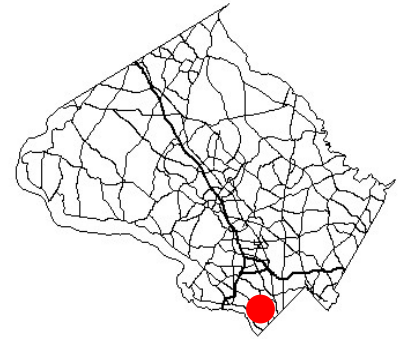




MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #
12/9/10



MEMORANDUM

DATE: November 24, 2010
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief
Catherine Conlon, Subdivision Supervisor
Development Review Division
FROM: Neil Braunstein, Planner Coordinator (301-495-4532)
Development Review Division
REVIEW TYPE: Preliminary Plan of Subdivision; resubdivision
APPLYING FOR: 2 lots for 2 one-family detached dwelling units
PROJECT NAME: 6214 Verne Street
CASE #: 120080330
REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations
ZONE: R-60
LOCATION: On south side of Verne Street, 600 feet west of River Road (MD 190)
MASTER PLAN: Bethesda/Chevy Chase
APPLICANT: Estate of Elizabeth S. Goodwin
ENGINEER: AAH Consultants
FILING DATE: July 16, 2008
HEARING DATE: December 9, 2010

Approval signatures

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RECOMMENDATION: Approval subject to the following conditions:

- 1) Approval under this preliminary plan is limited to two lots for two one-family detached dwelling units.
- 2) The applicant must comply with the certified tree save plan.
- 3) The applicant must dedicate and the record plat must show dedication of approximately 2,454 square feet of right-of-way along the property frontage, as shown on the preliminary plan, for the cul-de-sac of Verne Street.
- 4) The applicant must construct all road improvements within the rights-of-way shown on the approved preliminary plan to the full width mandated by the master plan and to the design standards imposed by all applicable road codes.
- 5) The applicant must comply with the conditions of the Montgomery County Department of Permitting Services (MCDPS) stormwater management approval dated March 12, 2010. These conditions may be amended by MCDPS, provided the amendments do not conflict with other conditions of the preliminary plan approval.
- 6) The applicant must comply with the conditions of the Montgomery County Department of Transportation (MCDOT) letter dated May 26, 2009. These conditions may be amended by MCDOT, provided the amendments do not conflict with other conditions of the preliminary plan approval.
- 7) The applicant must satisfy provisions for access and improvements as required by MCDOT prior to recordation of plat(s).
- 8) Before any building permit is issued, the applicant must make the applicable school facilities payment at the middle school level to MCDPS.
- 9) The certified preliminary plan must contain the following note: “Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the preliminary plan are illustrative. The final locations of buildings, structures and hardscape will be determined during the building permit process. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board’s approval.”
- 10) The record plat must show necessary easements.
- 11) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for eighty-five (85) months from the date of mailing of the Planning Board resolution.

SITE DESCRIPTION

The subject property, shown below and in Attachment A, is part of a platted parcel and is 29,226 square feet (0.67 acres) in area. The property is zoned R-60. It is located on the south side of Verne Street, 600 feet west of River Road (MD 190). The property has frontage on Verne Street to the north and on the terminus of Redwing Road to the south. The property is developed with a one-family detached dwelling, which is proposed to be removed to accommodate the subdivision. Surrounding properties to the north, south, east, and west are developed with one-family detached dwellings in the R-60 zone.

The subject property is located within the Potomac River watershed. There are no streams, wetlands, floodplains, or other significant environmental features and no environmental buffers on the site. The subject property contains 0.1 acres of forest along the western property boundary. The onsite forest is connected to a larger offsite forest area.



PROJECT DESCRIPTION

The applicant proposes to resubdivide the existing part of a platted parcel into two lots for two one-family detached dwellings. The two lots are proposed in a radial pattern around the southern portion of the cul-de-sac at the terminus of Verne Street. This cul-de-sac is proposed to be enlarged towards the south – through dedication of land from the subject property for right-of-way and addition of pavement within the proposed dedication area – in order to provide a turn-around area that meets the standards of the Montgomery County Fire and Rescue Service (MCFRS) and Montgomery County Department of Transportation (MCDOT). Access to the lots is proposed via individual driveways from Verne Street. Although proposed Lot B also has frontage on the terminus of Redwing Road, no vehicular access is permitted or proposed from Redwing Road.

(Attachment B – proposed plan)

PREVIOUS HEARING

The Planning Board held a public hearing on the application on October 1, 2009. The hearing was for a previously-submitted three-lot version of the preliminary plan. Staff recommended denial of the application because the proposed lots were not of the same character as surrounding existing lots with respect to frontage, as required by the resubdivision criteria in Section 50-29(b)(2) of the Subdivision Regulations. At the public hearing, the Board granted the applicant's request for a deferral in order to redesign the subdivision layout. As a result of that redesign, the applicant has submitted the two-lot subdivision that is now before the Planning Board.

ANALYSIS AND FINDINGS

Master Plan Compliance

The Bethesda/Chevy Chase Master Plan does not specifically address the subject property. The Master Plan recommends retention of existing zoning throughout the Master Plan area in the absence of a specific recommendation for change on a particular property. Thus, in the case of the subject property, the Master Plan calls for retention of the existing R-60 zoning. In the Land Use and Zoning section of the plan, the property and surrounding development is identified as suitable for one-family detached housing. The proposed subdivision complies with the recommendations adopted in the Bethesda/Chevy Chase Master Plan in that it proposes one-family detached housing consistent with the current density of the neighborhood and the current zoning designation. The proposed lots will be similar to surrounding lots with respect to dimensions, orientation, and shape, and the proposed residences will have a similar relationship to the public street and surrounding residences as existing residences in the area. The proposed subdivision will not alter the existing pattern of development or land use, which is in substantial conformance with the Master Plan recommendation to maintain the existing land use.

Public Facilities

Roads and Transportation Facilities

Access to the proposed lots is proposed via individual driveways from Verne Street. The cul-de-sac at the terminus of Verne Street is proposed to be expanded in order to provide a turnaround that meets the standards of MCFRS and MCDOT.

The proposed subdivision does not generate 30 or more vehicle trips during the morning or evening peak hours. Therefore, the application is not subject to Local Area Transportation Review. In addition, the proposed subdivision does not generate more than three new vehicle trips in the morning or evening peak hours. Therefore, the application is also not subject to Policy Area Mobility Review.

Other Public Facilities and Services

Public facilities and services are available and will be adequate to serve the proposed development. The property is proposed to be served by public water and public sewer. The application has been reviewed by the Montgomery County Fire and Rescue Service who has determined that the property will have appropriate access for fire and rescue vehicles. Other public facilities and services, such as police stations, firehouses, and health services are operating according to the Growth Policy resolution currently in effect and will be adequate to serve the property. The application is within the Whitman High School cluster area which is currently operating between 105-120% of capacity at the middle school level. A school facilities payment is required at the middle school level, but only for one dwelling unit since the second proposed dwelling will replace an existing unit. Electrical, telecommunications, and gas services are also available to serve the Property.

Environment

The site contains no environmentally sensitive areas and no associated buffer areas.

The site contains 0.1 acres of forest, located along the western property boundary. In addition, there are six specimen trees (30 inches or greater in diameter for most common species) and two significant trees (24-inch or greater diameter) onsite. The proposed plan shows that approximately half of the 0.1-acre forest would be cleared by the development.

Environmental Planning staff approved a request for an exemption from submitting a forest conservation plan on September 28, 2010 under Section 22A-5(s)(2) – Small Property. This request was granted because the proposed development meets the following conditions:

1. Does not require a special exception;
2. Does not result in the cutting, clearing or grading of:
 - a. More than a total of 20,000 square feet of forest.
 - b. Any forest in a stream buffer.
 - c. Any forest on property located in a special protection area in which a water quality plan must be submitted.
 - d. Any trees or forest subject to a previously approved forest conservation or tree save plan.
3. Is subject to a declaration of intent filed with the Planning Director.

As this property does propose to remove specimen trees, it is subject to the Section 22A-6(b) tree save plan provision. A tree save plan with detailed and specific tree protection measures was prepared by an ISA-certified arborist and submitted with the preliminary plan. The plan shows the removal of one specimen (30” white oak) and one significant (24” white oak) tree. The other significant and specimen trees will be protected through a combination of restricted LOD and tree protection measures. Because the application is exempt from forest conservation requirements, removal of the specimen trees does not require approval of a forest conservation variance.

The MCDPS Stormwater Management Section approved the stormwater management concept on March 12, 2010. The stormwater management concept includes water quality control and recharge via drywells for the roof areas and non-rooftop disconnect for the driveways. Channel protection is not required because the one-year post-development peak discharge is less than 2 cubic feet per second.

Compliance with the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections, including the requirements for resubdivision as discussed below.

The lots were reviewed for compliance with the dimensional requirements for the R-60 zone as specified in the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in attached Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

Conformance with Section 50-29(b)(2)

A. Statutory Review Criteria

In order to approve an application for resubdivision, the Planning Board must find that each of the proposed lots complies with all seven of the resubdivision criteria, set forth in Section 50-29(b)(2) of the Subdivision Regulations, which states:

Resubdivision. Lots on a plat for the Resubdivision of any lot, tract or other parcel of land that is part of an existing subdivision previously recorded in a plat book shall be of the same character as to street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing block, neighborhood or subdivision.

B. Neighborhood Delineation

In administering Section 50-29(b)(2) of the Subdivision Regulations, the Planning Board must determine the appropriate “neighborhood” for evaluating the application. In this instance, the Neighborhood selected by the applicant, and agreed to by staff, consists of 38 lots (Attachment C). The neighborhood includes platted lots in the R-60 zone on and in the vicinity of Verne Street. The lots share several points of access on Verne Street, Stardust Lane, Redwing Road, and Wynkoop Boulevard. The designated neighborhood provides an adequate sample of the lot and development pattern of the area. A tabular summary of the area based on the resubdivision criteria is included in Attachment D.

C. Analysis

Comparison of the Character of Proposed Lots to Existing

In performing the analysis, the above-noted resubdivision criteria were applied to the delineated neighborhood. The proposed lots are of the same character as other lots within the defined neighborhood. Therefore, the proposed resubdivision complies with the criteria of Section 50-29(b)(2). As set forth below, the attached tabular summary and graphical documentation support this conclusion:

Frontage:

In a neighborhood of 38 lots, lot frontages range from 40 feet to 129 feet. Six of the lots have frontages of less than 60 feet, 27 lots have frontages between 60 and 100 feet, and the remaining five lots have frontages of 100 feet or more. Proposed Lot A has a frontage of 50 feet and proposed Lot B has a frontage of 71 feet. **The proposed lots will be of the same character as existing lots in the neighborhood with respect to lot frontage.**

Alignment:

Thirty-five of the 38 existing lots in the neighborhood are perpendicular in alignment, two are radial, and the remaining one is a corner lot. The two proposed lots are radial in alignment. While there would be only four radial lots in the neighborhood with approval of this application, the radial alignment is a necessary consequence of the lots fronting onto a cul-de-sac. The two existing radial lots are also located on the cul-de-sac, and the proposed lots would be similar in character to those. **The proposed lots are of the same character as existing lots in the same circumstance with respect to the alignment criterion.**

Size:

The lots in the delineated neighborhood range from 6,447 square feet to 15,213 square feet. Five of the lots are smaller than 7,000 square feet, 25 are between 7,000 and 10,000 square feet, and eight are between 10,000 and 15,300 square feet. Proposed Lot A is 13,390 square feet in size and proposed Lot B is 13,382 square feet in size. **The proposed lot sizes are in character with the size of existing lots in the neighborhood.**

Shape:

Sixteen of the existing lots in the neighborhood are rectangular, fourteen are trapezoidal, and the remaining eight are irregularly shaped lots. The two proposed lots are irregularly shaped. **The shapes of the proposed lots will be in character with shapes of the existing lots.**

Width:

The lots in the delineated neighborhood range from 50 feet to 106 feet in width. Three of the lots have widths of less than 60 feet, 28 lots have widths between 60 and 80 feet, and the remaining seven lots have widths of more than 80 feet. The two proposed lots have

widths of 60 feet. **The proposed lots will be in character with existing lots in the neighborhood with respect to width.**

Area:

The lots in the delineated neighborhood range from 2,207 square feet to 8,492 square feet in buildable area. Nine of the lots have a buildable area less than 3,000 square feet, 19 are between 3,000 and 5,000 square feet, and ten are between 5,000 and 8,500 square feet. Proposed Lot A has a buildable area of 6,950 square feet and proposed Lot B has a buildable area of 5,816 square feet. **The proposed lots will be of the same character as other lots in the neighborhood with respect to buildable area.**

Suitability for Residential Use: The existing and the proposed lots are zoned residential and the land is suitable for residential use.

Citizen Correspondence and Issues

The applicant conducted a pre-submission community meeting on February 23, 2008, at which the original three-lot subdivision was presented. At the meeting, citizens raised concerns regarding tree removal, proposed building height, and the location of proposed dwellings. The developer addressed these concerns at the meeting by noting the preparation of a tree save plan and by referring to the zoning ordinance regulations on height and setbacks. Two citizens raised storm drainage, traffic, and tree removal concerns about the previous three-lot configuration at the Planning Board's October 1, 2009 hearing. The currently-proposed two-lot subdivision addresses those concerns by creating less impervious area, generating fewer vehicle trips, and requiring that fewer trees be removed, as compared to the previous proposal.

Written notice was also given by the applicant and staff of the current public hearing date. As of the date of this report, no citizen letters have been received.

CONCLUSION

Section 50-29(b)(2) of the Subdivision Regulations specifies seven criteria with which resubdivided lots must comply. They are street frontage, alignment, size, shape, width, area and suitability for residential use within the existing block, neighborhood or subdivision. As set forth above, the two proposed lots are of the same character as the existing lots in the defined neighborhood with respect to each of the resubdivision criteria, and therefore, comply with Section 50-29(b)(2) of the Subdivision Regulations. The proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance and comply with the recommendations of the Bethesda/Chevy Chase Master Plan. Access and public facilities will be adequate to serve the proposed lots, and the application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

Attachments

- Attachment A – Vicinity Development Map
- Attachment B – Proposed Development Plan

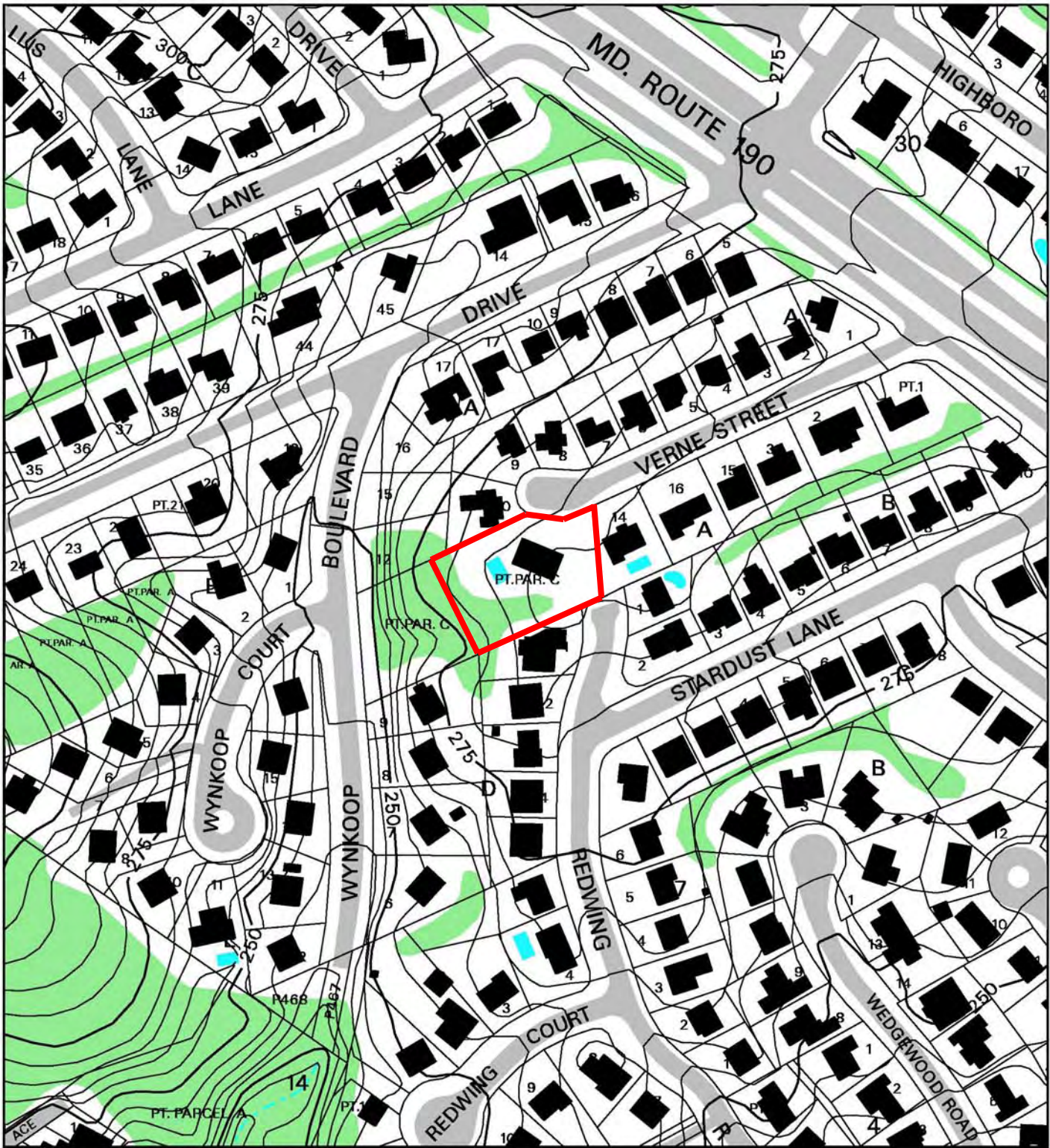
Attachment C – Resubdivision Neighborhood Map
Attachment D – Resubdivision Data Table
Attachment E – Tree Save Plan
Attachment F – Agency Correspondence Referenced in Conditions

Table 1: Preliminary Plan Data Table and Checklist

Plan Name: 6214 Verne Street				
Plan Number: 120080330				
Zoning: R-60				
# of Lots: 2				
# of Outlots: N/a				
Dev. Type: Residential				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval by the Preliminary Plan	Verified	Date
Minimum Lot Area	6,000 sq. ft.	13,382 sq. ft. minimum	NB	11/24/10
Lot Width	60 ft.	60 ft. minimum	NB	11/24/10
Lot Frontage	25 ft.	50 ft. minimum	NB	11/24/10
Setbacks				
Front	25 ft. Min.	Must meet minimum ¹	NB	11/24/10
Side	8 ft. Min./18 ft. total	Must meet minimum ¹	NB	11/24/10
Rear	20 ft. Min.	Must meet minimum ¹	NB	11/24/10
Height	35 ft. Max.	May not exceed maximum ¹	NB	11/24/10
Max Resid'l d.u. per Zoning	4	2	NB	11/24/10
MPDUs	N/a		NB	11/24/10
TDRs	N/a		NB	11/24/10
Site Plan Req'd?	No		NB	11/24/10
FINDINGS				
<i>SUBDIVISION</i>				
Lot frontage on Public Street		Yes	NB	11/24/10
Road dedication and frontage improvements		Yes	Agency letter	5/26/09
Environmental Guidelines		N/a	Staff memo	9/4/09
Forest Conservation		Incomplete	Staff memo	9/4/09
Master Plan Compliance		No	Staff memo	8/25/08
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management		Yes	Agency letter	3/12/10
Water and Sewer (WSSC)		Yes	Agency comments	8/25/08
10-yr Water and Sewer Plan Compliance		Yes	Agency comments	8/25/08
Well and Septic		N/a	Agency letter	8/25/08
Local Area Traffic Review		N/a	Staff memo	8/25/08
Policy Area Mobility Review		N/a	Staff memo	8/25/08
Transportation Management Agreement		No	Staff memo	8/25/08
School Cluster in Moratorium?		No	NB	11/24/10
School Facilities Payment		Yes	NB	11/24/10
Fire and Rescue		Yes	Agency letter	5/18/09

¹ As determined by MCDPS at the time of building permit.

6214 VERNE STREET (120080330)



Map compiled on November 23, 2010 at 11:55 AM | Site located on base sheet no - 208NW06

NOTICE

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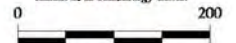
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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

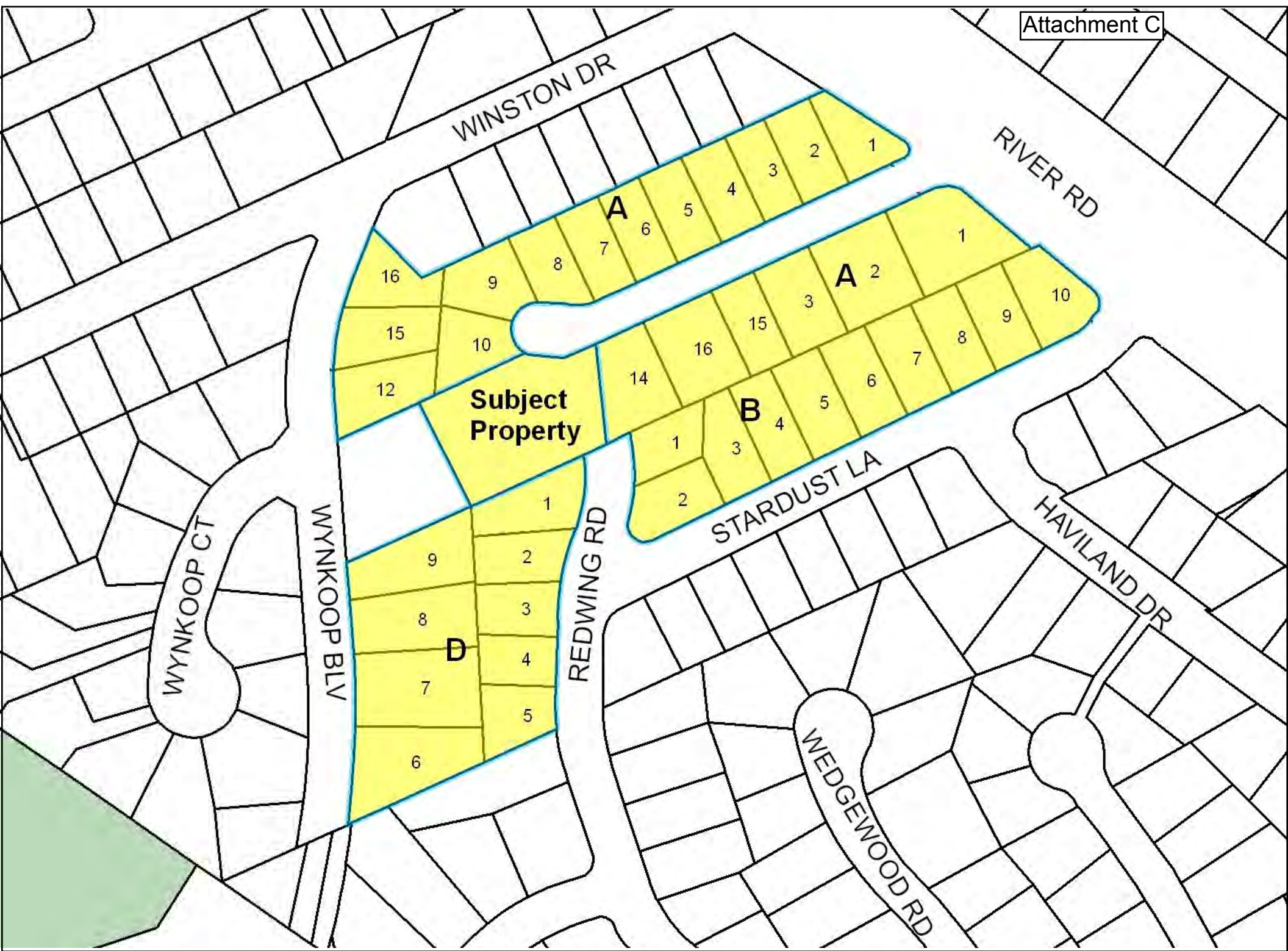
Key Map



Research & Technology Center



1 inch = 200 feet
1 : 2400



WINSTON DR

RIVER RD

WYNKOOP CT

WYNKOOP BLV

REDWING RD

STARDUST LA

WEDGEWOOD RD

HAVILAND DR

Subject Property

A

A 2

B

D

16

15

12

9

8

7

6

9

10

14

1

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7

8

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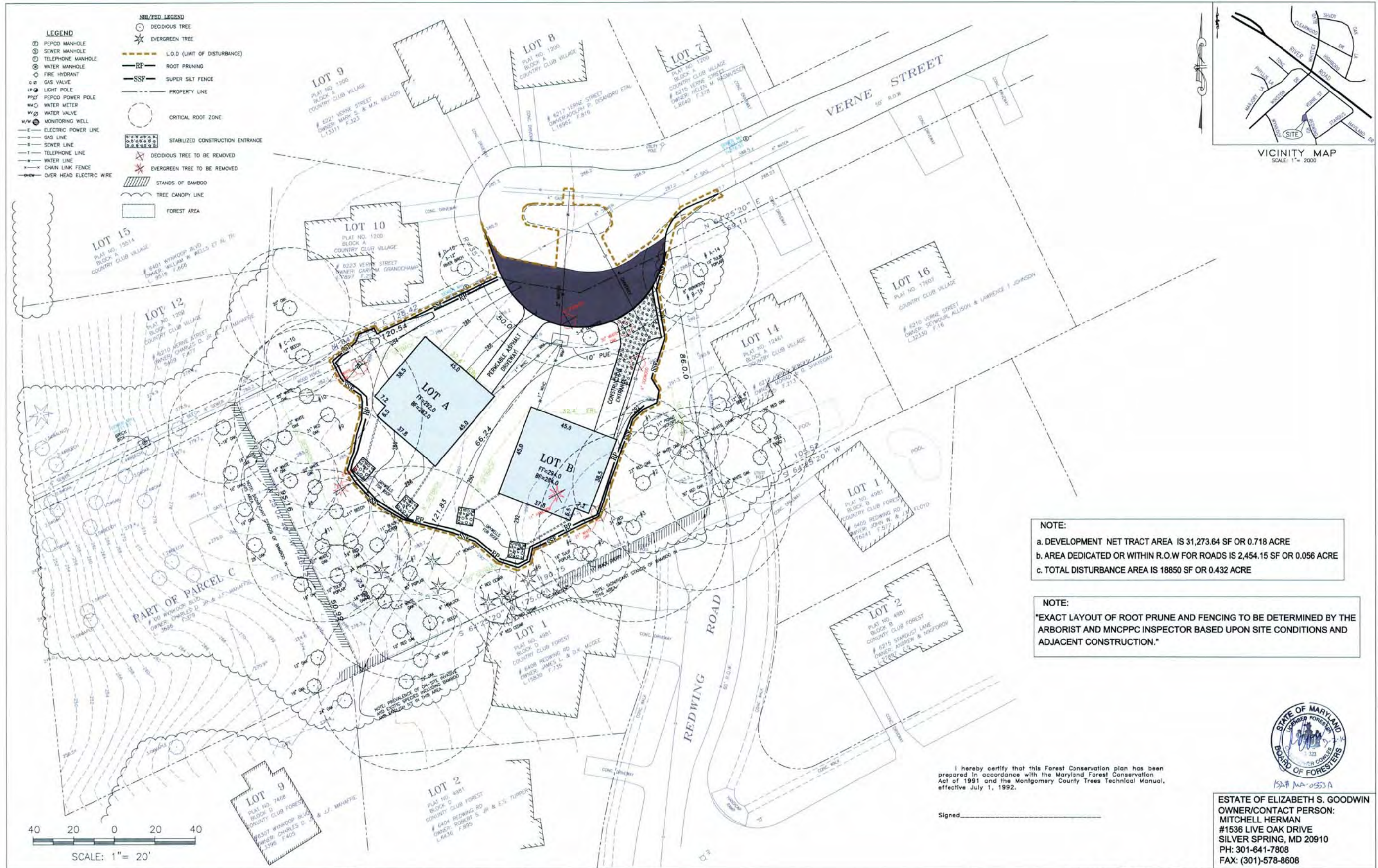
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6214 VERNE STREET COMPARABLE LOTS DATA TABLE

* FOR COUNTRY CLUB VILLAGE A.F.E. HORN'S SUBDIVISION

FOR COUNTRY CLUB VILLAGE W.B. SLATER'S SUBDIVISION

Plat #	LOT#	BLOCK	FRONTAGE	ALIGNMENT	LOT AREA	SHAPE	BUILDABLE AREA	LOT WIDTH
Proposed	18(A)	A*	50	RADIAL	13390	IRREGULAR	6950	60
Proposed	19(B)	A*	71	RADIAL	13382	IRREGULAR	5816	60
1200	9	A	40	RADIAL	8237	IRREGULAR	3630	60
4981	5	D	44	PERPENDICULAR	6829	TRAPEZOIDAL	2750	50
7468	9	D	54	PERPENDICULAR	11953	TRAPEZOIDAL	6548	60
1200	10	A	55	RADIAL	8169	IRREGULAR	3590	60
1176	2	A#	55	PERPENDICULAR	6676	RECTANGULAR	2826	55
1176	3	A#	55	PERPENDICULAR	6676	RECTANGULAR	2826	55
1200	7	A	60	PERPENDICULAR	7282	RECTANGULAR	3208	60
1200	4	A	60	PERPENDICULAR	7283	RECTANGULAR	3208	60
1200	5	A	60	PERPENDICULAR	7283	RECTANGULAR	3208	60
1200	6	A	60	PERPENDICULAR	7283	RECTANGULAR	3208	60
12461	15	A	62	PERPENDICULAR	7511	RECTANGULAR	3350	62
7468	8	D	64	PERPENDICULAR	11249	TRAPEZOIDAL	6032	68
4981	9	B	65	PERPENDICULAR	7840	RECTANGULAR	3560	65
4981	8	B	65	PERPENDICULAR	7976	RECTANGULAR	3658	65
4981	7	B	65	PERPENDICULAR	8112	RECTANGULAR	3755	65
4981	6	B	65	PERPENDICULAR	8249	RECTANGULAR	3852	65
4981	5	B	65	PERPENDICULAR	8384	RECTANGULAR	3950	65
4981	4	B	65	PERPENDICULAR	8570	RECTANGULAR	4049	65
4981	4	D	65	PERPENDICULAR	6577	TRAPEZOIDAL	2645	65
4981	3	B	65	PERPENDICULAR	7599	IRREGULAR	3596	65
4981	3	D	68	PERPENDICULAR	7044	TRAPEZOIDAL	2610	65
4981	2	D	68	PERPENDICULAR	7604	IRREGULAR	3020	61
1200	14	A	69	PERPENDICULAR	10581	TRAPEZOIDAL	5177	83
4981	10	B	71	PERPENDICULAR	7739	TRAPEZOIDAL	2207	60
1200	8	A	72	PERPENDICULAR	7028	TRAPEZOIDAL	3500	60
15514	15	A	72	PERPENDICULAR	8185	TRAPEZOIDAL	3790	60
1200	12	A	72	PERPENDICULAR	9215	TRAPEZOIDAL	5883	60
4981	1	B	73	PERPENDICULAR	6447	TRAPEZOIDAL	2350	70
1404	3	A*	79	PERPENDICULAR	9525	RECTANGULAR	4616	79
17607	1	A*	84	PERPENDICULAR	15213	TRAPEZOIDAL	6765	84
1176	1	A#	85	PERPENDICULAR	8824	TRAPEZOIDAL	2598	60
7468	7	D	86	PERPENDICULAR	14668	TRAPEZOIDAL	8492	90
17607	16	A	95	PERPENDICULAR	11514	RECTANGULAR	5866	95
1404	2	A*	100	PERPENDICULAR	12115	RECTANGULAR	6244	100
4981	1	D	101	PERPENDICULAR	9905	IRREGULAR	5852	70
15514	16	A	105	PERPENDICULAR	7357	IRREGULAR	2620	60
4981	2	B	112	CORNER	8506	IRREGULAR	4260	105
7468	6	D	129	PERPENDICULAR	14114	IRREGULAR	7819	106



NOTE:
 a. DEVELOPMENT NET TRACT AREA IS 31,273.64 SF OR 0.718 ACRE
 b. AREA DEDICATED OR WITHIN R.O.W FOR ROADS IS 2,454.15 SF OR 0.056 ACRE
 c. TOTAL DISTURBANCE AREA IS 18850 SF OR 0.432 ACRE

NOTE:
 EXACT LAYOUT OF ROOT PRUNE AND FENCING TO BE DETERMINED BY THE ARBORIST AND MNCPPC INSPECTOR BASED UPON SITE CONDITIONS AND ADJACENT CONSTRUCTION.

I hereby certify that this Forest Conservation plan has been prepared in accordance with the Maryland Forest Conservation Act of 1991 and the Montgomery County Trees Technical Manual, effective July 1, 1992.

Signed _____



ISA# MA 0553 A

ESTATE OF ELIZABETH S. GOODWIN
 OWNER/CONTACT PERSON:
 MITCHELL HERMAN
 #1536 LIVE OAK DRIVE
 SILVER SPRING, MD 20910
 PH: 301-641-7808
 FAX: (301)-578-8608



No.	DESCRIPTION	NAME	DATE
REVISIONS			

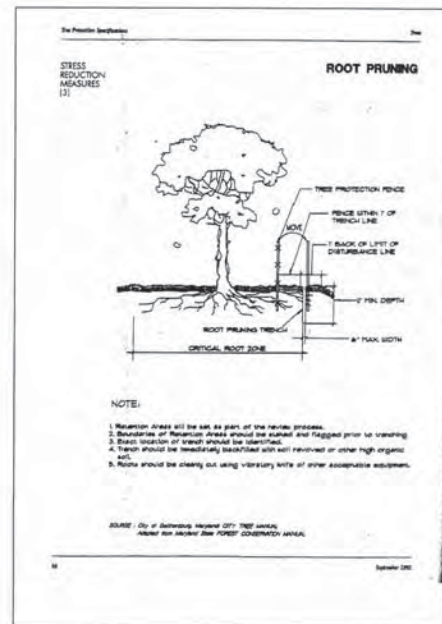
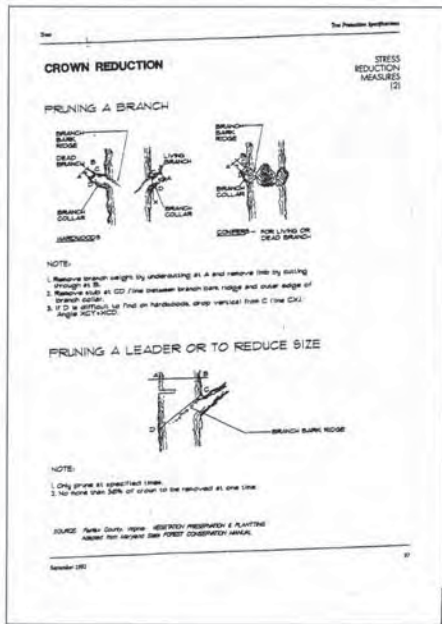
DRAWN F.K.
 DESIGNED
 CHECKED A.H.
 SCALE 1" = 20'

AAH CONSULTANTS LLC
 ENGINEERS - SURVEYORS - CONSULTANTS
 4200 FORBES BLVD. SUITE 203
 LANHAM, MARYLAND 20706
 429-1750 (PH) 429-1757 (FAX)

#6214 VERNE STREET

TREE SAVE PLAN
 PART OF PARCEL C
 COUNTRY CLUB VILLAGE
 A.F.E. HORN'S SUBDIVISION
 & ABANDONMENT OF VERNE ROAD
 MONTGOMERY COUNTY, MARYLAND

DATE 6-18-2010
 SHEET 1 OF 2
 JOB No. 06-357A



Tree #	DBH (Diameter at 4.5 feet above grade)	Common Name	Condition Rating %	Condition Rating	CRZ Critical Root Zone Radius in Feet	Recommended Preservation Measures										Additional Notes	Condition Notes				
						Removal	Removal By Arborist	Root Prune	Tree Protection Fence	Mulch	Year 1 Soil Care	Soil Restoration/Aeration	Plant Growth Regulator	Tree Health Treatments / Inspections	Watering			Temp Root Protection Mat	Root Aeration Mallet	Construction Overhead Monitoring	Support Cable
A-14	19	Tulip Poplar	75	Good	29		X	X											Lot 14 adjacent.	Full Crown, Stressed.	
B-14	8	Birchwood	75	Good	12		X	X											Lot 14 adjacent.	Full Crown.	
1	11	Hickory	75	Good	17		X	X											Protect during asphalt demo.	Full Crown, One Sided.	
2	23	Red Oak	75	Good	35		X	X	X	X	X	X	X						Protect during asphalt demo.	Full Crown.	
3	31	Red Oak	75	Good	47		X	X	X	X	X	X	X							Full Crown.	
4	16	Tulip Poplar	75	Good	24		X	X												Full Crown.	
5	11	Black Cherry	75	Good	17		X	X												Narrow Crown.	
6	10	Hemlock	56	Fair	15		X	X												Narrow Crown, Stressed.	
7	35	Tulip Poplar	75	Good	53		X	X	X	X	X	X	X							Full Crown, One Sided.	
8	32	White Oak	69	Fair	48		X	X	X	X	X	X	X							Full Crown, One Sided, Large DW (3+), Broken Limbs.	
9	31	Red Oak	75	Good	47		X	X	X	X	X	X	X							Full Crown, One Sided, Large DW (3+).	
10	22	White Oak	75	Good	33		X	X	X	X	X	X	X							Full Crown, One Sided.	
11	27	White Oak	75	Good	41		X	X												Full Crown, One Sided.	
C-10	12	Beech	75	Good	18		X	X												Lot 10 adjacent.	
D-10	16	River Birch	75	Good	24		X	X												(3) x 12" trunks adjacent Lot 10	Full Crown.

Tree Care of Trees
April 29, 2010

Andrew Hulsbush
AAH Consultants
4202 Forbes Blvd # 203
Lanham, MD 20776
Tel: 301-420-1752
Fax: 301-420-1757

Re: Verne Street Project
Dear Mr. Hulsbush,

Per our contract scope of services we have provided the following tasks to date for the project located at 6214 Verne Street, Bethesda, MD:

1. Primary review of civil site plan / tree save plans with recommendations.
2. Site visit to assess trees of possible impact from proposed construction.
3. Marked latest plan, assign tree numbers, and updating tree data.
4. Develop a tree preservation matrix of recommended protection and stress reduction strategies based upon anticipated impact and TPA.

The following are some guidelines and specifications for implementing the plan and TPA:

Erosion and Sediment Control: Erosion & Sediment Controls should be reviewed by the project arborist for impact to TPAs. Silt fence (SF) on the LOO within CRZs of designated key trees may require consideration of the "non-invasive" SF option to avoid damage to upper level root systems common in conventional design details and installation. Coordination with the county reviewer / inspectors is typically in order with this change. Approval in several agencies in Maryland and Virginia on a site by site basis has developed a considerable track record of success.

Demolition: Demolition equipment access, height clearance, staging, and method of work adjacent to or within Tree Protection Areas will be reviewed with the project arborist and MNCPPC inspector to address potential impacts and protection methods.

1. Demolition of foundations and concrete pool adjacent to TPAs shall be reviewed for special procedures based upon depth of foundation to be removed. Footers and deep foundations within CRZs of key trees shall be carefully excavated without impact to the trees within TPAs.
2. Demolition of pavement within TPAs shall be done by the contract arborist or monitored by a certified arborist. Rubber tracks and rippers shall be the only equipment operated within TPAs. Equipment and stockpiling shall only occur over existing pavement not over exposed subgrade within CRZs. Temporary tree protection fencing for demolition should be installed just inside the edge of paving to allow for stripping.
3. Underground utilities to be demolished within TPAs shall be reviewed and considered for capping and abandonment to minimize tree disturbance.
4. Backfill of voids from demolition within the TPAs may warrant special in the upper 12" rather than structural fill to favor root restoration. Backfill of voids shall be reviewed with the project forester on site to allow only the amount of soil necessary to fill the void without spreading over existing adjacent grades.

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Phone: 410-274-8824 • Fax: 301-888-0386

Tree Care of Trees

5. Root Protection Matting may be required for temporary access or temporary stockpile through the TPA.
6. In order to determine if significant roots are present for select demolition work within TPA the SGAT may be prescribed by the project forester for investigation. This primarily occurs for existing utility and utility below grade to be removed where major root interface is suspected.

Construction Traffic, Storage, Laydown, and Fabrication: To prevent soil compaction construction trailers, storage, laydown and fabrication are not allowed within the prescribed TPA unless special protection measures such as Root Protection Matting are used. Other materials handling staging or stockpile are lightweight yet the equipment used or repetitive nature of equipment can cause rutting and compaction beyond allowable levels. Prescribed locations for all these will be determined. Should any of these items be required for temporary installation within Tree Protection Areas or should delivery and set up require access within TPAs, the appropriate protection measures can be prescribed. Ideally this will be done during CD development.

Excavation: Layout of the limit of excavation shall be designated on the plan drawings. Equipment access, soil stockpile and disposal shall be designated to avoid impact to TPAs. Root Pruning will be provided by the Contract Arborist prior to any excavation. Temporary root protection matting will be provided to fill the equipment and duration needed. Smaller excavations such as conduits and duct banks within TPAs shall employ the contract arborist with SGAT to excavate, expose, and protect significant roots within designated areas on the plans.

Sheeting and Shoring: Foundation excavation adjacent to or within the TPA of designated trees may require sheeting and shoring to minimize setback into root zones. Equipment access and stockpiles will be reviewed by the project forester to avoid impact to overhead crown, trunk, and remaining roots of tree. Modifications of select trees may be required as to specific equipment or materials.

De-watering and Storm Water Runoff: Placement of de-watering and storm water outflow will be reviewed for impact to the TPA as excess water or silt water can quickly cause decline or mortality of impacted trees. Provision for excessive, sudden rainfall events will be planned for excess capacity and outfall locations.

In addition, MNCPPC sequencing and procedures for inspections and pre-construction meetings must be shown on the plans for approval. These are shown below. All pre-construction meetings a qualified arborist under contract for the work of tree protection must be present.

Please feel free to contact our office or Noble Atkins if you should have questions.

[Signature]
Chris Conley, Sr. Urban Forestry Consultant
ISA Certified Arborist MA-4535A
MD Lic Tree Expert #000621
MD LP Forester #322

STATE OF MARYLAND
DEPARTMENT OF AGRI-CULTURE
BOARD OF FORESTERS
NO. 322
CHRISTOPHER CONLEY

2
2128 Pine Bridge Road #4 • Odenton, MD 21114
Phone: 410-274-8824 • Fax: 301-888-0386

Sequence of Events for Properties Required To Comply With Forest Conservation Plans and/or Tree Save Plans

Pre-Construction

1. An on-site pre-construction meeting shall be required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The owner shall contact the Montgomery County Planning Department Inspection staff prior to commencing construction to verify the limits of disturbance and discuss tree protection and tree care measures. The attendees at this meeting should include: developer's representative, construction superintendent, ISA certified arborist or MD license tree expert that will implement the tree protection measures, Forest Conservation Inspector, and DPS sediment control inspector.
2. No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
 - 1) Root pruning
 - 2) Crown Reduction or pruning
 - 3) Supplemental Watering
 - 4) Fertilization or Soil Amendments
 - 5) Mulch rings or strips along LOD
 - 6) Vertical mulching / radial decomposition
 - 7) Root aeration mounding

Measures not specified on the forest conservation plan may be required as determined by the Forest Conservation Inspector in coordination with the arborist.

3. A State of Maryland licensed tree expert, or an International Society of Arboriculture certified arborist must perform all stress reduction measures. Documentation of stress reduction measures must be either observed by the Forest Conservation Inspector or sent to the Forest Conservation Inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The Forest Conservation Inspector will determine the exact method to convey the stress reduction measures during the pre-construction meeting.
4. Temporary tree protection devices shall be installed per the Forest Conservation Plan/Tree Save Plan and prior to any construction activities. Tree protection fencing locations should be staked prior to the pre-construction meeting. The Forest Conservation Inspector, in coordination

3

with a DPS sediment control inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. Temporary tree protect devices may include:

- 1) Chain link fence (four - six feet high)
- 2) Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
- 3) 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.

5. Temporary protection devices shall be maintained and installed by the contractor for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. No equipment, trucks, materials, or debris may be stored within the tree protection fence areas during the entire construction project. No vehicle or equipment access to the fenced area will be permitted. Tree protection shall not be removed without prior approval of Forest Conservation Inspector.
6. Forest retention area signs shall be installed as required by the Forest Conservation Inspector, or as shown approved plan.
7. Long-term protection devices will be installed per the Forest Conservation Plan/Tree Save Plan and attached details. Installation will occur at the appropriate time during the construction project. Refer to the plan drawing for long-term protection measures to be installed.

During Construction

8. Periodic inspections by Forest Conservation Inspector will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the Forest Conservation Inspector, must be made within the timeframe established by the Forest Conservation Inspector.

Post-Construction

9. After construction is completed, an inspection shall be requested. Corrective measures which may be required include:
 - 1) Removal and replacement of dead and dying trees
 - 2) Pruning of dead or declining limbs
 - 3) Soil aeration / de-compaction
 - 4) Fertilization / Soil amendments
 - 5) Supplemental Watering
 - 6) Wound repair
 - 7) Clean up of retention areas or silt removal

4

10. After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. Removal of tree protection devices that also operate for erosion and siltment control must be coordinated with both the Department of Permitting Services and the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.

INSPECTIONS

All field inspections must be requested by the applicant. Inspections must be conducted as follows:

Tree Save Plans and Forest Conservation Plans without Planting Requirements

1. After the limits of disturbance have been staked and flagged, but before any clearing or grading begins
2. After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begins.
3. After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest conservation.

No.	DESCRIPTION	NAME	DATE
REVISIONS			

DRAWN F.K.
DESIGNED
CHECKED A.H.
SCALE 1" = 20'

AAH CONSULTANTS LLC
ENGINEERS - SURVEYORS - CONSULTANTS
4200 FORBES BLVD. SUITE 203
LANHAM, MARYLAND 20706
429-1750 (PH) 429-1757 (FAX)

#6214 VERNE STREET

TREE SAVE DETAILS
PART OF PARCEL C
COUNTRY CLUB VILLAGE
A.F.E. HORN'S SUBDIVISION
& ABANDONMENT OF VERNE ROAD
MONTGOMERY COUNTY, MARYLAND

I hereby certify that this Forest Conservation plan has been prepared in accordance with the Maryland Forest Conservation Act of 1991 and the Montgomery County Trees Technical Manual, effective July 1, 1992.

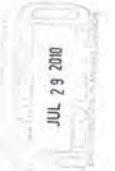
Signed _____

STATE OF MARYLAND
DEPARTMENT OF AGRI-CULTURE
BOARD OF FORESTERS
NO. 322
CHRISTOPHER CONLEY

JCA# MA-0357 A

ESTATE OF ELIZABETH S. GOODWIN
OWNER/CONTACT PERSON:
MITCHELL HERMAN
#1536 LIVE OAK DRIVE
SILVER SPRING, MD 20910
PH: 301-641-7808
FAX: (301)-578-8608

DATE 6-18-2010
SHEET 2 OF 2
JOB No. 06-357A





DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

May 26, 2009

Ms. Catherine Conlon, Subdivision Supervisor
Development Review Division
The Maryland-National Capital
Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: Preliminary Plan #1-20080330
6214 Verne Street

Dear Ms. Conlon:

We have completed our review of the above referenced preliminary plan dated April 6, 2009. This plan was reviewed by the Development Review Committee at its meeting on August 25, 2008. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to DPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
2. Applicant to dedicate right of way for Verne Street as shown on the preliminary plan.
3. Relocation of utilities along Verne Street to accommodate the proposed driveway entrances shall be the responsibility of the applicant.
4. The drainage study has been accepted.

Division of Traffic Engineering and Operations

101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878
Customer Service 240-777-6000 • Main Office 240-777-2190 • 240-777-6013 TTY • 240-777-2080 FAX
trafficops@montgomerycountymd.gov

5. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but necessarily be limited to, the following improvements:
 - A. Construct modified cul-de-sac and non-standard driveway apron for proposed Lot C (per agreement with Montgomery County Fire and Rescue Services) as shown on the preliminary plan.
 - B. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
 - C. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by DPS.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Ms. Linda Duhamel at linda.duhamel@montgomerycountymd.gov or (240) 777-6000.

Sincerely,



Gregory M. Leck, Manager
Development Review Team

Enclosures

Cc: Herman Mitchell, Estate of Elizabeth S. Goodwin
Phil Perrine, Perrine Planning and Zoning, Inc.
Andrew Husbands, WCG, LLC
Joseph Y. Cheung, DPS RWPPR
Sarah Navid, DPS RWPPR
Shahriar Etemadi, M-NCPPC TP
Linda Duhamel, DOT DTEO
Preliminary Plan Folder
Preliminary Plan Notebook



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

March 12, 2010

Carla Reid
Director

Mr. Andrew Husbands
AAH Consultants, LLC
4200 Forbes Boulevard, #203
Lanham, MD 20706

Re: Stormwater Management **CONCEPT** Request
for A.F.E. Horn's Subdivision, Verne Street
Preliminary Plan #:
SM File #: 232878
Tract Size/Zone: 0.615 Acres / R-60
Total Concept Area: 0.615 Acres
Lots/Block: Proposed Lots A & B
Parcel(s): Pt of Parcel C
Watershed: Potomac River Direct

Dear Mr. Husbands:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quality control and recharge via drywells for the roof areas and non-rooftop disconnect for the driveways. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

Please submit a revised stormwater management concept for water quantity and water quality control for review and approval. All submissions must be accompanied by a resubmittal application. The revised submission must incorporate the following items:

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. Provide a non-erosive outfall for the drainage from Verne Street.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Ellen Rader at 240-777-6336.

Sincerely,



Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dm CN232878.AFEHorns.Verme.EBR

cc: C. Conlon
M. Pfefferle
SM File # 232878

QN -on-site; Acres: 0.615
QL - on-site; Acres: 0.615
Recharge is provided