

**DEVELOPMENT REVIEW COMMITTEE
 SEPTEMBER 25, 2000
 MEETING TO BE HELD IN THE THIRD FLOOR CONFERENCE ROOM**

1-01011	BON AIR HEIGHTS 2 lots proposed (0.3549 acres) APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	ZONE: R-60 — David Robinson Lanier Poppe Engineering Bethesda/Chevy Chase-35	9:30
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7-01003	LERNER PROPERTY 17 lots proposed (12.02 acres) APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	ZONE: R-200 Mitchell & Best HomeBuilders, LLC Rodgers and Associates Darnestown & Vicinity-24	9:50

1-01014	WASHINGTON ZION PRESBYTERIAN CHURCH 1 lot proposed (3.01 acres) APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	ZONE: R-200 Washington Zion Presbyterian Church Riemer Muegge and Associate, Inc. Kensington/Wheaton Vicinity-31	10:10
1-01013	NECOLA PROPERTY 4 lots proposed (24.8 acres) APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	ZONE: R-200 Dr..Daniel C. Negola Macris, Hendricks, & Glascock, P.A. Goshen, Woodfield, Cedar Grove & Vicinity-14	10:30
8-98001A	CLARKSBURG TOWN CENTER 964,637 square feet (22.14 acres) APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	ZONE: RMX-2 Terrabrook Charles P. Johnson and Associates, Inc Clarksburg & Vicinity-13	10:50
1-99021A	ST. ANDREW KIM KOREAN CATHOLIC CHURCH 2 lots proposed (45.2244 acres) APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	ZONE: R-C Victory Housing, Inc. N/A Olney & Vicinity-23	
DPA 01-1	WHITE FLINT PLACE Development Plan Amendment APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	ZONE:	12:00

NEXT DRC OCTOBER 9, 2000

**MINUTES
DEVELOPMENT REVIEW COMMITTEE
MEETING OF SEPTEMBER 25, 2000**

IN ATTENDANCE:

M. Shaneman, M-NCPPC, DRD
R. Weaver, M-NCPPC, DRD
S. Federline, M-NCPPC, EPD
J. Batey, MCDPS
S. Navid, MCDPS (Subdivision)
J. Riese, MCDPW&T
N. Thacker, WSSC

G. VonGunten, MCDPS (Well & septic)
G. Cooke, MDSHA
R. Welke, M-NCPPC, TPD
S. Baxter, PEPCO
B. Thompson, Verizon
G. Ellis, Washington Gas
M-NCPPC, Parks Department

1-01011 BON AIR HEIGHTS
Zone: R-60
2 Lots, .3549 Acres
David Robinson
Lanier Poppe Engineering

Received 08/14/00
Completed 0/00/00
9:30am

- Applicant
- Engineer

COMMITTEE COMMENTS:

1. DRD – adjustment to property line, larger than permitted in minor sub process
2. EPD- no comments
3. DPS- no SWM issues
4. MCDPW&T- no comments
5. WSSC- no comments
6. MDSHA- no comments
7. TPD- dedication; 50 ft right of way, ultimate 25 ft off centerline up in
8. PEPCO/Verizon/Washington Gas- cleared 10 foot PUE parallel and contiguous to all public rights of way; PUE on 28
9. DPS (Well & Septic) – no comments
10. DRD (Site Plan Reviewer) – no comments
11. CBP- no comments
12. Parks Department – no comments
13. DEP- categories W-1 and S-1 see written comments (hand-out)
14. MCFRS - Standard requirements (hand-out)

7-01003 **LERNER PROPERTY**
Zone: R-200
17 lots, 12.02 Acres

Mitchell & Best HomeBuilders, LLC
Rodgers and Associates

Received 08/24/00
Completed 0/00/00
9:50am
- Applicant
- Engineer

COMMITTEE COMMENTS:

1. DRD- TDR issue 2/3 minimum, justification for cluster many issue related; stream valley buffer dedication; provide access easement to a adjoining parcel #724; cluster vs. TDR
2. EPD- Dedication of Quince Orchard for 80 ft right-of-way; TDR option does not work on site due to the constraints
3. DPS- stormwater management for entire site; floodplain study needs approval
4. MCDPW&T – simple access part on Quince Orchard Road; access over PEPCO right-of-way will need to be confirmed; request road improvements on Quince Orchard; 50 ft tertiary is acceptable; need details of transition to 60 ft existing right-of-way; storm drain study required; provide access easement to adjoining Parcel #724
5. WSSC- no comments
6. MDSHA- no comments
7. TPD – need pedestrian/bike path connection to Quince Orchard Road 20 feet wide; dedication of Quince Orchard
8. PEPCO/Verizon/Washington Gas- cleared 10 foot PUE parallel and contiguous to all public rights of way
9. DPS (Well & Septic) – no comments
10. DRD (Site Plan Reviewer) – no comments
11. CBP- no comments
12. Parks Department – no comments
13. DEP- categories W- 3 and S-3 see written comments (hand-out)
14. MCFRS - Standard requirements (hand-out)

1-01014 **WASHINGTON ZION PRESBYTERIAN CHURCH**
Zone: R-200
1 lot, 3.01 Acres

Washington Zion Presbyterian Church
Riemer Muegge and Associate, Inc.

Received 08/24/00
Completed 0/00/00
10:10am
- Applicant
- Engineer

COMMITTEE COMMENTS:

1. DRD- Pre-Preliminary Plan previously reviewed; See conditions and minutes of Pre-Plan; tentative Planning Board date October 26, 2000
2. EPD- need off-site justification requirements; on-site Category I over stream buffer
3. DPS- SWM approval; sediment control approved and SEC plan for pond and culvert

4. MCDPW&T – related entrances acceptable; storm drain study acceptable
5. WSSC- no comments
6. MDSHA- entrance acceptable; denial of access on rest of frontage
7. TPD – right-of-way dedication on Layhill Road; need traffic statement; additional dedication on Layhill Road, will not affect proposed plan; Queensguard Road – class III bikeway, on street; and Layhill Road – class 2, on-street bike lanes
8. PEPCO/Verizon/Washington Gas- cleared 10 foot PUE parallel and contiguous to all public rights of way
9. DPS (Well & Septic) – no comments
10. DRD (Site Plan Reviewer) – Tree save inadequate; flip lot to west side at street; lead walk to Layhill Road Outdoor play area
11. CBP- no comments
12. Parks Department – no comments
13. DEP- categories W-1 and S-1 see written comments (hand-out)
14. MCFRS - Standard requirements (hand-out)

1-01013 NEGOLA PROPERTY

Zone: R-200

4 Lots, 24.8 Acres

**Dr. Daniel C. Negola
Macris, Hendricks & Glascock, PA**

**Received 08/24/00
Completed 0/00/00
10:30am**

**- Applicant
- Engineer**

COMMITTEE COMMENTS:

1. DRD – an additional meeting will be scheduled regarding the issue identified below
2. EPD- option to move access to Brink Road; need to replace the priority forest; reforest stream buffer; show 100 year flood plain
3. DPS- exempt from SWM; lot size
4. MCDPW&T – site distance evaluation for Brink Road; stake out location for inspection
5. WSSC- no comments
6. MDSHA- No access to Woodfield Road, all access to Brink Road; return Woodfield frontage to original condition
7. TPD – Woodfield Road (MD. 12) is shown on the master Plan of Bikeways as a class 2 or 3 on-road bicycle facility. SHA policy is to provide shoulders for bicycling where possible; support access to Brink Road; verify dedication along all rights-of-way
8. PEPCO/Verizon/Washington Gas- cleared 10 foot PUE parallel and contiguous to all public rights of way; utilities access from Brink Road or Woodfield Road; provide PUE along all right-of-ways
9. DPS (Well & Septic) – Access to Lot 3; orientation of lots 2 & 3 rears
10. DRD (Site Plan Reviewer) – no comments

11. CBP – no comments
12. Parks Department – no comments
13. DEP- categories W- 6 and S-6 see written comments (hand-out)
14. MCFRS - Standard requirements (hand-out)

8-98001A CLARKSBURG TOWN CENTER
Zone: RMX-2
964,637 square feet
Terrabrook
Charles P. Johnson and Associates, Inc.

Received 0/00/00
Completed 0/00/00
10:50am

- Applicant
- Engineer

COMMITTEE COMMENTS:

1. DRD- no comments
2. EPD- no comments
3. DPS- no comments
4. MCDPW&T – no comments
5. WSSC- no comments
6. MDSHA- no comments
7. TPD- Several planned bicycle facilities appear to be associated with this site; a close review of the Clarksburg Master Plan is needed; this review should include proposed bikeways designated B1, B2, B3, B5, and B9; there may be others; its very hard to read the maps provided for this review
8. PEPCO/Verizon/Washington Gas- cleared 10 foot PUE parallel and contiguous to all public rights of way
9. DPS (Well & Septic) – no comments
10. DRD (Site Plan Reviewer) – no comments
11. CBP – no comments
12. Parks Department – no comments
13. DEP- categories W- and S- see written comments (hand-out)
14. MCFRS - Standard requirements (hand-out)

1-99021A ST. ANDREW KIM KOREAN CATHOLIC CHURCH
Zone: R-C
2 Lots, 45.2244 Acres

Received 0/00/00
Completed 0/00/00
11:30am

James E. Dayhoff
- Applicant
- Engineer

COMMITTEE COMMENTS:

1. DRD- no comments
2. EPD- minimize parking per S.E.; may require re approval of forest conservation plan (submit letter of explanation outlining prior approvals of site)

3. DPS- revised SWM concept under review; all plans including functional plans, must be updated to including S.E. for Victory Housing, and compliance to all stipulations/conditions thereon; parking should be minimized/shared for all uses on the site; updated approvals recertifications should be completed prior to Planning Board scheduling; forest conservation planting; planting shall be accomplished ASAP and not deferred until Phase II
4. MCDPW&T- no onsite improvement are to be located in any easements such as slope etc.; Need connections for pedestrians
5. WSSC – sewer service will connect to main and church property
6. MDSHA- no comments
7. TPD- class 1 off-road multi use path on south side of Md. 108
8. PEPCO/Verizon/Washington Gas- cleared 10 foot PUE parallel and contiguous to all new dedication lots
9. DPS (Well & Septic) – no comments
10. DRD (Site Plan Reviewer) – Elderly housing?; no housing shown on plan; plan shows retreat and recreation
11. CBP- no comments
12. Parks Department – no comments
13. DEP- categories W- and S- see written comments (hand-out)
14. MCFRS - Standard requirements (hand-out)

DPA-01-1 **WHITE FLINTPLACE**
Zone:

Received 0/00/00
Completed 0/00/00
12:00pm

DEVELOPMENT PLAN AMENDMENT

COMMITTEE COMMENTS:

1. DRD –
2. EPD-
3. DPS-
4. DPS (subdivision) –
5. MCDPW&T – no comments
6. WSSC-
7. MDSHA- no comments
8. TPD-
9. PEPCO/Verizon/Washington Gas- cleared 10 foot PUE parallel and contiguous to all public rights of way; PUE shown is sufficient
10. DPS (Well & Septic) – no comments
11. CBP-
12. Parks Department-
13. DEP- categories W-3 and S-3 see written comments (hand-out)
14. MCFRS - Standard requirements (hand-out)

DEVELOPMENT REVIEW COMMITTEE

Monday, May 21, 2001

9:30 a.m.

MEETING TO BE HELD IN THE THIRD FLOOR CONFERENCE ROOM

1-01068	FAIRLAND GARDENS, SECTION 2 1 lot proposed (1.0 acres) APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	ZONE: RE-1 Lenan & Pauline Cappel Vyfhuis & Associates Fairland - Beltsville - 34	9:30
8-98001B	CLARKSBURG TOWN CENTER (22.14 acres) 964,637 s.f. APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	ZONE: RMX-2 Terrabrook Charles P. Johnson & Associates, Inc. Clarksburg & Vicinity - 13	9:50
8-98001A	HIGHLANDS AT CLARKSBURG (16.1 acres) 701,316 s.f. APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	ZONE: RMX-2 Centex Homes Macris, Hendricks & Glascock, P.A. Clarksburg & Vicinity	10:20
8-84011-B	GUNNER'S LAKE VILLAGE - SECTION 13 (16.14 acres) APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	ZONE: C-O Gunner's Lake Thirteen LTD Charles P. Johnson & Associates, Inc. Germantown & Vicinity-19	10:50
8-01023	GLENMONT SHOPPING CENTER - PARCEL L (5.1264 acres) 223,308 s.f. APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	ZONE: RMX-2C Hechinger Enterprises Ben Dyer Associates, Inc. Kensington - Wheaton - 31	11:20

***** NEXT DRC MEETING - Monday, June 4, 2001 *****

**MINUTES
DEVELOPMENT REVIEW COMMITTEE
MEETING OF MAY 21, 2001**

IN ATTENDANCE:

M. Shaneman, M-NCPPC, DRD	G. VonGunten, MCDPS (Well & Septic)
R. Weaver, M-NCPPC, DRD	G. Cooke, MDSHA
S. Federline, M-NCPPC, EPD	R. Welke, M-NCPPC, TPD
J. Batey, MCDPS	S. Baxter, PEPCO
S. Navid, MCDPS (Subdivision)	B. Thompson, Verizon
J. Riese, MCDPW&T	G. Ellis, Washington Gas
N. Thacker, WSSC	D. Powell, Parks Department

101068	FAIRLAND GARDENS, SECTION 2	Received 04/17/01
Zone: RE-1		
1 Lot, 1.0 acres		9:30am
Lenan & Pauline Cappel	- Applicant	
Vyfhuis & Associates	- Engineer	

COMMITTEE COMMENTS:

- 1. DRD – outlot shown on plan, was previously recorded by plat out of public right of way; est. PUE thru and along right of way; area outlot if conveyed to this applicant**
- 2. EPD – forest conservation exempt; provide for tree save measures Paint Branch SPA, submit water quality plan to DPS and EPD staff**
- 3. DPS – SWM; special protection area and water quality plan needs additional information; impervious area calculations, etc. cap of 10% imperviousness; submit drainage area map;**
- 4. MCDPW&T – dedication of Friendlywood Road through full length of Property; status of Outlot “B” no access without easement; con... for future construction**
- 5. WSSC – may need grinder pump system to connect with existing sewer; provide copy of right-of-way easement**
- 6. MDSHA – no comment**
- 7. TPD – along with dedication provide truncation and sidewalk connection within right-of-way where dedicated; Fairland Master Plan calls for sidewalks and a class 3, signed shared roadway on Fairdale Road**
- 8. PEPCO/VERIZON/Washington Gas – cleared 10 foot PUE parallel and contiguous to all public right-of-ways**
- 9. DPS – (Well & Septic) – no comment**
- 10. DRD – (Site Plan Reviewer) – no comment**
- 11. CBP – roadway needs to be extended with sidewalk; SPA guidelines apply**
- 12. Parks Department – no comments**
- 13. DEP – categories W-1 and S-3; public water and sewer service is consistent with the existing W-1 and S-1 service area categories; category S-3 was approved under AD 99-1 (WSSCR 98A-FAL-03); the preliminary plan should clearly show the proposed sewer main extension needed to serve the house**
- 14. MCFRS – Standard Requirements (hand-out)**

898001B CLARKSBURG TOWN CENTER

Received

Zone: RMX-2

9:50am

1 Lot, 22.14 Acres

Terrabrook

- Applicant

Charles P. Johnson & Associates - Engineer

COMMITTEE COMMENTS:

1. DRD – no comment
2. EPD – need SWM plan, 1B-3, patns redundant – add impervious, need impervious numbers
3. DPS – (SWM) hold for additional information; show all SWM structures on the site plan; provide a comparison imperviousness to the original WQP; please send this information to Richard Gee with DPS; floodplain approved; need landscape plans
4. MCDPW&T – no comments
5. WSSC – review requirements with DPM, Pat Tighe, 301-206-8749
6. MDSHA – Historic property may be impacted by A305 lowering
7. TPD – site development appears to relate to class 1, shared use paths designated B1, 2 and 3 in the Clarksburg Master Plan; re-evaluate analysis of trip generation
8. PEPCO/VERIZON/Washington Gas – cleared 10 foot PUE parallel and contiguous to all public right-of-ways; preferred but alternate agreements on PUE's o.k.
9. DPS – (Permitting Section) – Brightwell Drive, if private, must serve all townhouses; if public, must be 20' wide; Confirm Fire Marshal OK with Piedmont Trail Road width (18' – private); Provide DPS with copies of waivers from MNCPPC for reduced centerline radii on Brightwell Drive (if public), Clarkmead Drive, and Murphy Grove Terrace (Phase 2); Future phase - Murphy Grove Terrace? to operate one-way northeast bound from Grapevine Ridge Terrace to Clarksburg Square Road, no chokers, 20' width, accommodate SU-30 at 90 degree curve; Provide ADA access to A-305 at Murphy Grove Terrace (Phase 2); Show Stringtown Road and A-305 improvements adjacent to this site; Need preliminary grade establishment plan for Clarks Crossing Drive from Murphy Grove Terrace to Clarksburg Square Road, appears too steep near Clarks Crossing Drive; Tree spacing 50' on center per our standard for this section of Clarksburg, std. Species; get fire marshall to review 18' streets
10. DRD – (Site Plan Reviewer) – need revised paths around pond, replant pond, review maintenance agreement to allow tighter tree spacing – proposed to take over entire R.O.W. maintenance; more details on landscape plan; for 1B3 reorient apt to be closer to street; need pedestrian connects to play areas, green area falls short of required parking insufficient; need details of rec. equipment
11. CBP – master plan for tree species
12. Parks Department – open space around the stormwater pond area.
13. Trail access is needed to Clarksburg Greenway trail system, particularly from the trail system shown in the
14. DEP – categories W-1/3 and S-3
15. MCFRS – Standard Requirements (hand-out).

8-98001A HIGHLANDS AT CLARKSBURG
Zone: RMX-2
1 Lot, 16.1 acres
Centex Homes
Macris, Hendricks & Glascock, PA

Received
10:20am

- Applicant
- Engineer

COMMITTEE COMMENTS:

1. DRD -
2. EPD - no comments
3. DPS - provide source of 100-yr floodplain delineation; hold for additional information
4. MCDPW&T - no comments
5. WSSC - water lines will need to be looped to provide outage protection for future
6. MDSHA - no comments
7. TPD - site development appears to relate to class 1, shared use paths designated B5 and 9 in the Clarksburg Master Plan
8. PEPCO/VERIZON/Washington Gas - cleared 10 foot PUE parallel and contiguous to all public right-of-ways
9. DPS - (subdivision) - no comments
10. DRD - (Site Plan Reviewer) - no comments
11. CBP - see written report
12. Parks Department - Good trail access is needed from the development to the Clarksburg Greenway Trail system. Access easements should be provided from both the northwest and the northeast corners of the development; The north portion of the property that is not being developed should be dedicated to M-NCPPC to be part of the Clarksburg Greenway. The dedicated area should be sufficiently wide to provide a 600-foot total greenway width; A hard surface trail should be constructed along Stringtown Road from Route 355 to the main Clarksburg Greenway Trail located to the north of the property; A natural surface trail should be constructed from the center or east portion of the development to the Greenway Trail to provide hiker access to the Greenway Trail without traveling along Stringtown Road; Access should be provided from the development across Route 355 to the historic property (Dowden's Ordinary) on the southwest side of 355.
13. DEP - categories W-1/3 and S-3
14. MCFRS - Standard Requirements (hand-out)

8-84011B GUNNER'S LAKE VILLAGE-SECTION 13
Zone: C-O
1 Lot, 16.4 acres

Received
10:50am

Gunner's Lake Thirteen - Applicant
Charles P. Johnson & Associates - Engineer

COMMITTEE COMMENTS:

1. DRD -
2. EPD - no comments
3. DPS - don't need 100 year floodplain; hold for additional information; revise the Site plan to include the SWM facilities and conditions of the SWM concept approval

9. **DPS – (Subdivision) – Western driveway – provide intersection design driveway (asphalt) with min. 4’ wide median; may need larger radius on east corner to accommodate trucks – provide lead sidewalk east side – coordinate with DTPS for signal modification requirements (Bob Gonzales); Center driveway – provide intersection design driveway (asphalt) with 30’ radii – internal site driveway to east should be one-way away (e.g. eastbound) – show proposed DO NOT ENTER signs on plan; Eastern driveway – provide standard commercial driveway 35’ wide to accommodate truck egress; Show truck route and turning template through site – 20’ clearance in back is too narrow; Provide street trees in right of way– bikepath/sidewalk OK in present location; Provide sidewalk along north side of building adjacent to parking; Coordinate with MSHA on their future plans for MD 97 and Randolph Road; Show proposed pavement marking plan for directing traffic between westernmost driveway and the rest of the shopping center; Delineate proposed employee parking versus customer parking**
10. **DRD – (Site Plan Reviewer) – meeting the forest conservation requirements by on-site planting 1.49 acres of canopy including large shade trees and ornamentals**
11. **CBP – no comments**
12. **Parks Department – no comments**
13. **DEP – categories W-1 and S-1**
14. **MCFRS – Standard Requirements (hand-out)**

REVISED

DEVELOPMENT REVIEW COMMITTEE

TUESDAY, JULY 31, 2001

(Original DRC Meeting, Monday, July 30, 2001 has been rescheduled)

TIME: 9:30 a.m.

MEETING TO BE HELD IN THE THIRD FLOOR CONFERENCE ROOM

7-01053	NICHOLSON PROPERTY 31 lots proposed (15.81 acres) APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	ZONE: R-200 Magruder/Reed Communities, LLC PG Associates, Inc. Aspen Hill & Vicinity - 27	9:30
7-01051	OAKTON ASSOCIATES 10 lots proposed (19.19 acres) APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	ZONE: RNC Ribera Development Gutschick, Little & Weber, P.A. Cloverly/Norwood & Vicinity - 28	9:50
7-01052	ALLEN CHAPEL AME CHURCH 1 lot proposed (3.22 acres) 20,968 s.f. APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	ZONE: R-200 Allen Chapel A.M.E. Church KCI Technologies, Inc. Fairland-Beltsville & Vicinity - 34	10:10
8-98001C	CLARKSBURG TOWN CENTER-PHASE IA PART ONE 18 units (23.82 acres) 1,037,712 s.f. APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA: REVIEWER: Wynn Witthans	ZONE: RMX-2 Terrabrook Development Co. MLK Engineers, Inc. Clarksburg & Vicinity - 13	10:30
8-01034	GATEWAY 270 CORPORATE PARK, LOT 7 (4.4882 acres) 212,679 s.f. APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA: REVIEWER: Larry Pondsford	ZONE: I-3 American Health Assistance, LLC Macris, Hendricks & Glascock, P.A. Clarksburg & Vicinity - 13	11:10
8-95045A	LIFE TECHNOLOGIES, INC (18.1376 acres) 790,074 s.f. APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA: REVIEWER: Wynn Witthans	ZONE: LSC Human Genome Sciences, Inc. Loiederman Soltesz Associates Travilah & Vicinity - 25	11:40

****** BREAK (12:00 p.m. - 1:30 p.m.) ******

8-01035	MARY J. BOLAND SUBDIVISION, LOT 97 (1.3362 acres) 58,206 s.f. APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA: REVIEWER: Linda Komes	ZONE: C-3	1:30
1-01090	BURNT MILLS VILLAGE, LOT 34-BLOCK J 2 lots proposed (0.69 acres) APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	ZONE: CBD-0.5	2:00
1-01089	DUFIEF MILL ROAD, PARCEL 293 2 lots proposed (43,124 s.f.) APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	ZONE: R-200	2:20

*** NEXT DRC MEETING - Monday, August 13, 2001 ***

**MINUTES
DEVELOPMENT REVIEW COMMITTEE
MEETING OF JULY 31, 2001**

IN ATTENDANCE:

**M. Shaneman, M-NCPPC, DRD
R. Weaver, M-NCPPC, DRD
S. Federline, M-NCPPC, EPD
J. Batey, MCDPS
S. Navid, MCDPS (Subdivision)
J. Riese, MCDPW&T
N. Thacker, WSSC**

**G. VonGunten, MCDPS (Well & Septic)
G. Cooke, MDSHA
R. Welke, M-NCPPC, TPD
S. Baxter, PEPCO
B. Thompson, Verizon
G. Ellis, Washington Gas
D. Powell, Parks Department**

7-01053 NICHOLSON PROPERTY

Received 06/29/01

Zone: R-200

31 Lots, 15.81 acres

9:30am

**Magruder/Reed Communities, LLC
PG Associates, Inc.**

**- Applicant
- Engineer**

COMMITTEE COMMENTS:

1. **DRD** – policy are is under moratorium proposal when affordable housing element of AGF
2. **EPD** – stream buffer encroachment, in contact with environment guidelines; eastern portion has environmental constrains; plan needs to be revised to request these areas
3. **DPS** – submit drainage area map; submit a SWM concept at the preliminary plan stage
4. **MCDPW&T** – Sidewalk on Queensguard Road if required by PB; Remove circle & re-align Punch Street with Standard Radii; Show to Tony R & Dave Loughery re connectivity with Catoctin Drive; See Preliminary Plan No. 1-89153; Standard Storm Drain Analysis & Preliminary Grade Establishments at Preliminary Plan
5. **WSSC** – water and sewer extension are required; hydraulic planning analysis must be performed; 4-inch water loop is required between lots 6 and 7; completer environmental questionnaire and conduct contamination database search; provide free right-of-way to WSSC
6. **MDSHA** – no comments
7. **TPD** – see written report; no staging ceiling available for Aspen Hill Policy Area; Layhill Road is 150' right-of-way dedication required; show both sides of right-of-way
8. **PEPCO/VERIZON/Washington Gas** – cleared 10 foot PUE parallel and contiguous to all public right-of-ways; provide ingress/egress utility easements for common access/joint driveways; need to coordinate with permit division to define service; hydraulic analysis required
9. **DPS** – (Well & Septic) – no comments
10. **DRD** – (Site Plan Reviewer) – Need to provide recreation facilities; Label MPDU's; Possible compatibility issues with lot 2; Lot #1 no rear yard to Layhill Road; Why Cul-De-Sac on Punch Street; Provide islands in Cul-De-Sac
11. **CBP** – no comments
12. **Parks Department** – no comments

13. **DEP** – categories W- and S-; see written comments
14. **MCFRS** – Standard Requirements (hand-out)
15. **Historic Preservation** – This project involves Locational Atlas Resource #27/12, the John R. Champayne House; the proposed environmental setting is approximately one acre, to include the vista of the house from Layhill Road; the 20th century outbuildings are not included in the designation; the current configuration for lots 1 and 3 could be improved to allow for a wider view of the historic site, and more opportunity for transition buffering

7-01051 **OAKTON ASSOCIATES**

Received 06/27/01

Zone: RNC

10 Lots, 19.29 acres

9:50am

Ribera Development

- Applicant

Gutschick, Little & Weber, PA

- Engineer

COMMITTEE COMMENTS:

1. **DRD** – Private road in RNC – two lots, minimum open space shown
2. **EPD** – NRI/FSD is pending approval; forest priorities and conservation
3. **DPS** – submit an open section roadway waiver to Joseph Cheung of DPS for approval; locate SWM facilities on SWM parcels; submit a SWM concept at the preliminary plan stage
4. **MCDPW&T** – Access and improvements per MSHA; Planning Board approval for private street; Class III Bikeways on MD 108
5. **WSSC** – submit preliminary plan package to WSSC; need service area change contact Mr. Alan Soukup; water and sewer extensions are required; need to install ejector pump or grinder pump
6. **MDSHA** – coordinate with staff or improvement and approval of access location
7. **TPD** – see written report; dedication of proposed New Hampshire through property; 80 ft right-of-way, congestion relief project at MD 108 and MD 650
8. **PEPCO/VERIZON/Washington Gas** – cleared 10 foot PUE parallel and contiguous to all public right-of-ways
9. **DPS – (Well & Septic)** – no comments
10. **DRD – (Site Plan Reviewer)** – Good Layout; Increase size of open space window
11. **CBP** – comply with Master Plan recommendations
12. **Parks Department** – no comments
13. **DEP** – categories W- and S-; see written comments
14. **MCFRS** – Standard Requirements (hand-out)

7-01052 ALLEN CHAPEL AME CHURCH

Received 06/29/01

Zone: R-200

1 Lot, 3.22 acres

10:10am

Allen Chapel A.M.E. Church
KCI Technologies, Inc.

- Applicant
- Engineer

COMMITTEE COMMENTS:

1. **DRD** – need to submit L.L. and Parking Facilities Plan for review prior to Planning Board action on Pre-Preliminary Plan
2. **EPD** – proceed to submit NRI/FSD and complete final forest conservation plan at preliminary plan stage, outside of special protection area; forest priorities and conservation
3. **DPS** – no floodplain status need; hold for outcome of the SWM concept under review; address request of information sent 7/11/01
4. **MCDPW&T** – Lead walk to Fairland Road; Field Check; Class II Bikelanes on Fairland Road; Sight Distance and Storm Drain Study at Preliminary Plan
5. **WSSC** – water and sewer is available; pay service connections and applicable fees and charges; submit on-site plans for water lines greater than 2-inches or sewer lines greater than 4-inches; hydraulic information required; pay system development charge (SDC) fee
6. **MDSHA** – no comments
7. **TPD** – show alternate dedication and concur with comments of MCDPWT; provide Traffic Statement for uses on site, show driveways on other adjacent properties; dedication must be verified
8. **PEPCO/VERIZON/Washington Gas** – cleared 10 foot PUE parallel and contiguous to all public right-of-ways; provide PUE through property frontage; all on-site is to be constructed by applicant
9. **DPS – (Well & Septic)** – no comments
10. **DRD – (Site Plan Reviewer)** – Provide lead in walk to Fairland Road; Need a sidewalk to Old Columbia Pike; Need to submit lighting and landscape plans; Screening needed along frontage and rear
11. **CBP** – frontage may be affected by improvement along Fairland Road and RT-29 interchange
12. **Parks Department** – no comments
13. **DEP** – categories W-1 and S-1; see written comments
14. **MCFRS** – Standard Requirements (hand-out)

8-98001C **CLARKSBURG TOWN CENTER-PHASE IA** **Received**
 PART ONE

Zone: RMX-2
18 units, 23.82 acres **10:30am**

Terrabrook Development Co. **- Applicant**
 MLK Engineers, Inc. **- Engineer**

COMMITTEE COMMENTS:

1. **EPD** – no comments
2. **DPS** – approved as submitted; see approved FWQP letter dated 1/15/98
3. **DPS** – (Permitting and Plan Review Section) - Provide a median on Clarksburg Road at L Street and modify right turn channelization (median to be constructed in coordination with Clarksburg Ridge development on north side of Clarksburg Road); Add a raised crosswalk on M Street at “O” Street; Modify chokers, curb return radii, and as shown on marked-up plan; Will need waiver from MNCPPC at plan review for angle less than 70 degrees at Clarksridge Road and Street “M”; for horizontal alignment on Clarksridge Road; and for no truncation at corner properties; Modify intersection design at Clarksridge Road and Street “M” ; No Parking will be allowed on Clarksburg Square Road west of Clarksridge Road, other parking spaces shown may be modified as necessary for sight distance and traffic flow
4. **MCDPW&T** – no comments
5. **WSSC** – no comments
6. **MDSHA** – no comments
7. **TPD** – no comments
8. **PEPCO/VERIZON/Washington Gas** – cleared 10 foot PUE parallel and contiguous to all public right-of-ways
9. **DPS** – (**Well & Septic**) – no comments
10. **DRD** – (**Site Plan Reviewer**) – Provide Rec guidelines comparison for Phase 1A 1 only; Show detail on play equipment, benches needed (type, manufacturer design) all locations; Improve Garages behind Lots 14-19 – too many in a row w/o a break; More detail for rear loaded parking garages paving – break asphalt drives with conc pads to garages at least; Show Parking Tabulations for 1-A-1 only, not 1A-2; Show fence around dumpster; Show ped circulation around the 9-unit corner houses; Include evergreens in long unit strings’ foundation planting; What is VRW – shrub??; Include landscaping in SWM facility on sheet L-4; Raised Crosswalk on Overlook Park Drive; Court behind TH’s on OP dr, Sts I and B needs tot lot and sitting area; 4 units on St M @ central grre – how access lots w/vehicles?; TH’s S side of Clarksridge Road – conc apron in back; Play area behind area noted above (#14), earlier plan included sandbox, swings and 2+ benches; 2 streets are labeled “B” street; Crosswalk on Clarksridge Road??; Acer saccharinum (SP??) Sugar Maple –not tolerant of road salts
11. **CBP** – no comments
12. **Parks Department** – see written notes at preliminary plan
13. **DEP** – categories W-1/3 and S-3; see written comments
14. **MCFRS** – Standard Requirements (hand-out)

7/31/01

15. **Historic Preservation** – This project involves the Master Plan Clarksburg Historic District #13/10; issues about transition and buffering to the historic district are under discussion

8-01034	GATEWAY 270 CORPORATE PARK, LOT 7	Received
Zone: I-3		
4.4882 acres		11:10am
	American Health Assistance, LLC	- Applicant
	Macris, Hendricks & Glascock, PA	- Engineer

COMMITTEE COMMENTS:

1. **EPD** – plan is complete; approval with conditions
2. **DPS** – Approved as submitted; see FWQP letter of 7/6/01
3. **MCDPW&T** – no comments
4. **WSSC** – water and sewer available; pay service connections and applicable fees and charges; submit on-site plan for water lines greater than 2-inches or sewer lines greater than 4-inches; hydraulic information required; pay system development charge (SDC) fee
5. **MDSHA** – no comments
6. **TPD** – no comments
7. **PEPCO/VERIZON/Washington Gas** – cleared 10 foot PUE parallel and contiguous to all public right-of-ways
8. **DPS – (Well & Septic)** – no comments
9. **DRD – (Site Plan Reviewer)** – Amenity of the site is the woods; Transit issues: Flextime to e used in summer; Part-time workers with varied schedules; Forest conservation: Maintain dimensions of tree-save area; Maintain drainage flow from offsite thru the wooded area; I-3 amenity: Sitting area / picnic; Enhance greatly the walk in from the street along the driveway; Provide for extension of drive to rear lot; relocate SWM and parking to SE; Narrow the driveway by 3' to 22'; take paving off the inside of the curve, make dropoff deeper; Relocate amenity area to west corner to take advantage of the woods and so entrance walk along driveway can intersect it. Make the notched building corner “frame” this worker amenity space; Streetscape the drive with street trees and sidewalk away from curb; Fully landscape fill slope below driveway (and its possible extension to the south); Raise south corner of parking to lessen impact of cut slope along SE parking lot edge; Eliminate loops on SW end of parking, replace with relocated row of spaces from SE edge of parking; Place parking light poles in islands, not in pavement; Replace sugar maple; Widen crosswalk; consider moving the continuous island and its crosswalk one bay NW; Provide landscape treatment for the embankment along the street; Screen loading, dumpsters and transformers with a wall compatible with the building form and materials; Consider cleaning out the wooded area between the drive and the building as a wooded, park-like setting for the building
10. **CBP** – no comments
11. **Parks Department** – no comments
12. **DEP** – categories W-1 and S-1; see written comments
13. **MCFRS** – Standard Requirements (hand-out)

8-96045A LIFE TECHNOLOGIES, INC
Zone: LSC
18.1376 acres

Received

11:40am

Human Genome Sciences, Inc.
Loiederman Soltesz Associates

- Applicant
- Engineer

COMMITTEE COMMENTS:

1. EPD – no comments
2. DPS – hold for additional information; submit a FWQP for approval
3. MCDPW&T – no comments
14. WSSC – submit on-site plan for water lines greater than 2-inches or sewer lines greater than 4-inches; hydraulic information required; pay system development charge (SDC) fee
4. MDSHA – no comments
5. TPD – no comments
6. PEPCO/VERIZON/Washington Gas – cleared 10 foot PUE parallel and contiguous to all public right-of-ways
7. DPS – (Well & Septic) – no comments
8. DRD – (Site Plan Reviewer) – Parking to remain within limits of previously approved plan. Need to review proposed spaces added to drive aisle in front of building; Building location doesn't allow for screening to be added – and it does require some buffering/screening; Change lights along Darnestown Road frontage to on-site throw only; Street tree and sidewalk improvements along Shady Grove Road per approvals for Tyner and Folger/Pratt(adj Blackwell Road) projects; If project remains a staff level approval of an earlier plan – memo's from DPS, DPWT, EPD, TPD, gas company (giving them the easement they seek) and other relevant agencies needed prior to release of signature set signifying conformance with 59-D-2.6 Minor Plan Amendment; Road dedication along Shady Grove Road to supply the streetscape and sidewalk by county or applicant.
9. CBP – no comments
10. Parks Department – no comments
11. DEP – categories W-1 and S-1; see written comments
12. MCFRS – Standard Requirements (hand-out)

8-01035 MARY J. BOLAND SUBDIVISION, LOT 97
Zone: C-3
1.3362 acres

Received

1:30pm

Mid-Atlantic Petroleum Property
Ben Dyer Associates, Inc.

- Applicant
- Engineer

COMMITTEE COMMENTS:

1. EPD – no comments
2. DPS – provide source of 100 year floodplain delineation; DPS approved 100 year floodplain study; hold for additional information; submit for a SWM reconfirmation

3. **MCDPW&T** – no comments
4. **WSSC** – submit on-site plan for water lines greater than 2-inches or sewer lines greater than 4-inches; hydraulic information required; pay system development charge (SDC) fee; submit grading and site development plans re: existing facilities
5. **MDSHA** – no comments
6. **TPD** – no comments
7. **PEPCO/VERIZON/Washington Gas** – cleared 10 foot PUE parallel and contiguous to all public right-of-ways
8. **DPS – (Well & Septic)** – no comments
9. **DRD – (Site Plan Reviewer)** – see written comments by Linda Komes
10. **CBP** – no comments
11. **Parks Department** – no comments
12. **DEP** – categories W-1 and S-1; see written comments
13. **MCFRS** – Standard Requirements (hand-out)

1-01090 **BURNT MILLS VILLAGE, LOT 34-BLOCK J**

Received 06/28/01

Zone: **CBD-0.5**

2 lots .69 acre

2:00pm

Mrs. Michelle Q. Profit

- Applicant

Kevin Fisher & Associates/AB Consultants, Inc. - Engineer

COMMITTEE COMMENTS:

1. **DRD** – does not meet Resubdivision Service Criteria
2. **EPD** – Waiver; tree save
3. **DPS** – SWM waiver approved 7/2/01
4. **MCDPW&T** – See Preliminary Plan 1-89078; R-90 needs Sidewalks & access to Park; Field check for improvements on Northwest; **Incomplete**; Sight Distance & Storm Drain analyses required
5. **WSSC** – water and sewer available; pay service connections and applicable fees and charges; pay system development charge (SDC) fee
6. **MDSHA** – no comments
7. **TPD** – show right-of-way width for northwest terrace
8. **PEPCO/VERIZON/Washington Gas** – cleared 10 foot PUE parallel and contiguous to all public right-of-ways
9. **DPS – (Well & Septic)** – no comments
10. **DRD – (Site Plan Reviewer)** – no comments
11. **CBP** – no comments
12. **Parks Department** – no comments
13. **DEP** – categories W-1 and S-1; see written comments
14. **MCFRS** – Standard Requirements (hand-out)

1-01089 DUFIEF MILL ROAD, PARCEL 293

Received 06/28/01

Zone: R-200

2 lots

43,124 s.f.

2:20pm

Xing Xu and YaYa Wang

- Applicant

Capital Development Design, Inc

- Engineer

COMMITTEE COMMENTS:

1. **DRD** – renote plan to adjacent and abutting property owners
2. **EPD** – combine driveways-reduce imperviousness cat. II forest conservation
3. **DPS** – SWM waiver approved 7/20/01
4. **MCDPW&T** – Field Check for Sidewalk potential; No separate driveway for new lot.
Show opposite side conditions; **Incomplete**; No Sight Distance Form supplied; need site distance form; need dedication
5. **WSSC** – water and sewer available; pay service connections and applicable fees and charges; pay system development charge (SDC) fee; record service connection easement
6. **MDSHA** – no comments
7. **TPD** – support single driveway
8. **PEPCO/VERIZON/Washington Gas** – cleared 10 foot PUE parallel and contiguous to all public right-of-ways
9. **DPS** – (Well & Septic) – no comments
10. **DRD** – (Site Plan Reviewer) – no comments
11. **CBP** – no comments
12. **Parks Department** – no comments
13. **DEP** – categories W-1 and S-1; see written comments
14. **MCFRS** – Standard Requirements (hand-out)