



MEMORANDUM

DATE: October 6, 2006

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Catherine Conlon, Subdivision Supervisor *CC*
Development Review Division

FROM: Richard A. Weaver, Coordinator (301) 495-4544 *RAW*
Development Review Division

REVIEW TYPE: Preliminary Plan of Subdivision

APPLYING FOR: 2 Single-Family Detached Residential Lots

PROJECT NAME: Silver Crest

CASE #: 120060990

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: Rural Cluster

LOCATION: Located at the northern terminus of Silver Crest Road.

MASTER PLAN: Damascus

APPLICANT: Jerry and Tim Hyatt

ENGINEER: Macris, Hendricks and Glascock

DATE FILED: March 28, 2006

HEARING DATE: October 19, 2006

STAFF RECOMMENDATION: Approval of two lots, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to two lots.
- 2) The applicant shall comply with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 3) Record plat to reflect a Category I easement over all areas of forest conservation outside of Park dedication area.
- 4) Record plat to have the following note: "The land contained hereon is within an approved cluster development and subdivision or resubdivision is not permitted after the property is developed."
- 5) The applicant shall comply with the conditions of MCDPS stormwater management approval dated April 20, 2006.
- 6) The applicant shall comply with conditions of MCDPS (Health Dept.) septic approval dated June 7, 2006.
- 7) The applicant shall comply with conditions of MCDPWT letter dated, May 18, 2006, unless otherwise amended.
- 8) The applicant shall submit deed(s) of conveyance for Outlot "B" to MNCPPC prior to recordation of plat(s). The record plat shall reflect dedication of Outlot "B" (11.6 ac) to MNCPPC.
- 9) The applicant shall provide signage or boundary markers to demarcate boundary of Park Property prior to issuance of building permits. Signage or markers to be approved by Park staff.
- 10) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.

SITE DESCRIPTION (Attachment A)

The subject property is 22.5 acres in size and zoned Rural Cluster (RC). It is located at the northern terminus of Silver Crest Drive, which currently ends as a temporary hammerhead. A portion of the subject property (5.1 acres) is identified as Lot 7, which is occupied by a single-family residence. The remaining 17.4 acres of the site are platted as Outlot "A". Both Lot 7 and Outlot "A" were created under previously approved preliminary plan 119940860 (1-94086).

The property is well forested with a mix of deciduous trees, dominated by oak, maple and tulip poplar. The property drops topographically from south to north with a stream and associated stream valley buffer on the northern border. Slopes on the site range from moderate to severe. The subject property is adjacent to a much larger piece of land, zoned RDT and owned by the family of the applicant. The larger RDT land is in an agricultural easement with the County. The subject property was specifically excluded from the easement program.

PROJECT DESCRIPTION (Attachment B)

This application proposes to create two residential lots from existing Outlot "A". Lot 7, as described above, was created under previous Planning Board action and is included in this application for density calculation purposes. Lot 7 and Outlot "A" were all under common ownership at the time of the previous Planning Board action (1-94086) on this property. Lot 7 is included in this application to assure that the original 22.5 acre parent tract does not exceed the allowed density of 1 unit per 5 acres. This application does not propose any changes to Lot 7; therefore, this is not a resubdivision and is not subject to Section 50-29(b)(2) of the Subdivision Regulations.

The two proposed houses will be placed in the upland portion of the property and will share a common driveway access to the cul-de-sac, Silver Crest Drive. As part of their review of this application, MCDPWT is requiring that the applicant build the Silver Crest Drive cul-de-sac to full County standards. The lots will be 3.7 acres and 2.1 acres in size respectively, for lots 8 and 9.

The plan is using the optional cluster method of development and must, therefore, provide 60% of the site in open space. The plan accomplishes this by creating Outlot "B" at approximately 11.6 acres which exceeds the 60% requirement. The applicant further proposes to dedicate Outlot "B" to MNCPPC as parkland. The dedication will allow for a future trail connection and protection of steep slopes per the Damascus Master Plan.

ANALYSIS AND FINDINGS

Conformance to the Master Plan

The recently adopted Damascus Master Plan recommends that the Rural Cluster (RC) zone be continued for the subject property to maintain the low density residential character and to allow for agricultural operations to continue. As mentioned, this plan proposes use of the cluster option and, while crop or livestock related agriculture is not feasible on the property due to environmental constraints, the cluster option does allow eventual trail connections and protection of environmental areas as noted in the discussion below.

Park Issue

The Damascus Master Plan identifies the subject property for acquisition to accommodate a portion of the Upper Great Seneca Park Trail System. (Attachment C). As part of the review of this application, staff has identified steep slopes, mature forest and various plant species in the near stream area that should be protected as part of the subdivision application. Some of the mature forest and moderately steep slopes are shown to be located on the future lots. As such, Park staff approached the applicant to negotiate a purchase of the entire property at fair market value, recognizing that it has the

potential to be subdivided into the two, proposed lots. This has met with strong opposition on the part of the applicant. Following is a discussion of the staff and applicant's position and a recommended solution.

Staff Position

The Park Resource and Planning Analysis (PRPA) staff report (Attachment D) for this property explains that the Master Plan's proposed park boundary makes good planning sense when considering continuation of an existing stream valley park system, headwater position, the existing connectivity of the riparian system, protection and preservation of forest and avoidance of development on moderately steep slopes that transition to steep slopes. The report has evaluated the forest resource and rates it as a "good quality" and documents "uncommon" plants species in the lower elevations near the stream. The proposed development, including septic fields would result in clearing of 6 acres of forest within the proposed park boundary. This had prompted Park staff to pursue purchase of the subject property.

Applicant's Position

The applicant has been very resistant to selling the property and wishes to proceed with the two-lot subdivision, stating a strong desire to use the two lots for members of the Hyatt family.

Solution

The applicant has offered a compromise that warrants consideration. The offer is to dedicate, at no cost to the County, approximately 11.6 acres of the site, which are shown on the plan as Outlot "B". The Outlot will encompass all of the steep slopes and the majority of moderately steep slopes, all of the stream valley buffer and will preserve the majority of the forest resource within the proposed Park Property. No steep slopes will be disturbed by the house locations shown. Most importantly, the compromise accomplishes the main Master Plan goal that provides for a trail connection along the Great Seneca Creek.

PRPA staff concludes that the compromise does not eliminate the ability to implement trail objectives as part of the Master Plan and that the proposed dedication of 11.6 acres to M-NCPPC generally adheres to the proposed park boundary. While PRPA staff expresses concern about the quality of the resource, headwater position and connectivity of riparian resources they do not reject the compromise offered by the applicant.

Staff has carefully considered the Master Plan goals and the environmental resources and weighed the compromise offer against acquisition of the entire property either through continued negotiation or condemnation. After considerable debate, staff supports the dedication of Outlot "B" as the most fiscally responsible course of action.

Transportation

This application has been reviewed by the Countywide Planning Division - Transportation Planning. Since the site generates less than 30 peak hour trips, the applicant will not be required to perform a full Local Area Transportation Review. The plan was further analyzed for adequate access and pedestrian circulation. With the completion of the cul-de-sac, as required by MCDPWT, the site will have adequate access to a public street. Sidewalks are not being required by MCDPWT because this property is in a low density RC zone. Pedestrians can safely use the street pavement in this area.

Environmental

Environmental Guidelines

The Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) #4-05199 for this site was approved on February 28, 2005. The NRI/FSD identifies the environmental constraints and forest resources on the subject property. The 17.39-acre site includes 6.19 acres of stream buffer and is fully forested.

Forest Conservation

The applicant submitted a preliminary forest conservation plan as part of the preliminary plan of subdivision. Under Forest Conservation Section 22A-12(f) of the Montgomery County Code (the minimum retention section), properties in agricultural resource areas must retain or plant up to a certain threshold (percentage) of forest onsite. The applicant proposes to retain 12.7 acres of forest, which will exceed both the minimum retention and the standard conservation thresholds for the site. In addition, the 12.7 acres of forest retained also exceeds the break-even point of 6.9 acres of forest retained. The break-even point is the required amount of forest retained to avoid a forest-planting requirement. The retained forest will be permanently protected through 1.1 acres of Category I Conservation Easement and 11.6 acres of dedication to MNCPPC Parks.

CONFORMANCE WITH THE SUBDIVISION REGULATIONS AND ZONING ORDINANCE

Subdivision Regulations Section 50-29(a)(2) – Lot Design

Staff has reviewed the application to analyze conformity to Section 50-29(a)(2) which requires that general size, shape, width and orientation of the proposed lots be appropriate for the location of the subdivision taking into consideration any language in the Damascus Master Plan. While proposed Lot 9 is very similar to other lots in the neighborhood with respect to these characteristics, proposed Lot 8 is shaped irregularly. The irregular shape is necessary to assure that the septic area is located on the lot and to

maximize park dedication. Lot 8 is similar to existing Lot 7 in that the septic reserve area on Lot 7 also necessitated an irregular shape.

The Master Plan recommendation to acquire all or a portion of the subject property must be considered in this evaluation. Staff has worked extensively with the applicant to devise a property line that maximizes Park acquisition and allows the Hyatt family to plat two lots. Montgomery Department of Permitting Services always prefers to keep septic system areas on the same lot as the associated structure and the Parks Department is very resistant to having private septic easements located within Park boundaries. Because of these Master Plan and agency issues, proposed Lot 8 is appropriately shaped in order to achieve these goals. The width, size and orientation of Lot 8 are also appropriate.

Waiver of Overlength Cul-de-Sac

Section 50-26(d) of the Subdivision Regulations limits the maximum length of a cul-de-sac to 500 feet, unless the Planning Board finds that a greater length is justified because of shape, size, topography, large lot size, or improved street alignments. Since Silver Crest Drive is planned to terminate in a cul-de-sac and its length exceeds 500 feet, a finding by the Board to grant a waiver is necessary.

For the subject application, the improved street alignment of Silver Crest Drive dictates its location to the subject property. Street dedication, as a cul-de-sac, has already occurred from previous platting of adjacent properties. There is no justification to support the extension of the road to the north, through the steeply sloped stream valley on the subject property, only to access the previously discussed RDT zoned farm to the north. That property is within an agricultural easement that restricts development of the farm. The proposed development is best served by the road alignments as proposed. Fire and Rescue have approved the road configuration as shown on the plan. A waiver to allow an overlength cul-de-sac is appropriate for this application.

Zoning Ordinance

As illustrated in the Data Summary Table at the end of this report, each of the two proposed lots conform to all dimensional requirements found within Section 50-C-9.74 of the Montgomery County Zoning Ordinance, including provision of the required 60% opens space. The Montgomery County Department of Permitting Services will address issues of building height, setbacks, and building coverage as part of the building permit review.

Montgomery County Department of Permitting Services (MCDPS) stormwater management

The MCDPS has evaluated the property for water quality and channel protection volume controls. Due to the minimal runoff generated by the proposed development it is

not feasible, nor warranted, to provide any control measures for the property. Therefore, MCDPS has granted a stormwater management waiver.

Public Sites and Open Space

As stated above, the plan accomplishes the goals of the Damascus Master Plan to dedicate the majority of the property for park trail and environmental protection purposes.

CITIZEN CORRESPONDENCE and ISSUES

This application predated the requirement for the applicant to hold a pre-submission meeting with any interested citizens; however, notice of application and the public hearing dates was given. To date, there has been no written or oral communication on the application.

CONCLUSION

This application has been evaluated for compliance with the Subdivision Regulations, Damascus Master Plan and the Montgomery County Zoning Ordinance. The public facilities will be adequate to serve the two proposed lots. The plan addresses all Master Plan goals and recommendations. As detailed in the Data Summary Table in this report, the lots meet the density and area requirements of the Rural Cluster Zone. Staff recommends approval of the application.

- Attachment A – Vicinity Map
- Attachment B – Preliminary Plan
- Attachment C – Master Plan Excerpt
- Attachment D – PRPA Report

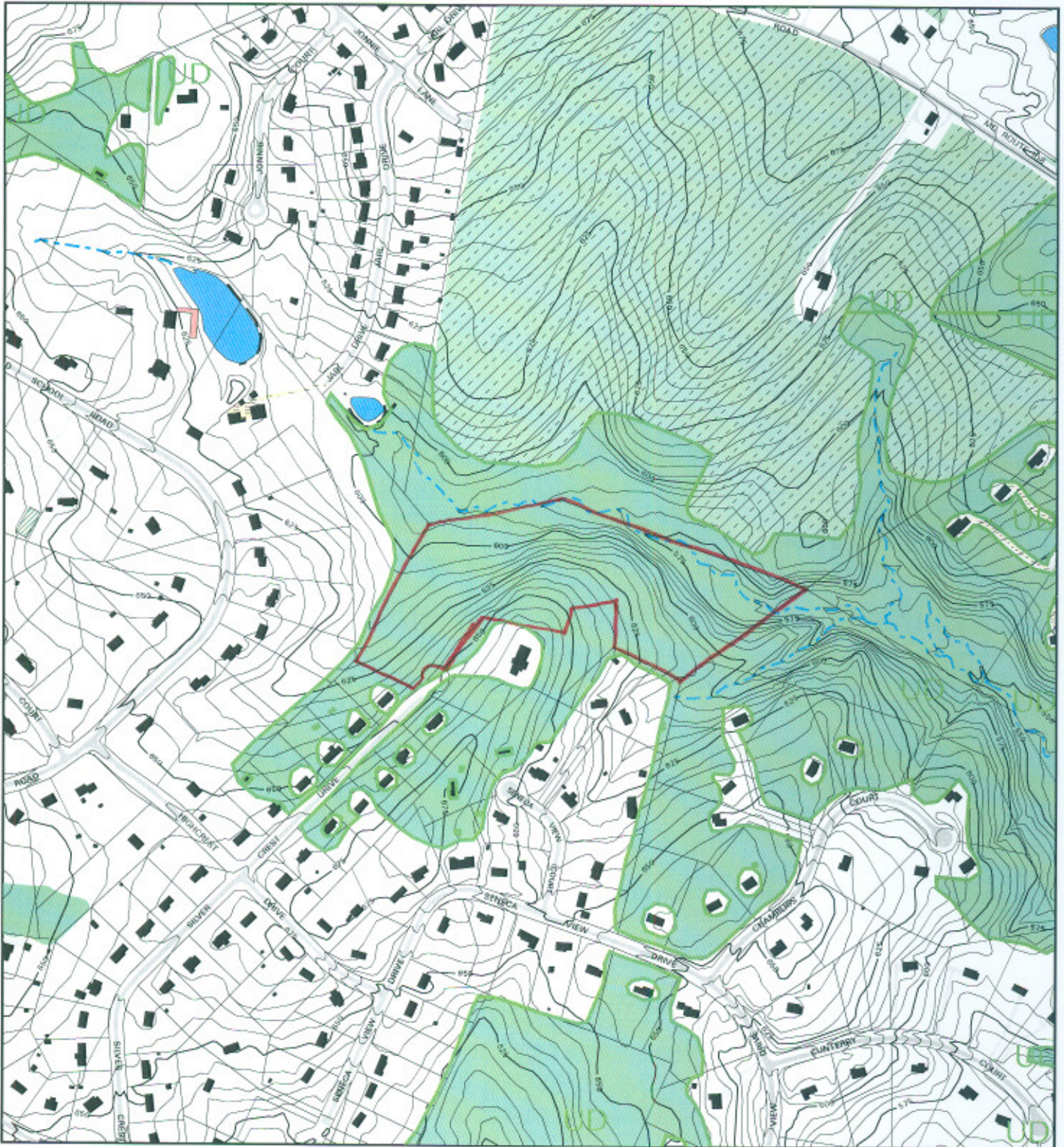
Preliminary Plan Data Table and Checklist

Plan Name: Silver Crest				
Plan Number: 120060990				
Zoning: Rural Cluster (RC)				
# of Lots: 2				
# of Outlots: 1				
Dev. Type: single family residential				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	40,000 s.f.	2.1 acres is minimum size proposed	RW	
Lot Width	125 ft.	Meets minimum	RW	Oct. 3, 2006
Lot Frontage	25 ft.	Meets minimum	RW	Oct. 3, 2006
Setbacks				
Front	50 ft. Min.	Must meet minimum ¹	RW	Oct. 3, 2006
Side	17/35 ft. Min./ ft. total	Must meet minimum ¹	RW	Oct. 3, 2006
Rear	35 ft. Min.	Must meet minimum ¹	RW	Oct. 3, 2006
Height	50 ft. Max.	May not exceed maximum ¹	RW	Oct. 3, 2006
Max Resid'l d.u. per Zoning	3	2	RW	Oct. 3, 2006
MPDUs	N/A			
TDRs	N/A			
Site Plan Req'd?	No			
FINDINGS				
<i>SUBDIVISION</i>				
Lot frontage on Public Street	YES		Agency Letter	May 18, 2006
Road dedication and frontage improvements	YES		Agency Letter	May 18, 2006
Environmental Guidelines	YES		Staff memo	Oct. 3, 2006
Forest Conservation	YES		Staff memo	Oct. 3, 2006
Master Plan Compliance	YES		RW	Oct. 3, 2006
Other (i.e., parks, historic preservation)	YES		RW	Oct. 3, 2006
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management	YES		Agency Letter	June 7, 2006
Water and Sewer (WSSC)	N/A			
10-yr Water and Sewer Plan Compliance	YES		Agency Letter	April 20, 2006
Well and Septic	YES		Agency Letter	June 7, 2006
Local Area Traffic Review	N/A			
Fire and Rescue	YES		Agency Letter	April 24, 2006
Other (i.e., schools)	N/A			

¹ To be determined by MCDPS at building permit

SILVER CREST (120060990)

Attachment "A"



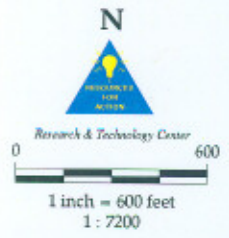
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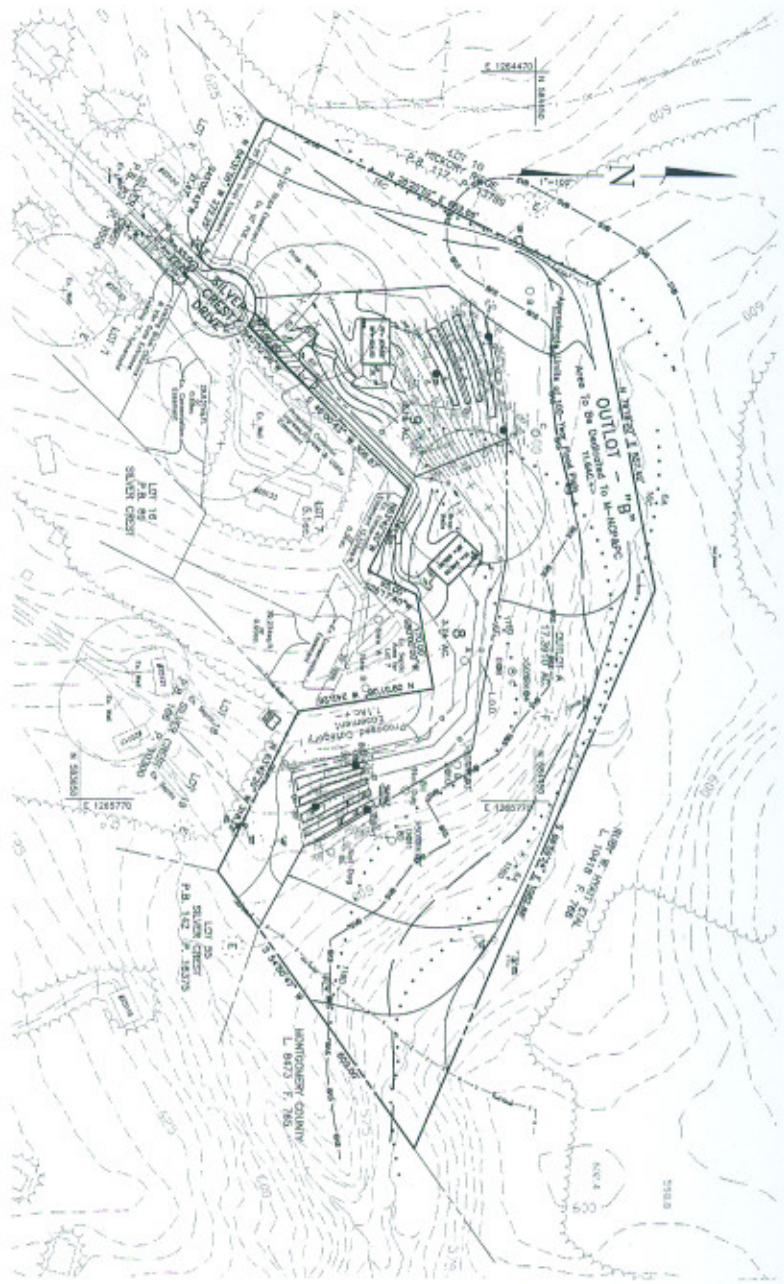
NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998





PRELIMINARY CERTIFICATE

I hereby certify that the above described lots are shown on the plan hereon submitted.

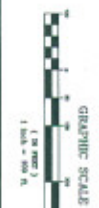
[Signature]
 JERRY HYATT & TIM HYATT
 112 Longpoint Way
 Gaithersburg, MD 20878
 Phone: 240-595-0229

SEPTIC BASIN CHART

LOT	AREA	SEPTIC BASIN	TYPE	DATE
1	1.00	1.00	1.00	1.00
2	1.00	1.00	1.00	1.00
3	1.00	1.00	1.00	1.00
4	1.00	1.00	1.00	1.00
5	1.00	1.00	1.00	1.00
6	1.00	1.00	1.00	1.00
7	1.00	1.00	1.00	1.00
8	1.00	1.00	1.00	1.00
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23	1.00	1.00	1.00	1.00
24	1.00	1.00	1.00	1.00
25	1.00	1.00	1.00	1.00
26	1.00	1.00	1.00	1.00
27	1.00	1.00	1.00	1.00
28	1.00	1.00	1.00	1.00
29	1.00	1.00	1.00	1.00
30	1.00	1.00	1.00	1.00

WHEEL TABLE

LOT	AREA	SEPTIC BASIN	TYPE	DATE
1	1.00	1.00	1.00	1.00
2	1.00	1.00	1.00	1.00
3	1.00	1.00	1.00	1.00
4	1.00	1.00	1.00	1.00
5	1.00	1.00	1.00	1.00
6	1.00	1.00	1.00	1.00
7	1.00	1.00	1.00	1.00
8	1.00	1.00	1.00	1.00
9	1.00	1.00	1.00	1.00
10	1.00	1.00	1.00	1.00
11	1.00	1.00	1.00	1.00
12	1.00	1.00	1.00	1.00
13	1.00	1.00	1.00	1.00
14	1.00	1.00	1.00	1.00
15	1.00	1.00	1.00	1.00
16	1.00	1.00	1.00	1.00
17	1.00	1.00	1.00	1.00
18	1.00	1.00	1.00	1.00
19	1.00	1.00	1.00	1.00
20	1.00	1.00	1.00	1.00
21	1.00	1.00	1.00	1.00
22	1.00	1.00	1.00	1.00
23	1.00	1.00	1.00	1.00
24	1.00	1.00	1.00	1.00
25	1.00	1.00	1.00	1.00
26	1.00	1.00	1.00	1.00
27	1.00	1.00	1.00	1.00
28	1.00	1.00	1.00	1.00
29	1.00	1.00	1.00	1.00
30	1.00	1.00	1.00	1.00



PREPARED FOR:
 JERRY HYATT & TIM HYATT
 112 Longpoint Way
 Gaithersburg, MD 20878
 PHONE: 240-595-0229

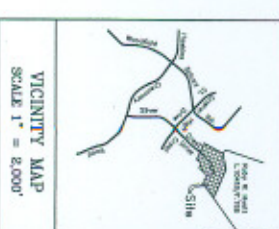
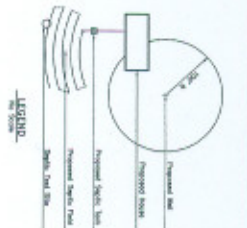
THE MAP SHOWS:

PRELIMINARY PLAN OF RESUBDIVISION
 OUTLOT "A", BLOCK "F"
SILVER CREST
 LOTS 8, 9 & Outlot "B", Block F
 12TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG Matica, Handrick & Chesnok, P.A.
 Chartered Surveyors & Planners
 1200 Montgomery Avenue, Suite 200
 Gaithersburg, MD 20878
 Phone: 301-281-0000
 Fax: 301-281-0001

Prepared by: Matica, Handrick & Chesnok, P.A.
 Date: 03-20-08
 Scale: 1"=500'
 Project No.: 08-001-1
 Sheet: 1 of 1

- NOTES:**
1. Topography from MDCOG File # 80000, 80000, 80000.
 2. 200' wide right of way for proposed road.
 3. Boundary information from recorded deeds and plans.
 4. Water and sewer utilities, 12" and 18" respectively.
 5. The project is shown on the proposed subdivision map.
 6. Boundary lines shown on the plan, 2 and 4th Outlots.
 7. A Major Survey Boundary Map/Plan, dated September 15, 2008, has been approved by the Montgomery County Planning Division, File # 2008-001.
 8. This plan is subject to the Montgomery County Planning Division's approval.
 9. The plan is subject to the Montgomery County Planning Division's approval.
 10. The plan is subject to the Montgomery County Planning Division's approval.
 11. All other boundaries and areas are subject to adjustment of final approved plan.
 12. All other boundaries and areas are subject to adjustment of final approved plan.



PROPOSED STANDARDS (PER CODE)

Proposed/Required	Proposed/Required
Lot Area (sq. ft.)	1,000 sq. ft.
Lot Width (ft.)	40.00 ft.
Lot Depth (ft.)	25.00 ft.
Street Front Setback (ft.)	10.00 ft.
Street Side Setback (ft.)	10.00 ft.
Street Rear Setback (ft.)	10.00 ft.
Front Yard Setback (ft.)	10.00 ft.
Side Yard Setback (ft.)	10.00 ft.
Rear Yard Setback (ft.)	10.00 ft.
Minimum Lot Area (sq. ft.)	10,000 sq. ft.
Minimum Lot Width (ft.)	50.00 ft.
Minimum Lot Depth (ft.)	50.00 ft.
Minimum Lot Area (sq. ft.)	10,000 sq. ft.
Minimum Lot Width (ft.)	50.00 ft.
Minimum Lot Depth (ft.)	50.00 ft.

- The **Ira Jones Farm** (15601 Kings Valley Road) barn was built around 1921. This barn is known as the first wood truss gambrel roof barn in the area. This type of self-supporting truss roof did not become common in the County until about 1930. The stabling area of stone and concrete is typical of c1910s bank barns. The house is a frame, center cross-gable structure with a front porch that faces Kings Valley Road.

Summary of Parkland Recommendations

Map #	Name	Plan Recommendation
1	North Point NP	Retain as neighborhood conservation park
2	Patuxent River SP	Affirm Countywide Park Trails Plan recommendation for a continuous natural surface trail along the Patuxent River
3	Damascus NP	Acquisition of adjacent property would enhance park
4	Oak Ridge CP	Explore opportunities to expand park when neighboring properties develop. Provide natural surface trails and the connecting sidewalk from Baker Middle School to the Damascus Community Recreation Center
5	Seneca Springs LP	Develop active recreational facilities such as ballfields, playfields, playground and trails. As subdivision occurs on adjoining properties, explore opportunities to provide an east-west trail connection and to include sensitive features in the park
6	Moyer Road LP	Support current activities
7	John Haines NP	Support current activities
8	Magruder Branch SVP	Extend hard surface trail north of Valley Park Drive to Damascus Town Center. Provide an attractive, urban park as trailhead for the trail in Damascus Town Center
9	Damascus Recreational	Consider increasing ballfield capacities through lighting and/or reconfiguration of ballfields
10	Woodfield LP	Provide large local park with several athletic fields, a large playground and multi-use court
→ 11	Great Seneca SVP	Continue acquisition of properties to allow completion of the Seneca Greenway Trail
12	Great Seneca Tributary SVP	As subdivision occurs, explore opportunities to provide an east-west trail connection and to include sensitive features in the park system
13	Little Bennett Creek SVP	Acquire as parkland in dedication to serve conservation and recreation purposes
*	Potential park sites	Sites owned by School Board. Add to park system for recreation if not needed as school sites

Map numbers refer to Existing and Proposed Parkland Map

NP - Neighborhood Park

SP - State Park

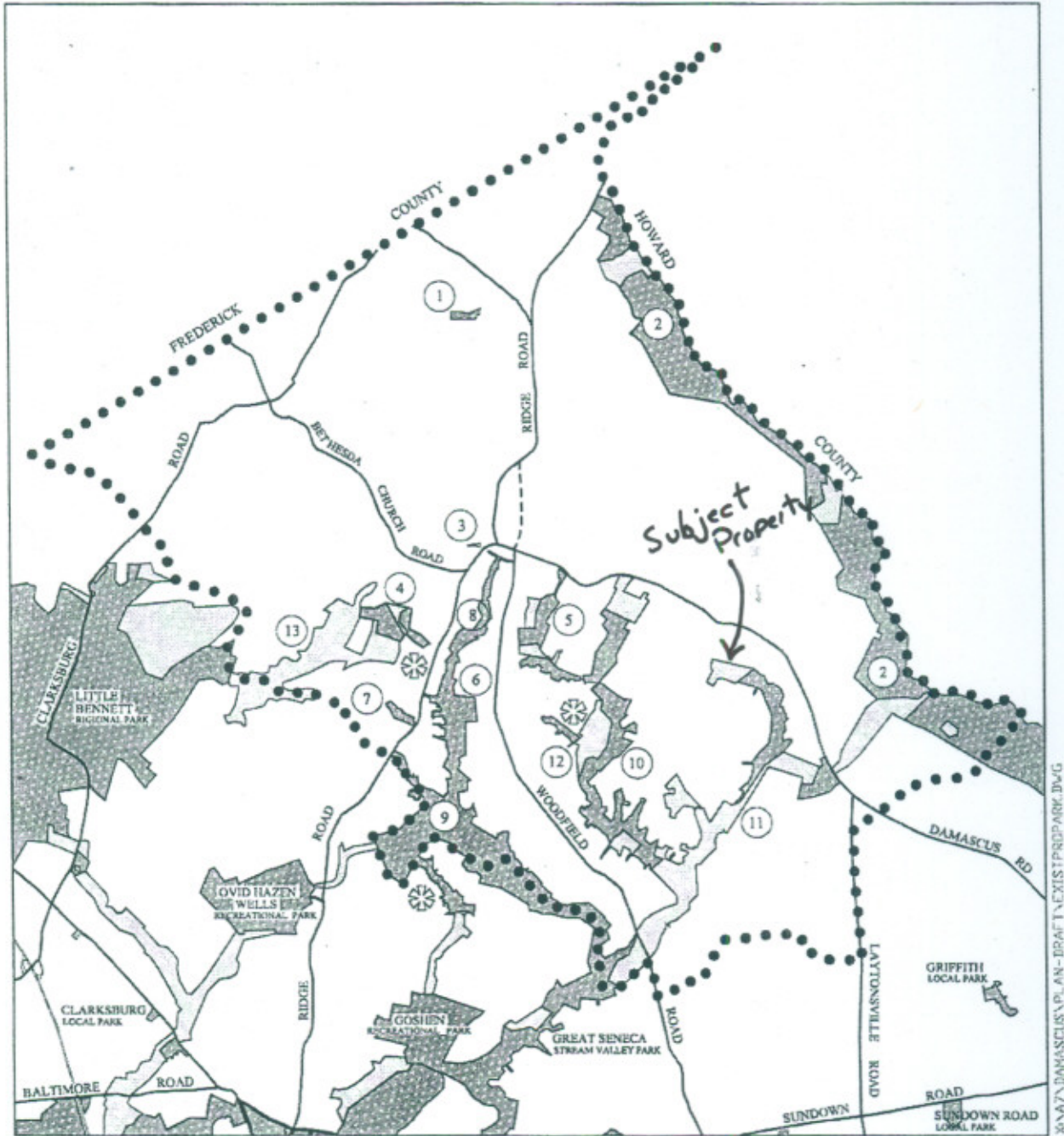
LP - Local Park

CP - Conservation Park

RP - Recreational Park

SVP - Stream Valley Park

Existing and Proposed Parkland



PARK OWNERSHIP

- Master Plan Area Boundary
- Existing Parkland
- Proposed Parkland
- Potential Park Sites
(If not Required by School Board)

- | | | |
|--|---|---|
| 1 North Point
Neighborhood
Conservation Area | 5 Seneca Springs
Local Park
To be Developed | 10 Woodfield
Local Park
To be Developed |
| 2 Patuxent River
State Park | 6 Moyer Road
Local Park | 11 Great Seneca
Stream Valley Park |
| 3 Damascus
Neighborhood Park | 7 John Haines
Neighborhood Park | 12 Great Seneca Tributary
Stream Valley Park |
| 4 Oak Ridge
Conservation Park | 8 Magruder Branch
Stream Valley Park | 13 Little Bennett Creek
Stream Valley Park |
| 9 Damascus
Neighborhood Park | | |



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TRAILS PLAN

The 1998 Countywide Park Trails Plan guides trail planning in Montgomery County. Damascus is included in the Upcounty Trail Corridor where the Plan objective is to "provide a hard surface recreational trail to serve the existing and future residents of Germantown, Clarksburg, and Damascus." The Countywide Park Trails Plan distinguishes between hard surface trails (such as the Magruder Branch asphalt and boardwalk trail) and natural surface trails (typically narrow tread and dirt surfaces). The Damascus area provides both types of trail experiences.

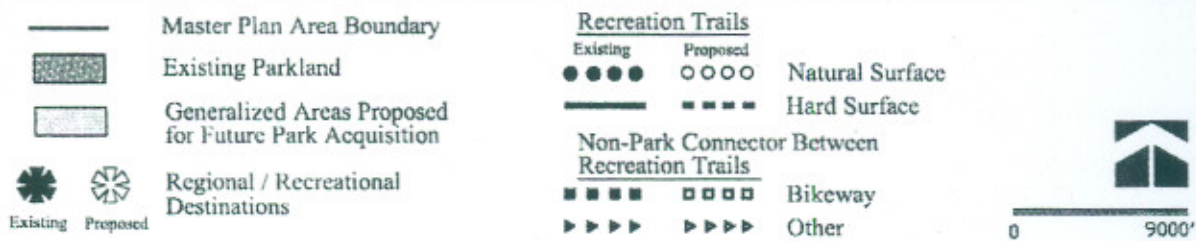
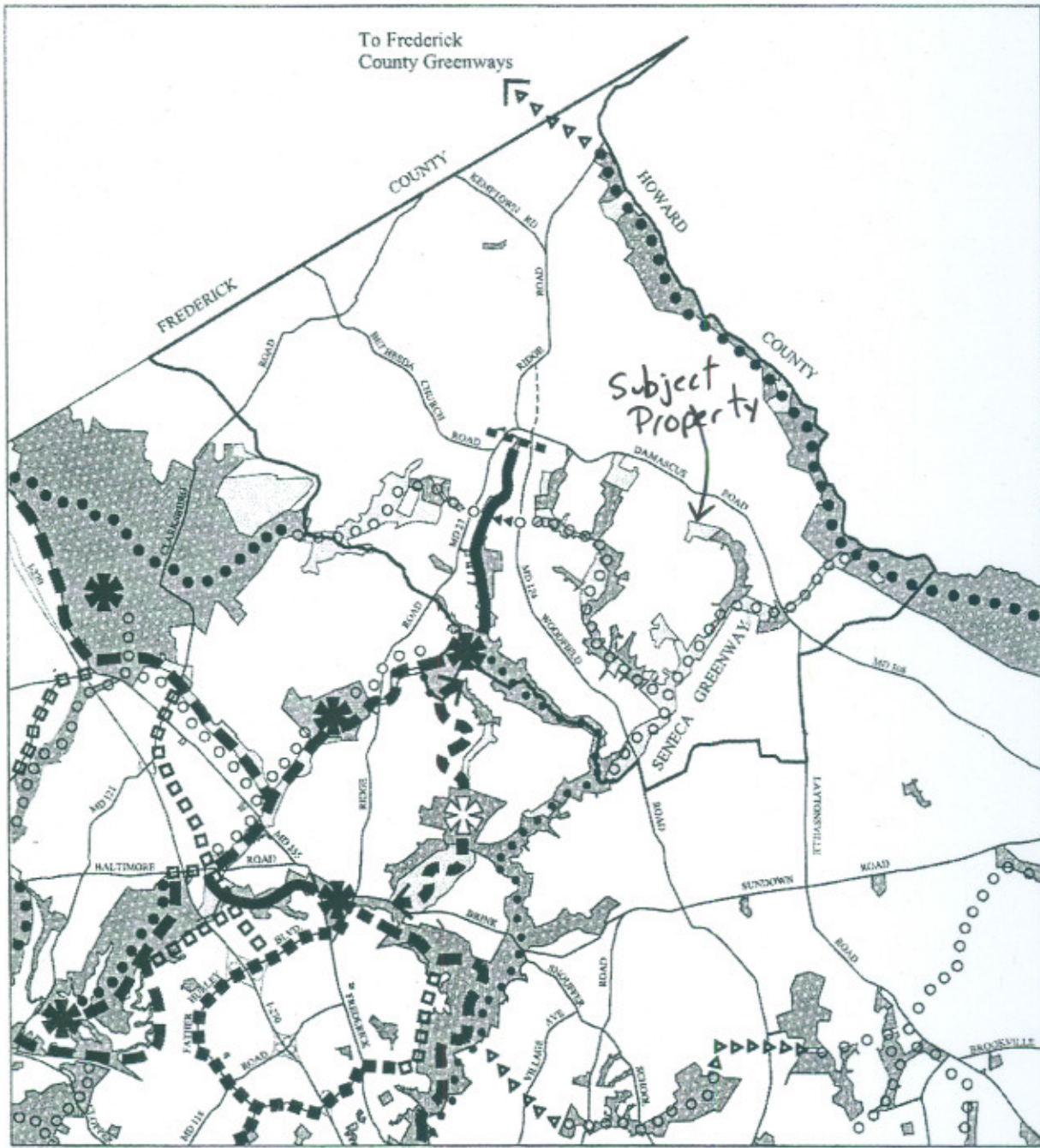
The Magruder Branch Hiker-Biker Trail is located in the Magruder Branch Stream Valley Park. This critical element is the only paved trail in the Damascus planning area. This Plan strongly supports the continuation of the trail northward to a northern terminus in the Town Center. Attention must continue to be given to providing safe road crossings for those using the trail at all crossing locations. This Plan particularly notes the need for providing a safer trail crossing at Sweepstakes Road, and ensuring a safe crossing of Bethesda Church Road when that segment is developed.

Potential solutions for the very busy Bethesda Church Road crossing could include consideration of improvements including median refuges, pedestrian activated signal control, or grade separated crossings, in addition to more conventional operation approaches involving signing and marking.

In terms of the natural surface trail pattern in Damascus, this Plan recommends that the *Countywide Park Trail Plan* be amended to reflect a new concept for east-west connectivity and other modifications as noted below:

- Reflects the east-west natural surface trail corridor being added to link the Seneca Trail to the east to the Little Bennett Trail system to the west.
- Identifies the importance of a sidewalk or bike path along Valley Park Drive to access this trail connection, and including special treatment for the Ridge Road crossing to ensure safety for those using the connection.
- ▪ Supports providing indicated trail connections in the Countywide Park Trail Plan and this Master Plan during the subdivision review process at time of development.

Damascus Area Proposed Amendments to the Countywide Park and Trails Plan



PRPA-Report

Attachment "D"

September 18, 2006

120060990 Silver Crest Subdivision- Hyatt Property 17.40 acres, Jerry and Tim Hyatt-applicants

The entire property is within proposed generalized park acquisition boundaries as per the Damascus Master Plan (approved 28JULY2005) for resource protection and connectivity purposes. The previous Damascus Master Plan indicated a similar but less exact area for acquisition. This property is entirely forested with moderate to steep slopes comprising headwaters of Great Seneca Creek. Due to the headwaters position, any disturbance to the natural community on this property will have impact to downstream areas of Great Seneca Creek.

Upon field review in May 2006 by Parks staff, the proposed park boundary makes good planning sense when considering continuation of an existing stream valley park system, headwater position, the existing connectivity of the riparian system, protection and preservation of forest and avoidance of development on moderately steep slopes transitioning to steep slopes.

The proposed parkland is good quality forest associated with a prominent north facing slope in the headwaters of Great Seneca Creek. Specimen and near specimen sized mixed oak species are common. Lower elevation vegetation is prominently influenced by a northern exposure and a bowl or sink topography producing a cooler microclimate. As a result, plants typically uncommon to Montgomery County were noted, including Canada mayflower or Wild Lily of the Valley, Black Birch (including 10-14" DBH representatives) and false hellebore. Evaluation of the property for potential rare, threatened, and endangered species has not been fully explored.

The proposed 2-lot subdivision involves the removal of 6 acres of forest. The Forest Conservation Act requires 6.96 acres of required forest retention to meet Forest Conservation Act guidelines. The proposed plan proposes 11.40 acres of forest to be placed into a Category 1 Forest Conservation easement, 9 acres of which is within the environmental buffer.

The proposed subdivision does not eliminate the ability to implement trail objectives as part of the Master Plan. The proposed development, including septic fields would result in significant clearing of forest (6 acres) and encroachment on the proposed park boundary.

Through the proposed dedication of 11.40 acres of Conservation Easement to M-NCPPC, the proposed preliminary plan marginally implements Park Planning objectives by generally adhering to the proposed park boundary. Approximately six acres of moderate to high quality forest would be cleared to implement this preliminary plan. The quality of the resource, headwater position and connectivity are cause for concern, but not outright objection to Parks Staff. Adhering to the planned proposed park boundaries by means of a fee simple purchase by M-NCPPC in the amount of fair market value for the two proposed lots is the preferred outcome by Park staff-however, this approach is not favored by the applicant.

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