REVIEW COMMITTEE
MEETING OF APRIL 6, 1992

In Attendance:

M. Shaneman, M-NCPPC
M. Kinney, SHA
G. Leck, MCDOT
M. Scholl, MCDOT
B. Thompson, C&P
F. Cascio, PEPCO

D. Kanahan, Wash. Gas
B. Hamilton, MCDF&RS
J. Cheung, DEP
S. Federline, EPD
R. Titus, OCA
G. Elliott, Parks Dept.

1-90065 KEYS PROPERTY
Hallowell Corporation - Applicant
Loiederman Associates - Engineer

Committee Action:

1. Coordinate with Barnsley Tract (1-87178) and pending site plan
2. See previous SRC minutes of 3-12-90
3. Dedication of Olney Mill Road (named twice on plan)
4. Traffic study required (will accept statement for the time being)
5. Note master plan for hiker-biker trail
6. Note also TROT easement
7. Extension of Olney Mill Road north through Freeman property. Need dedication or conveyance of area plus grading prior to PB
8. EPD comments in file; sewer and water category change (required), trees, soils, wetlands, floodplains, SWM, etc. highlighted in file memo
9. Coordinate with Parks Dept. re: road area and park taking
10. Note Urban Design Division comments in file re: street connection on streets D & E and compatibility issues near RE-1 with townhouse and single-family detached units
11. Notify PEPCO re: street connection across right-of-way
12. MCDOT wants info associated with No. 11 above
13. MCDOT recommends primary road connection through property (coordinate per request) also eliminate traffic circles
14. Provide pedestrian crossings to Barnsley tract school site
15. PUE

SRC MINUTES

4-6-92

Page 2

1-90065 KEYS PROPERTY - Continued

16. DEP requires soil borings and additional information be provided prior to SWM approval
17. Note sewer and water category change required
18. HPC comments needed prior to PB
19. Include area of stream buffer in park-taking line
20. OCA comments re: disclosure of SWM facilities, stream buffer and conservation easements, park areas, HOA areas, PEPCO power lines, etc. to prospective home buyers
21. Note Parks Dept. additional comments re: trail connections and construction standards
22. Application is complete (as of 4-25-90)

1-92027

MERIDIAN PROPERTY

Hollyoak - Applicant

Loiederman Associates - Engineer

Committee Action:

1. Plan proposes cluster development
2. Area identified on master plan
3. Property needs to be posted - additional fee to be submitted
4. Dedication as shown
5. Request sidewalks around proposed street and connection to adjoining park property
6. Address EPD comments re: tree save, new forest conservation legislation, SWM
7. Purpose of property to rear of site
8. Area of floodplain is not be considered adaequate for consideration of cluster development
9. Note Parks Dept. comments re: stormwater run off and dedication line limits
10. DEP is requiring water quality be provided on site; SWM under review
11. MCDOT comments re: possible requirement of combining storm drain easement within dedicated area for pedestrian path (25')
12. PUE
13. OCA comments re: disclosure of SWM facilities, path areas, park area, etc.
14. Application is complete

SRC MINUTES

4-6-92

Page 3

1-92029 WILLERBURN ACRES
National Presbytery, Inc. - Applicant
Associated Engineers, Inc. - Engineer

Committee Action:

1. Need traffic statement outlining all activities - school, church, etc. - and include employees and enrollment, size of existing church and addition
2. Dedication of Seven Locks 40' from center line
3. Note requirements for handicapped accessibility
4. Master plan requires bike path along Seven Locks Road
5. Need a minimum of 5' concrete walkway along River Road and Goya Drive
6. PUE - 10' both sides
7. DF&RS comments re: building permit coordination
8. SWM waiver under review
9. Environmental Planning Division comments re: SWM and forest legislation
10. Application is incomplete (No. 1)

1-92028 MAZZA WOODS
Olga Mazza - Applicant
CMS - Engineer

Committee Action:

1. Address EPD comments re: soils, drainage area map, tree save, natural resources inventory - need additional info on above topics
2. Need drainage area map, forest stand delineation, natural resources inventory map and floodplain source
3. Revise plan to include grading, tree save
4. Show topo and driveway at cul-de-sac
5. Need copy of deed
6. PUE
7. SWM exempt
8. Health Dept. requires 2' field shoot topo
9. Application is incomplete (No. 2)

1-92026 BEL PRE WOODS
1. See minutes on 7-92009
2. Must meet resubdivision requirements
3. No other comments from committee members
4. Application is complete

SRC MINUTES

4-6-92

Page 4

7-92020 HAVILAND CENTER
GLP Development - Applicant
Development Consultants Group - Engineer

Committee Action:

(Some comments relate to information needed at preliminary plan stage)

1. See 1-87264
2. Need traffic statement re: proposed use, size, employees, etc.
3. Dedication as shown
4. Note handicapped requirements (ramps)
5. Coordinate with MDSA re: improvements along Rt. 650 (may relocate entrance)
6. PUE
7. EPD comments re: tree stand, natural resources inventory, provide SWM on site
8. SWM concept needed
9. Health Dept. comments re: fill area needs to be identified and identify well

7-92019 MILL CREEK TOWNE EAST
William R. Komlo, et ux - Applicant
Fowler Associates, Inc. - Engineer

Committee Action:

(Some comments reflect information needed at preliminary plan stage)

1. Must meet resubdivision criteria
2. Amend north arrow
3. Need easement documents for septic disposal area on adjoining Lot 13
4. Address EPD comments re: tree save, natural resources inventory, floodplain (field delineated wetlands)
5. Show MCDOT all access points and extend storm drain to lot line
6. OCA comments re: disclosure of easement, common access maintenance agreement, etc.
7. DEP - SWM is exempt if greater than two acres
8. Health Dept. comments re: fees and schedule

SRC MINUTES

4-6-92

Page 5

7-92021 PEACH ORCHARD HEIGHTS
Jeffrey Gottshell - Applicant

Committee Action:

(Some comments reflect information needed at preliminary plan stage)

1. Need frontage for proposed lot
2. Dedication 70' from opposite side
3. MCDOT needs location of access in field identified; provide storm drain study, topo, etc.
4. SWM concept needed
5. EPD will require tree stand delineation, natural resources inventory, drainage area map

MEMORANDUM

TO: Charles Loehr, Coordinator
Development Review Division
Maryland-National Capital Park and Planning Commission

FROM: Jared B. Cooper, ^{JBC}Historic Preservation Specialist
Division of Community Planning and Development
Department of Housing and Community Development

DATE: April 27, 1990

SUBJECT: Review of Subdivision Plans

At its March 28, 1990 meeting, the Historic Preservation Commission reviewed the subdivision proposal known as The Keys Property (MNCPPC #1-90065) (impacts Master Plan Site #22/14), located near the intersection of Olney-Laytonsville Road and Bowie Mill Road.

The Commission recommended in its motion that the subdivision proposal be approved as submitted, with the condition that, while the environmental setting could be successfully reduced at a later date, it be no smaller than the boundaries outlined by Park and Planning staff on Exhibit A at the Historic Preservation Commission meeting held on March 28, 1990.

If you have further questions regarding this recommendation, please feel free to contact me at 217-3625.

cc: Gwen Marcus

JBC:av
1450E

Subdivision Proposed
March 1, 1980

