



Preliminary Plan No. 120140180, Potomac Chase – 12710 High Meadow Road

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Completed: 09/18/2015

Description

Preliminary Plan No. 120140180, Potomac Chase

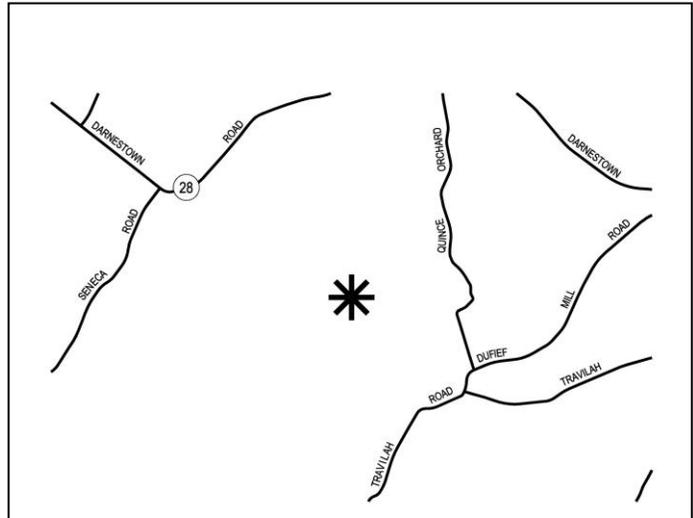
Request to create six (6) lots from 1 unplatted parcel and one (1) platted outlot; located at 12710 High Meadow Road; 7.44 acres; R-200, RE-2, and RE-2C zone; Potomac Subregion Master Plan.

Staff recommendation: approval with conditions

Applicant's name – Cindy and Ralph Coffman

Submitted date – 5/15/2014

Review Basis – Chapter 50



Summary

- This application was submitted in May 2014, therefore, the application has been reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014 as allowed by Section 7.7.1.B.1 of the Zoning Ordinance.
- Application creates six lots for six single family detached homes.
- Extends a 5 foot wide sidewalk along Jones Lane
- Allows the resubdivision of an outlot in a cluster subdivision
- Waiver of resubdivision requirements for the RE-2C portion of Outlot A

RECOMMENDATION: Approval subject to the following conditions:

1. This Applicant is limited to six (6) lots for six (6) single family detached homes.
2. Applicant must comply with the following conditions of approval for the Preliminary Forest Conservation Plan (PFCP) No. 120140180:
 - a. Prior to Planning Board approval of the record plat, the Applicant must obtain Staff approval of a Final Forest Conservation Plan (FFCP) consistent with the approved Preliminary Forest Conservation Plan.
 - b. The limits of disturbance shown on the Final Sediment Control Plan must be consistent with the limits of disturbance shown on the approved FFCP.
 - c. The Applicant must comply with all tree protection and tree save measures shown on the approved PFCP. Tree save measures not specified on the FFCP may be required by the M-NCPPC forest conservation inspector.
3. The Planning Board has accepted the recommendations of the Montgomery County Department of Transportation (MCDOT) in its letter dated December 31, 2014, and hereby incorporates them as conditions of the Preliminary Plan approval, except for comments #3, #4, #14B, and #14A that refer to improvements on Jones Lane extending to Altice Court because they refer to inaccurate cross sections and/or are beyond the limits of disturbance for this Application. Therefore, the Applicant must comply with each of the recommendations, except those referenced above, as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
4. The Applicant must dedicate and show on the record plat a dedication of 35-feet of right-of-way on Jones Lane from the Baseline of Survey and Right-of-way line shown on Right-of-way Plat File No. 166.
5. Prior to the issuance of any building permit on Lot C, D, E, or F as shown on the Preliminary Plan, the Applicant must widen Jones Lane from the northern boundary of Lot C to High Meadow Court to MCDOT Road Code Standard MC-212.05: Primary Residential Street Modified with a minimum of 70-foot right-of-way and the sidewalk placed in a Public Improvement Easement.
6. Prior to the issuance of any building permit on Lot C, D, E, or F as shown on the Preliminary Plan, the Applicant must construct a minimum 5-foot wide sidewalk, including necessary ramps, on the east side of Jones Lane from High Meadow Road to the existing sidewalk to the north and across the frontage of Lot 116. In front of Lots C, D, E, and F, the sidewalk is to be placed in a Public Improvement Easement (PIE) as shown on the Preliminary Plan and this easement shown on the record plat.
7. Access to lots C, D, and E is limited to Jones Lane and access to Lots A, B, and F is limited to High Meadow Road as shown on the Preliminary Plan.
8. The Applicant must satisfy the Adequate Public Facilities – Transportation Policy Area Review (TPAR) test by making a TPAR payment, equal to 25% of the applicable development impact tax, to the Montgomery County Department of Permitting Services at the time of building permit.

9. The Planning Board has accepted the recommendations of the Montgomery County Department of Permitting Service (“MCDPS”) – Water Resources Section in its stormwater management concept letter dated April 10, 2015 (Attachment 7), and hereby incorporates them as conditions of the Preliminary Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.

10. 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 at the time of issuance of building permits. 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.”

11. Record plat must show all necessary easements.

12. Lots C, D, E, and F, as shown on the Preliminary Plan, shall be served by public sewer from the rear lot line.

13. Prior to Certification of the Preliminary Plan, the Applicant shall revise the Site/Zoning Data Table to correct the required side yard setbacks for the R-200 zone.

14. 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.

15. The Subject Property is within the Quince Orchard High School cluster area. The Applicant must make a School Facilities Payment to MCDPS at the elementary school and high school level at the single-family detached unit rate for all units for which a building permit is issued and a School Facilities Payment is applicable. The timing and amount of the payment will be in accordance with Chapter 52 of the Montgomery County Code. 50-35(a)(8) and 50-35(k).

SITE DESCRIPTION

The property consists of 7.44 acres of land comprised of two parcels, one is an unplatted and identified as P614 on Tax Map ER343 and one is a platted outlot and identified as Outlot "A" on Tax Map ER343 and on Record Plat No. 17138 (Attachment 4) and are located on the northeast corner of Jones Lane and High Meadow Road ("Property" or "Subject Property") (Figure 1). The Property is split-zoned R-200, RE-2, and RE-2C and is located in the Potomac Subregion Master Plan ("Master Plan"). The Property is currently used as a horse farm with one detached single family structure (Figure 2). The Subject Property has water and sewer categories W-1 and S-1. The sewer category was changed from S-6 to S-1 on February 17, 2015 by the Montgomery County Department of Environmental Protection.

The Subject Property is surrounded on all sides by residential development. Detached single family residential homes in the R-200 zone are located to the north. To the west is additional R-200 zoning, with single family homes. There are some larger properties to the west on septic systems because Jones Lanes is the boundary for the sewer envelope in the area. To the south and southwest are single family homes on larger lots in the RE-2 and RE-2C zone. To the east are additional single family homes in the RE-2C zoning, part of a cluster subdivision using public sewer.

Figure 1: Zoning

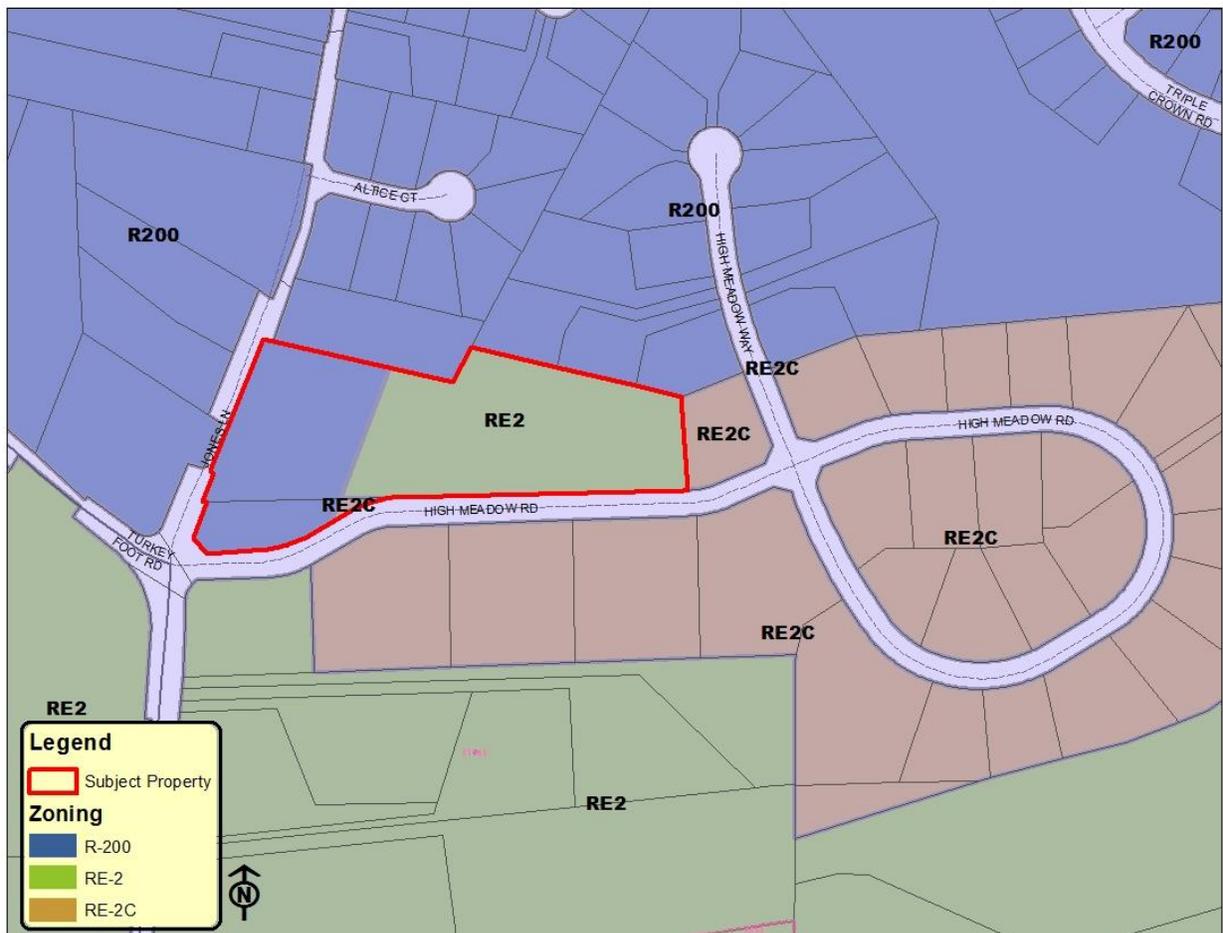


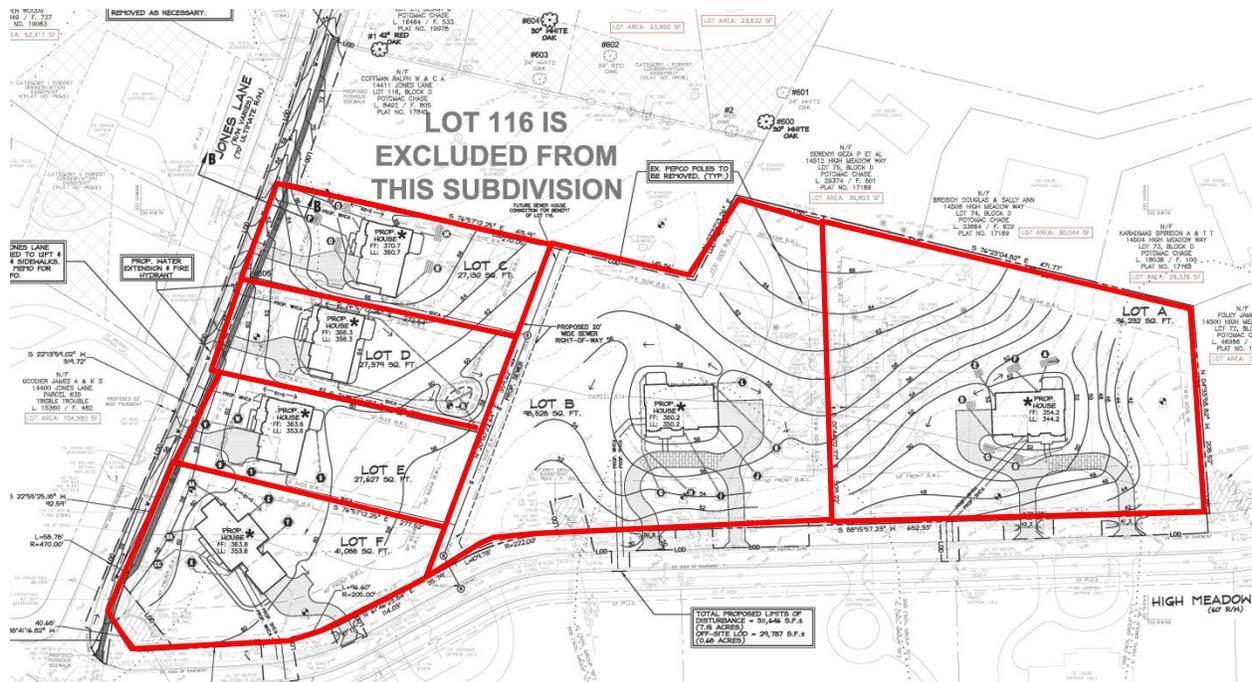
Figure 2: Aerial



The Application proposes a new 5-foot wide sidewalk as well as widening Jones Lane to the intersection of Jones Lane and High Meadow Road. This sidewalk will continue approximately 150 feet to the north of the Subject Property across the frontage of Lot 116 and will connect to an existing sidewalk which ends at the northwest corner of Lot 116 within the Jones Lane right-of-way. The extension of this sidewalk across the frontage of Lot 116 is an off-site improvement which will fill the gap between the existing sidewalk and the sidewalk required to be constructed with this Application. The Applicant is also required to provide a drainage swale adjacent to the proposed sidewalk in accordance with MCDOT design standards. The Applicant has shown these improvements, including the off-site sidewalk on the Preliminary Plan.

The Subject Property has one existing single family home located on it that will be located on proposed Lot A. Lot A has been configured in such a way that that the existing house will continue to meet setback requirements for the RE-2 zone, therefore, the Applicant, or future owner of proposed Lot A can determine whether or not the existing house will be razed for the construction of a new home.

Figure 4: Lot Layout



ANALYSIS AND FINDINGS – Chapter 50
Conformance to the Master Plan

The Subject Property is located in the “North Potomac” area, which, according to the 2002 Potomac Subregion Master Plan, is the most densely populated of the four communities that comprise the Master Plan. The Master Plan did not make specific recommendations for this Property but did attempt to clarify the split-zoning in the area.

The proposal reflects the properties’ split zoning, with smaller lots located along Jones Lane in the R-200 zone and larger lots along High Meadow Road, in the RE-2 zone. This pattern maintains the prevailing

pattern along both roads. The properties are within the sewer envelope set by the 2002 Master Plan, which generally recommends sewer service on the east side of Jones Lane but not on the west side.

The proposed Preliminary Plan is consistent with the 2002 Potomac Subregion Master Plan.

Master Plan Transportation Facilities

The Master Plan contains the following recommendations for nearby roadway facilities:

- Jones Lane: A primary residential road (P-15) with two travel lanes (one lane in each direction) with a right-of-way of 70 feet.

The 2005 Approved and Adopted Countywide Bikeways Functional Master Plan has no recommendations for nearby bikeway facilities that affect the Subject Property.

Public Facilities

Site Access, Parking, and Public Transportation

Three lots will have driveway access to Jones Lane. The corner lot at the northeast corner of Jones Lane and High Meadow Road will have access to High Meadow Road. The remaining two lots will have access to High Meadow Road. All lots will have their own driveway access to the road network. Vehicle parking is to be provided on-site on driveways and/or garages.

The Applicant will reconstruct the northbound side of Jones Lane from High Meadow Road to the northern edge of proposed Lot C for an open section road with a drainage swale. The Applicant also proposes to construct a 5-foot sidewalk on the northbound side of Jones Lane from the High Meadow Road to the existing sidewalk that currently terminates north of Lot 116, which is not part of this Application.

High Meadow Road is classified as a tertiary residential street with 42 homes in the subdivision. There are no sidewalks in the subdivision and High Meadow Road does not connect to any other subdivision. The Applicant does not need to construct any road improvements associated with High Meadow Road. Since sidewalks are not present anywhere in the subdivision and the Applicant does not need to reconstruct any portion of High Meadow Road, a sidewalk should not be constructed on the Applicant's frontage on High Meadow Road. Based on Section 49-33.e.1.C of the Montgomery County Zoning Code, the Planning Board can find that a sidewalk on a tertiary street does not need to be constructed if is unnecessary for pedestrian movement. High Meadow Road is not a through street and traffic volumes are relatively light. Safe pedestrian access is available using the edge of pavement or shoulder. Staff recommends to the Planning Board that the finding has been made to not construct the sidewalk on High Meadow Road.

The closest transit service is Ride-On Route 67, which is about one and a half miles from the Subject Property. The closest stop is at Travilah Road and Dufief Mill Road. The route connects the Traville Transit Center to the Shady Grove Metrorail Station with peak directional service every 30 minutes during the AM and PM peak period. In the morning the route runs from the Traville Transit Center to the Shady Grove Metrorail Station and does the reverse trip in the afternoon.

Adequate Public Facilities Review (APF)

Local Area Transportation Review (LATR)

As conditioned, the subject Preliminary Plan for the proposed use with five additional single family detached homes does not trigger LATR as the five net new additional homes will only generate five additional trips in the AM and PM peak hour. The threshold for an LATR review, according to the LATR and TPAR Guidelines, is 30 net new additional trips.

Transportation Policy Area Review (TPAR)

The Property is located in the North Potomac Policy Area. According to the 2012-2016 Subdivision Staging Policy (SSP), the North Potomac Area is adequate under the roadway test but inadequate under the transit test; therefore, a TPAR of 25% of the General District Transportation Impact Tax is required.

Transportation Summary

The Preliminary Plan has been evaluated by Staff and the Montgomery County Department of Transportation all of which support the transportation elements of the Plan except for comments #3, #4, #14B, and #14A in MCDOT's letter dated December 31, 2014 which refers to road and drainage swale improvements on Jones Lane extending to Altice Court. The MCDOT letter refers to inaccurate cross sections and/or are beyond the limits of disturbance for this Application. Staff finds the proposed access to the Subject Property and individual lots, as shown on the Preliminary Plan, to be adequate to serve the traffic generated by the development. Staff also finds that the external pedestrian circulation and walkways as shown on the Preliminary Plan will provide adequate movement of pedestrian traffic.

Other Public Facilities and Services

Other public facilities and services are available and adequate to serve the proposed lots. The Property has W-1 and S-1 water and sewer service categories and will utilize existing public water lines with small water line extensions within Jones Lane. The sewer category for the Property was changed on February 17, 2015 from S-6 to S-1. As such, the Property will use existing public sewer in High Meadow Road with a short new extension to serve Lots C, D, E, and F from the rear. The Application was reviewed by the Montgomery County Fire Marshal's office, and a Fire Access Plan was approved on May 12, 2015 (Attachment 6). Other utilities, public facilities and services, such as electric, telecommunications, police stations, firehouses and health services are currently operating within the standards set by the Subdivision Staging Policy Resolution currently in effect. The Application is located in the Quince Orchard High School cluster, which is identified as a school facility payment area; and is subject to a School Facilities Payment at the elementary school and high school level.

Environment/Forest Conservation

This Property is located in the Dufief Tributary subwatershed of Muddy Branch, a Use I stream. The Property is relatively level. There are no streams or wetlands on or near the Property. There is a storm drain feature on the south side of the Property that collects runoff and conveys it under High Meadow Road. The site has no forest and only one specimen tree near the proposed disturbance area. The Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) #420140900 for this Property was approved on December 13, 2015.

The primary environmental feature of note is the Serpentinite Rock outcrop that underlies this entire Property. The associated Chrome and Conowingo soils have the potential to have a shallow depth to bedrock with a seasonal high water table. These serpentinite-derived soils tend to be low in essential plant nutrients and have a high concentration of heavy metals that suppress the growth

of vegetation normally associated with this region. The 1995 Montgomery County Soil survey shows this soil as having severe limitations for shallow excavations and dwellings with basements due to depth to rock and wetness.

Forest Conservation

The Property has no forest to protect and due to the site conditions with respect to the shallow soils, the 1.44-acre forest mitigation requirement is recommended to take place at an off-site location.

Forest Conservation Variance

Section 22A-12(b)(3) of the Montgomery County Forest Conservation Law provides criteria that identify certain individual trees as high priority for retention and protection. The law requires no impact to trees that: measure 30 inches or greater, DBH (“Protected Tree”); are part of a historic site or designated with an historic structure; are designated as a national, State, or County champion trees; are at least 75 percent of the diameter of the current State champion tree of that species; or trees, shrubs, or plants that are designated as Federal or State rare, threatened, or endangered species. Any impact to a Protected Tree, including removal or disturbance within the Protected Tree’s critical root zone (CRZ) requires a variance. An applicant for a variance must provide certain written information in support of the required findings in accordance with Section 22A-21 of the County Forest Conservation Law. In the written request for a variance, an applicant must demonstrate that strict adherence to Section 22A-12(b)(3), i.e. no disturbance to a Protected Tree, would result in an unwarranted hardship as part of the development of a property.

Unwarranted Hardship

This Property has no forest or specimen trees on site. However, in order to complete a required sidewalk along Jones Lane and make a water line connection, off-site disturbance is required along Jones Lane. The critical root zone of the 42” Red Oak extends partially into this area of right-of-way. It is not possible to complete these connections without some minimal impact to this specimen tree.

Variance Request

On January 25, 2015, the Applicant requested a variance for impact to 1 Protected Tree (Attachment 8). This tree is shown on the chart below.

Table 1: Off-Site Specimen Tree Data

Off-Site Specimen Tree Data

Tree No.	Common Name	Botanical Name	D.B.H.	C.R.Z. Radius	C.R.Z. Area	% C.R.Z. Area Disturbed	Condition
1	Red Oak	<i>Quercus rubra</i>	42 In.	63.0 feet	12,469 s.f.	12.0%	Save

Based on the following justifications, the Applicant has met all criteria required to grant the variance for impact to tree subject to the variance provision.

Variance Findings

The Planning Board must make findings that the Application has met all requirements of section 22A-21 of the County Code before granting the variance. Staff has made the following determination on the required findings for granting the variance:

1. Will not confer on the applicant a special privilege that would be denied to other applicants;

Granting of the variance is not unique to this Applicant. This type of off-site improvement is typical and the variance will not confer on the Applicant a special privilege that would be denied to other applicants

2. Is not based on conditions or circumstances which are the result of the actions by the applicant;

The variance is not based on conditions or circumstances which are the result of the action by the Applicant, but rather on the site conditions and the requirement to complete a pathway and water line connection mandated by the master plan and by the Washington Suburban Sanitary Commission. There are no feasible options to realign the pathway or connect the water system in order to completely avoid the Protected Tree.

3. Is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property;

The requested variance is not related in any way to a condition on an adjacent, neighboring property.

4. Will not violate State water quality standards or cause measurable degradation in water quality;

There are no streams or wetlands in the vicinity of the tree. This minimal impact to the tree root zone will not violate State water quality standards.

County Arborist's Recommendation on the Variance

In accordance with Montgomery County Code Section 22A-21(c), the Planning Department is required to refer a copy of the variance request to the County Arborist for a recommendation prior to acting on the request. In a letter dated January 29, 2015 (Attachment 9) the County Arborist recommended that the variance be approved with mitigation.

Mitigation

There are no variance trees proposed for removal. There is minimal disturbance within the critical root zone of the one tree, but it is a candidate for safe retention and will receive adequate tree protection measures. No mitigation is recommended, because the variance tree is not proposed for removal, and loss of form or function is not anticipated as a result of the proposed impact. This is consistent with current Planning Board policy.

Variance Recommendation

Staff recommends that the variance be granted with no mitigation. The submitted FCP meets all applicable requirements of the Chapter 22A of the County Code (Forest Conservation Law).

Stormwater

The MCDPS Stormwater Management Section approved a stormwater management concept plan on April 10, 2015 (Attachment 7). The stormwater management concept consists of dry wells, pervious pavement and micro-bioretenion.

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 and is found to meet all applicable sections. The proposed lot size, width, shape and orientation are found to be appropriate for the intended use and for location of the subdivision at the intersection of Jones Lane and High Meadow Road. The neighbors along High Meadows Road had asked for the lot (Lot F) at the intersection of Jones Lane and High Meadow Road to have extra depth since it was located at the entryway to their community. The shape of Lot F meets this request and provides for a larger than normal front yard and for a house location that is setback nicely from the intersection.

The lots were reviewed for compliance with the dimensional requirements for the R-200, RE-2, and RE-2C zones as specified in the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, frontage, width, and open space, and structural improvements can meet the required setbacks set forth in the zone.

Outlot A is part of a cluster subdivision established in 1987 with Preliminary Plan 1-86264 (Attachment 10). This Preliminary Plan drew density from the R-200 zoned portion of the Preliminary Plan and transferred it into the RE-2C portion. In addition, 2.5 acres of open space were set aside and dedicated to the Maryland-National Capital Park and Planning Commission. This was achieved by dedicating three different parcels which were adjacent to existing parkland but did not include Outlot A. Outlot A was created out of necessity in order to properly align High Meadow Road with the intersection at Jones Lane and Turkey Foot Road. This left the original developer an unusable portion of property. In September of 1989, the original developer of the Potomac Chase subdivision sold the remnant, Outlot A, to the Applicant who already owned the adjacent property. Because all evidence indicates that Outlot A was not encumbered by the open space requirements of the cluster subdivision and there is remaining density left in the original cluster to create one additional lot, Staff finds no reason to not allow the inclusion of this outlet into a buildable portion of land. Furthermore, the fact that the original developer sold Outlot A to the Applicant soon after the plat was recorded indicates the original developer never intended Outlot A to be used by the Potomac Chase subdivision Homeowners Association.

When the Potomac Chase subdivision was developed in the late 1980s, staff determined that it did not achieve full density. The subdivision took advantage of Section 59-C-1.526 (b) which allows for a combined cluster development in two different zones. This essentially allows a developer to build less housing than would be allowed in one zone and transfer that remaining density to the other zone in order to build more housing than might be allowed. In the case of the Potomac Chase subdivision, the R-200 zone (based on the time the subdivision was developed) encompasses 726,602 square feet (16.6 acres). Under the R-200 zone (20,000 sq. ft. lot min.), this amount of land would allow for 36 lots. This portion of the Potomac Chase subdivision yielded 18 lots, which left 18 fewer lots than the zone would have allowed.

The RE-2C portion of Potomac Chase contains 1,342,471 square feet (30.8 acres) of land. Under the normal RE-2 standards of 2 acre lot minimums this property would have been allowed 15 lots. This portion of the subdivision yielded 26 lots, which is 11 more lots than the zone would have allowed.

Based on these calculations, there were 7 lots remaining under density in the cluster. As part of this cluster development, there were also 3 parcels, totaling 2.5 acres, which were dedicated as parkland. These parcels are owned by the Maryland-National Capital Park and Planning Commission. There were two parcels left over which were not part of the parkland dedication. Parcel "C" on Plat 17137 (Attachment 12) was reserved for stormwater management. Finally, Outlot A (the outlot to be included with this Application) was created on Plat 17138 (Attachment 11). Based on the density research done by Staff, Outlot A was not necessary to achieve the density for the Potomac Chase cluster development and was not required open space for that subdivision. Staff's determination is that Outlot A may therefore be incorporated into one of the lots proposed by the Preliminary Plan.

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

A. Statutory Review Criteria

The Subject Property includes a recorded outlot. Because the outlot is shown on a previously recorded record plat, this Application requires compliance with Section 50-29(b)(2) of the Subdivision Regulations as a resubdivision. In order to approve an application for resubdivision, the Planning Board must find that the proposed lot complies with all seven of the resubdivision criteria set forth in Section 50-29(b)(2), 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 resubdivision neighborhood ("Neighborhood") for evaluating the Application (Attachment 13). In this instance, the Neighborhood selected by the Applicant, and agreed to by Staff, consists of 20 lots (Figure 5). The analyzed lots include only properties that are recorded by plat in the R-200 Zone; are adjacent to the Subject Property, or were within a reasonable distance up and down Jones Lane to provide an adequate sampling of comparable lots. There are lots that are in close proximity to the resubdivided outlot but not included in the Neighborhood because they are zoned RE-2 or RE-2C. A map and tabular summary of the lot analysis based on the resubdivision criteria is included in Figure 5, Figure 6, Attachment 13, and Attachment 14.

The resubdivision analysis is a comparison of proposed Lot F and the lots in the resubdivision neighborhood because Lot F includes Outlot A (Figure 6) which comprises 0.67 acres of Lot F's 0.92 total acres.

Figure 5: Proposed Neighborhood for the Resubdivision of Outlot A for Proposed Lot F

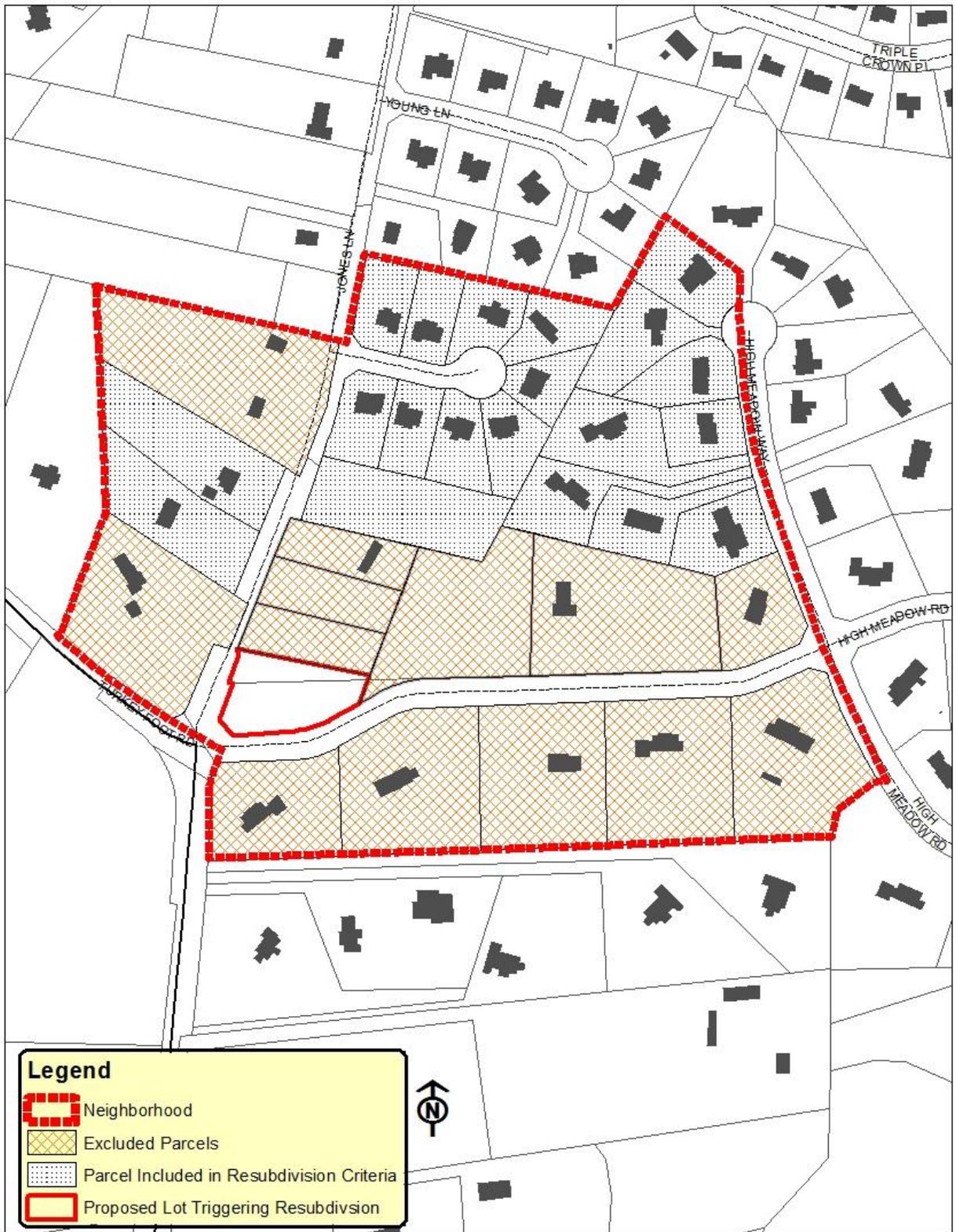
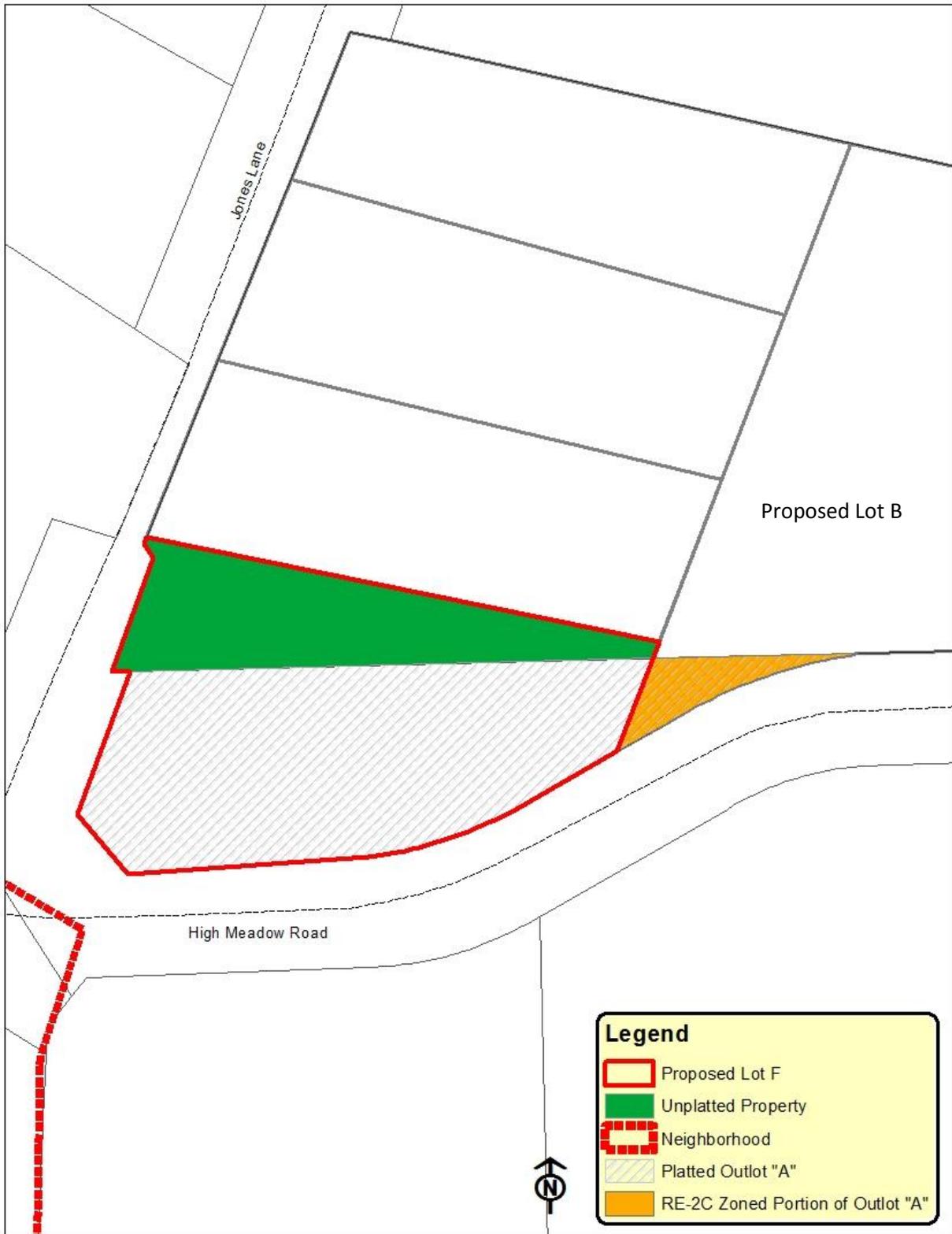


Figure 6: Composition of Proposed Lot F



Resubdivision of Outlot A for Proposed Lot F

In performing the resubdivision analysis for proposed Lot F, the above-noted resubdivision criteria were applied to the delineated Neighborhood. The proposed lot had a high correlation with respect to the size, shape, width, area, alignment, frontage and suitability of existing lots in the Neighborhood. Therefore, the proposed lot is of the same character with respect to the resubdivision criteria as other lots within the Neighborhood. Therefore, the proposed resubdivision complies with the criteria of Section 50-29(b)(2). As set forth below, the provided tabular summary (Attachment 14) and graphical documentation support this conclusion:

Frontage:

The proposed lot will be of similar character as existing lots in the Neighborhood with respect to lot frontage. The proposed corner lot has two frontages of 150 and 358 feet. In the Neighborhood, the range of corner lot frontages is between 107 and 115 feet for one corner and 202 to 204 feet for the opposite corner.

Alignment:

The proposed lot is of the same character as existing lots in the Neighborhood with respect to alignment. The alignment of the proposed lot is generally parallel to the streets. Lots in the Neighborhood are a mix of perpendicular and parallel alignments.

Size:

The proposed lot size is in character with the size of existing lots in the Neighborhood. The lot size proposed by this Application is 41,088 square feet. The range of lot sizes in the Neighborhood is between 23,092 and 63,656 square feet.

Shape:

The shape of the proposed lot will be in character with shapes of the existing lots in the Neighborhood. Proposed Lot F is a corner lot. While larger in size, it is a similar shape to the two other corner lots contained in the Neighborhood. The Neighborhood contains a mix of lot shapes including pipestem, rectangular, triangular and irregular shapes.

Width: (at the BRL)

The proposed lot will be similar character with existing lots in the Neighborhood with respect to width. The width of proposed Lot F at the building line is 123 feet for one corner BRL and 287 feet for the opposite BRL. The range of corner lot width within the Neighborhood is between 70 and 71 feet for one BRL width and 164 and 165 feet for the opposite BRL width.

Area:

The proposed lot will be of the same character as existing lots in the Neighborhood with respect to buildable area. Proposed Lot F has a buildable area of 18,973 square feet; within the range of buildable areas for lots in the Neighborhood which range between 8,298 and 44,145 square feet.

Suitability for Residential Use:

The existing and proposed lots within the identified Neighborhood are all zoned R-200 and are suitable for residential use.

Waiver of Resubdivision Analysis

According to Section 50-38 of the Subdivision Regulations the Planning Board may grant a waiver from requirements of Chapter 50 upon a determination of “unusual circumstances” and the ability to meet the three findings: 1) the minimum necessary to provide relief from the requirements; 2) not inconsistent with the purposes and objective of the General Plan; and 3) not adverse to the public interest.

Pursuant to Section 50-38, the Applicant has submitted a request to waive resubdivision analysis for proposed Lot B (Attachment 16) as shown on the Preliminary Plan. This Application results in a 0.052 (2,265 square feet) acres remainder of Outlot A (Figure 6) which aligns perfectly with a fragment of RE-2C zoning. There are three alternatives to address this fragment: 1) Create a 0.052 acre outlot which provides no benefit. 2) Include this 0.052 acre fragment with Lot F which would create an irregularly shaped lot. 3) Include the 0.052 acre fragment with Lot B to create a lot with a logical lot pattern but by including this fragment of Outlot A, it triggers the resubdivision analysis. This Application includes this 0.052 acre fragment, only 2.2% of Lot B, triggering resubdivision analysis (Figure 6).

Minimum necessary

The minimum necessary is for the Planning Board to waive resubdivision analysis on Lot B which is triggered by the included fragment of existing Outlot A.

General Plan

This Application is in the Residential Wedge of the General Plan which promotes low density residential areas. Proposed Lot B provides a larger lot than the RE-2 zone requires. Therefore, the granting of the waiver will have no effect on the General Plan.

Public Interest

The same general lot pattern could be achieved by creating an 0.052 acre outlot to avoid resubdivision analysis. However, it is not good subdivision design to create outlots fragments to avoid additional regulatory review that would have no public benefit. Therefore, it is no adverse to the public interest in granting this waiver.

Citizen Correspondence and Issues

This Application was submitted and noticed in accordance with all Planning Board adopted procedures. Three signs referencing the proposed modification were posted along the Property frontage. Two signs were posted along Jones Lane while one sign was located along High Meadow Road. A presubmission meeting was held at the Subject Property on March 27, 2014 at 5:00 pm. Thirty-five people who were not part of the Applicant’s team attended the meeting and according to the minutes of that meeting, questions were raised regarding stormwater management, housing density, setback, the architecture of houses, and the number of driveways. According to the minutes of the meeting, the Applicant and their representatives addressed all questions. Staff, to date, has received 14 letters of support regarding the Application (Attachment 15).

CONCLUSION

The proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance, and the proposed use substantially conform to the recommendations of Potomac Subregion Master Plan. Access and public facilities will be adequate to serve the proposed lot, and the Application has been reviewed by other applicable county agencies, all of whom have recommended approval of the Preliminary Plan. Therefore, approval of the Application with the conditions specified herein is recommended.

Attachments

- Attachment 1 – Preliminary Plan
- Attachment 2 – Conceptual Utility Layout
- Attachment 3 – Preliminary Forest Conservation Plan, Sheet 1
- Attachment 4 – Preliminary Forest Conservation Plan, Sheet 2
- Attachment 5 – MCDOT Approval
- Attachment 6 – MCFRS Approval & Approved Fire Access Plan
- Attachment 7 – MCDPS Stormwater
- Attachment 8 – Tree Variance Request from Applicant
- Attachment 9 – County Arborist Variance Approval
- Attachment 10 – Preliminary Plan 1-86264
- Attachment 11 – Plat No. 17138
- Attachment 12 – Plat No. 17137
- Attachment 13 – Resubdivision Neighborhood
- Attachment 14 – Resubdivision Data
- Attachment 15 – Public Correspondence
- Attachment 16 – Applicant request to waiver resubdivision analysis for Proposed Lot B

Attachment 1

GENERAL NOTES

- BOUNDARY INFORMATION BASED UPON A SURVEY PERFORMED BY CAS ENGINEERING, DATED OCTOBER, 2013.
- THO-FOOT CONTOUR DATA BASED UPON A SURVEY PERFORMED BY CAS ENGINEERING, DATED OCTOBER, 2013.
- TOTAL LOT AREA: PARCEL 614 & OUTLOT A, BLOCK D = 323,933 SQ. FT. (7.44 ACRES)
- PROPERTY IS LOCATED ON TAX MAP ER343, PARCEL 614 & OUTLOT A, BLOCK D, POTOMAC CHASE.
- PROPERTY IS LOCATED ON NS5C 200' SHEET 219 NN 13.
- PROPERTY IS LOCATED ON MONTGOMERY COUNTY SOILS SURVEY MAP NO. 18, SOIL TYPE(S), IB, IC & 35B. HYDROLOGIC SOIL GROUPS "B" & "C".
- FLOOD ZONE "X" PER F.E.M.A. FIRM MAPS, COMMUNITY PANEL NUMBER 2403C02B10D.
- PROPERTY IS LOCATED IN THE MUDDY BRANCH WATERSHED (USE I-P).
- WATER & SEWER CATEGORIES:
WATER & SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION
OUTLET A: W-1 / S-1
- LOCAL UTILITIES INCLUDE:
WATER & SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION
ELECTRIC - PEPCO
TELEPHONE - VERIZON
GAS - WASHINGTON GAS
- THIS PLAN CREATED WITHOUT THE BENEFIT OF A TITLE REPORT.

TREE DATA (SPECIMEN AND SIGNIFICANT TREES ONLY)

TREE NO.	SPECIES	BOTANICAL NAME	D.B.H. (INCHES)	COMMENTS
1	Red Oak	Quercus rubra	42	Offsite, Good
600	White Oak	Quercus alba	30	Offsite
601	White Oak	Quercus alba	24	Offsite
602	Red Oak	Quercus rubra	24	Offsite
603	White Oak	Quercus alba	30	Offsite
604	White Oak	Quercus alba	30	Offsite
605	Red Cedar	Juniperus virginiana	26	Fair, topped & in power lines

* INDICATES SPECIMEN TREE
OFF-SITE TREE NOS. ARE FOR REFERENCE ONLY AND ARE NOT INDICATED TAGGED IN THE FIELD. OFF-SITE TREE SIZE AND CONDITION ARE BASED ON VISUAL OBSERVATION, AND LOCATIONS ARE APPROXIMATE.

SOILS TABLE

- IB GAILA SILT LOAM, 3 TO 8 PERCENT SLOPES
THIS MEDIUM-TEXTURED SOIL IS VERY DEEP, WELL DRAINED AND MODERATELY PERMEABLE. AVAILABLE WATER CAPACITY IS MODERATE. PRODUCTIVITY IS MODERATE. EROSION HAZARD IS SLIGHT. CAPABILITY SUBCLASS IS IIE.
- IC GAILA SILT LOAM, 8 TO 15 PERCENT SLOPES
THIS MEDIUM-TEXTURED SOIL IS VERY DEEP, WELL DRAINED AND MODERATELY PERMEABLE. AVAILABLE WATER CAPACITY IS MODERATE. PRODUCTIVITY IS MODERATE. EROSION HAZARD IS SLIGHT. CAPABILITY SUBCLASS IS IIE.
- 35B CHROME AND CONKOWING SOILS, 3 TO 8 PERCENT SLOPES
CHROME SOILS ARE FINE-TEXTURED, MODERATELY DEEP, WELL DRAINED AND SLIGHTLY PERMEABLE. CONKOWING SOILS ARE MODERATELY FINE-TEXTURED, DEEP TO VERY DEEP, MODERATELY WELL TO SOMEWHAT POORLY DRAINED AND MODERATELY SLIGHTLY PERMEABLE. AVAILABLE WATER CAPACITY IS LOW FOR CHROME SOILS AND HIGH FOR CONKOWING SOILS. PRODUCTIVITY IS MODERATE FOR CHROME SOILS AND HIGH FOR CONKOWING SOILS. EROSION HAZARD IS SLIGHT. CAPABILITY SUBCLASS IS IIE AND IIM, RESPECTIVELY.

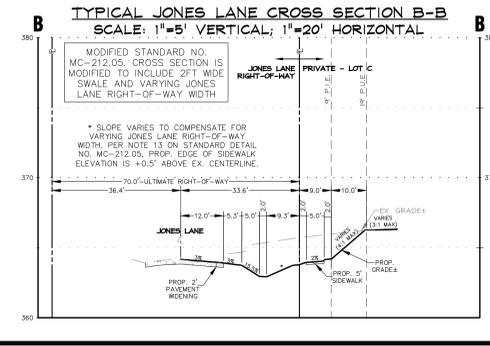
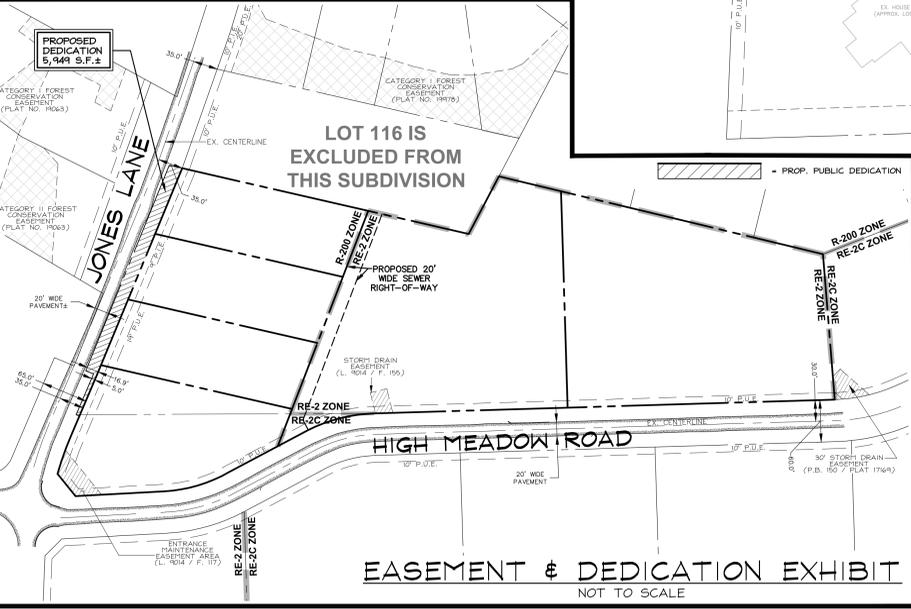
SITE / ZONING DATA

GROSS SITE AREA: 323,933 SQ. FT. (7.44 ACRES)
(PER L. 9530 / F. 46 & R.P. 1713B)
PROPOSED DEDICATION: 5,949 S.F. ± (0.14 ACRES)
NET TRACT AREA: 317,984 SQ. FT. ± (7.30 ACRES)
EXISTING # OF UNITS: 6

ZONING: RE-2	REQUIRED	PROVIDED
MINIMUM LOT AREA	87,120 S.F.	PROP. LOT A: 26,232 S.F. PROP. LOT B: 27,379 S.F. PROP. LOT C: 27,130 S.F. PROP. LOT D: 27,379 S.F. PROP. LOT E: 27,627 S.F. PROP. LOT F: 41,088 S.F.
MIN. WIDTH AT STREET / B.R.L.	25' / 150'	378.1' / 340.6' 419.8' / 343.9'
MAXIMUM LOT COVERAGE	25%	3.9% ± 3.7% ±
MINIMUM SETBACK FROM PUBLIC RIGHT-OF-WAY	50'	82.6' 99.1'
MINIMUM SETBACK FROM SIDE AND REAR LOT LINES	SIDES: 17' MIN./25' TOTAL REAR: 35'	135.1' / 294.8' 111.2' / 251.4' 110.9' 109.8'
PROPOSED USE	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL

ZONING: R-200	REQUIRED	PROVIDED
MINIMUM LOT AREA	20,000 S.F.	PROP. LOT C: 27,130 S.F. PROP. LOT D: 27,379 S.F. PROP. LOT E: 27,627 S.F. PROP. LOT F: 41,088 S.F.
MIN. WIDTH AT STREET / B.R.L.	25' / 100'	101.3' / 106.4' 101.3' / 106.4' 101.3' / 106.6' 192.1' / 190.3'
MAXIMUM LOT COVERAGE	25%	12.6% ± 12.5% ± 12.3% ± 9.7% ±
MINIMUM SETBACK FROM PUBLIC RIGHT-OF-WAY	JONES LANE: 40.0' ± HIGH MEADOW RD: 40.0' ±	JONES LANE: 42.3' ± JONES LANE: 74.1' ± JONES LANE: 75.2' ± HIGH MEADOW RD: 50.0' ±
MINIMUM SETBACK FROM SIDE AND REAR LOT LINES	SIDES: 12' MIN./25' TOTAL REAR: 30'	12.2' / 18.1' 12.2' / 18.1' 12.2' / 17.1' 23.5 (CORNER LOT) 146.4' 130.7'
PROPOSED USE	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL

* 0.04 ACRES OF THE RE-20 ZONE IS LOCATED WITHIN PROPOSED LOT B. DUE TO THE SMALL AREA AND LOCATION OF THE RE-20 ZONED PROPERTY, NO ADVERSE ZONING IMPACT IS CREATED.
** IN ACCORDANCE WITH SECTION 59-A-3.33 OF THE MONTGOMERY COUNTY ZONING ORDINANCE, ACTUAL FRONT SETBACKS TO BE DETERMINED BY AN ESTABLISHED BUILDING FRONT SURVEY AT BUILDING FRONT SUBMITTAL. FRONT SETBACKS SHOWN ARE BASED ON THE MINIMUM FOR THE R-200 ZONE. NOTE: SITE / ZONING DATA PROVIDED HEREON IS SUBJECT TO CHANGE BASED ON FINAL ARCHITECTURAL AND SITE DESIGNS.



LEGEND

EXISTING FEATURES	PROPOSED FEATURES
EX. PROPERTY LINES	PROP. WATER-HOUSE CONNECTION
EX. STORM DRAIN WITH MANHOLE	PROP. SEWER-HOUSE CONNECTION
EX. SEWER LINE WITH CLEANOUT	PROP. WATER EXTENSION
EX. SEWER MANHOLE AND INVERT	PROP. SEWER EXTENSION
EX. GAS LINE WITH VALVE	PROP. CONTOUR WITH ELEVATION
EX. OVERHEAD UTILITY WITH POLE	PROP. SPOT ELEVATION
EX. DRAIN PIPE AND INLET	PROP. SURFACE FLOW DIRECTION
EX. UNDERGROUND UTILITY LINE	PROP. DOWNSPOUT PIPE, GRAVEL DRYWELL
EX. THO- AND TEN-FOOT CONTOURS	PROP. DOWNSPOUT PIPE, SINGLE MODULE RAIN TANK
EX. SPOT ELEVATION	PROP. MICRO BIORETENTION
EX. CHAIN LINK OR WIRE FENCE	PROP. 4" PVC DRAIN PIPE
EX. HOOD FENCE (UNLESS OTHERWISE NOTED)	PROP. 18"x17" GSP
EX. RETAINING WALL	PROP. 6" WIDE PERVIOUS SURFACE SIDEWALK
EX. SPECIMEN TREE	PROP. PERMEABLE PAVERS
EX. SIGNIFICANT TREE	
EX. ZONING LINE	
EX. FOREST EASEMENT	
EX. EASEMENT	
EX. SOIL TEST LOCATION	
EX. SOILS BOUNDARY	

AT FINAL DESIGN AND PERMIT STAGE, PROPOSED HOUSES THAT ARE LESS THAN 30 FEET APART ARE SUBJECT TO HEIGHT RESTRICTIONS WHERE THE MAX WINDOW SILL HEIGHT ON THE 3RD FLOOR (OR UPPER HALF STORY) IS LIMITED TO 27-FT ABOVE GRADE AS MEASURED IS FEET FROM THE FRONT OF THE HOUSE. SEE THE FIRE HEIGHT RESTRICTED DETAIL ON THE FIRE DEPARTMENT ACCESS PLAN FOR ADDITIONAL INFORMATION.

SEE APPROVED NRI/PSD FOR ADDITIONAL ENVIRONMENTAL DATA.

THE PROPOSED BUILDING FOOTPRINTS SHOWN HEREON ARE FOR GRAPHICAL REPRESENTATION. FINAL BUILDING LOCATIONS WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS AND WILL CONFORM TO THE STANDARDS OF THE ZONE INCLUDING LOT COVERAGE, HEIGHT, SETBACKS, ETC.

PROFESSIONAL ENGINEER CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 19564, EXPIRATION DATE 8/30/2016, AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

OWNER
CINDY & RALPH COFFMAN
12710 HIGH MEADOW ROAD
GAITHERSBURG, MD 20878
(301) 504-5446
cindy@coffmansprisers.com

DATE: 04/10/15
CURT A. SCHREFFLER, PE

FILE NO. 120140180
12710 HIGH MEADOW ROAD
PARCEL 614 & OUTLOT A, BLOCK D
POTOMAC CHASE
PRELIMINARY PLAN

108 West Ridgeway Blvd., Suite 101
Mount Airy, Maryland 21771
cas-engineering.com
301-807-8045 fax
www.casengineering.com
info@casengineering.com

CIVIL • SURVEYING • LAND PLANNING

CAS ENGINEERING
Experience you can build on.

UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

UTILITY CO.	REQUEST DATE	BY	HOW RECEIVED	PLAN REVISION	BY
AT&T	10/29/2013	BCB	10/29/2013	NO FACILITIES	BCB
COMCAST	10/29/2013	BCB	10/29/2013	10/29/13 (AS APPROX.)	BCB
MD	10/29/2013	BCB	10/29/2013	NO FACILITIES	BCB
PERCO	10/29/2013	BCB	10/29/2013	NO FACILITIES	BCB
VERIZON	10/29/2013	BCB	10/29/2013	NO FACILITIES	BCB
WASH. GAS	10/29/2013	BCB	10/29/2013	NO FACILITIES	BCB

MISS UTILITY
FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777. OR LOG ON TO WWW.MISSUTILITY.NET/MS/48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES AND THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 35A OF THE MONTGOMERY COUNTY CODE.

VICINITY MAP
ADC MAP 5162, GRID H-6
SCALE: 1" = 200'

DATE	PROJECT	DATE	REVISION
04/2015	13-230	04/27/14	BDA WATER & SEWER CATEGORY REQUEST TO INCPD
		06/07/14	BDA INITIAL SUBMITTAL TO MDCS
		06/07/14	BDA INITIAL SUBMITTAL TO INCPD
		06/24/14	BDA FINAL SUBMITTAL TO INCPD
		07/20/15	BDA RE-SUBMITTAL TO EPLANS
		04/07/15	BDA RE-SUBMITTAL TO EPLANS

12710 HIGH MEADOW ROAD, GAITHERSBURG, MD 20878
LIBER 9530 / FOLIO 46 & PLATS 1713B
TAX MAP ER343, NS5C GRID 219 NN 13
PARCEL 614 & OUTLOT A, BLOCK D
POTOMAC CHASE
DARNESTOWN (6TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

DATE: 04/10/15
PROJECT: 13-230
REVISION: BDA WATER & SEWER CATEGORY REQUEST TO INCPD
ILLUSTRATION: BDA
SCALE: 1" = 50'
APPROVAL: CAS

PRELIMINARY PLAN

1 OF 1

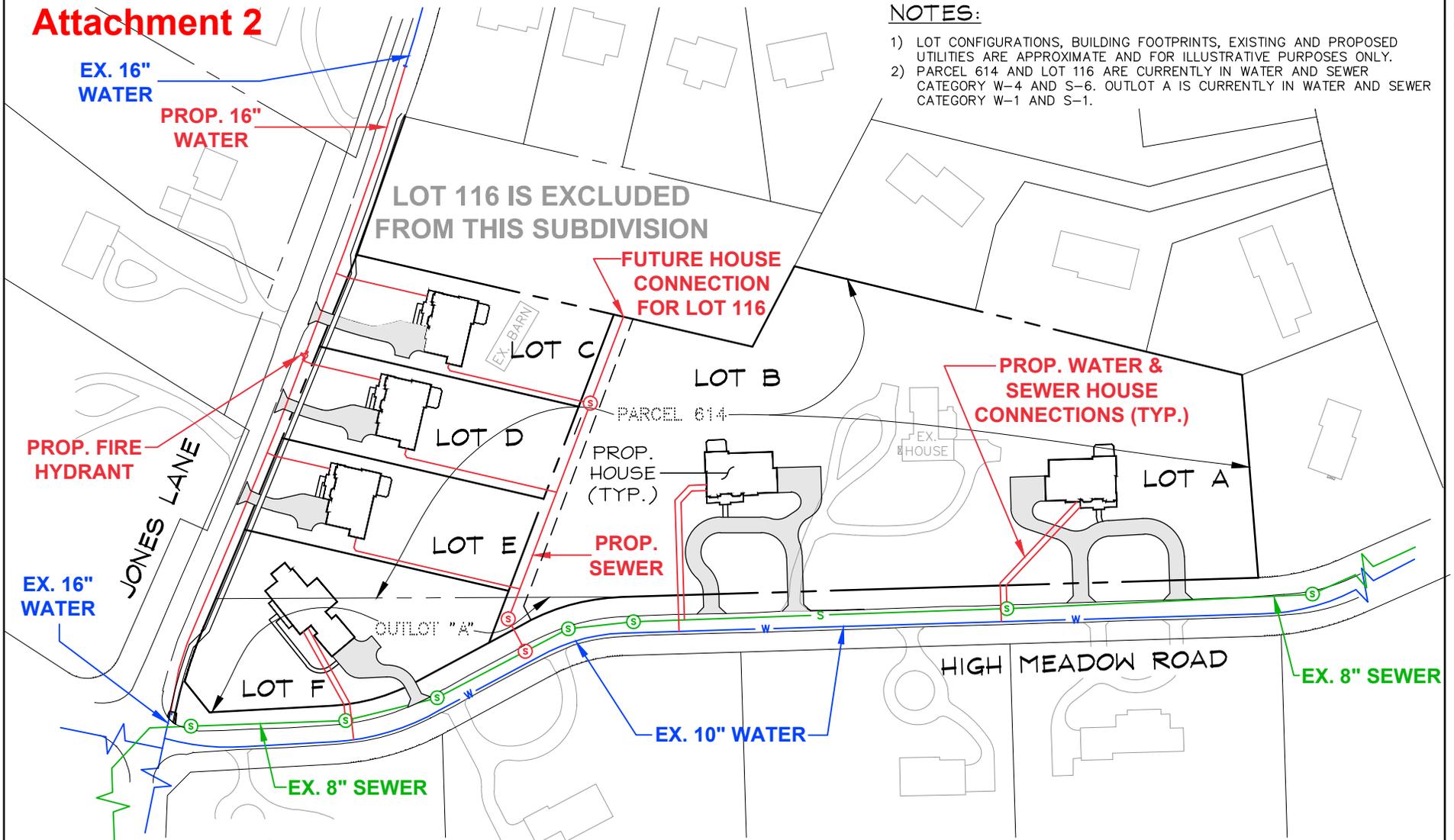
**12710 HIGH MEADOW ROAD & 14411 JONES LANE
GAITHERSBURG, MD 20878
CONCEPTUAL WATER & SEWER CATEGORY CHANGE PROPERTY/SITE MAP**

PREPARED BY: BDA

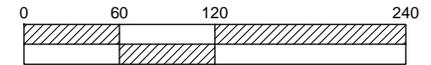
Attachment 2

NOTES:

- 1) LOT CONFIGURATIONS, BUILDING FOOTPRINTS, EXISTING AND PROPOSED UTILITIES ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY.
- 2) PARCEL 614 AND LOT 116 ARE CURRENTLY IN WATER AND SEWER CATEGORY W-4 AND S-6. OUTLOT A IS CURRENTLY IN WATER AND SEWER CATEGORY W-1 AND S-1.



CAS Engineering
10 South Bentz Street
Frederick, MD 21701
301-607-8031 office
301-607-8045 fax
info@casengineering.com



GRAPHIC SCALE
1 INCH = 120 FEET

Attachment 3

GENERAL NOTES

- BOUNDARY INFORMATION BASED UPON A SURVEY PERFORMED BY CAS ENGINEERING, DATED OCTOBER, 2013.
- THO-FOOT CONTOUR DATA BASED UPON A SURVEY PERFORMED BY CAS ENGINEERING, DATED OCTOBER, 2013.
- TOTAL LOT AREA: PARCEL 614 & OUTLOT A, BLOCK D = 323,983 SQ. FT. (7.44 ACRES)
- PROPERTY IS LOCATED ON TAX MAP ER343, PARCEL 614 & OUTLOT A, BLOCK D, POTOMAC CHASE.
- PROPERTY IS LOCATED ON NS5C 200' SHEET 219 NN 13.
- PROPERTY IS LOCATED ON MONTGOMERY COUNTY SOILS SURVEY MAP No. 18. SOIL TYPE(S): IB, IC & 35B. HYDROLOGIC SOIL GROUPS "B" & "C".
- FLOOD ZONE "X" PER F.E.M.A. FIRM MAPS, COMMUNITY PANEL NUMBER 2403C02B10D.
- PROPERTY IS LOCATED IN THE HUDDY BRANCH WATERSHED (USE I-P).
- WATER & SEWER CATEGORIES: PARCEL 614 R-3 / S-3 OUTLOT A: W-1 / S-1
- LOCAL UTILITIES INCLUDE: WATER & SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION; ELECTRIC - PERCO; TELEPHONE - VERIZON; GAS - WASHINGTON GAS
- THIS PLAN CREATED WITHOUT THE BENEFIT OF A TITLE REPORT.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL PROTECTION OR PRIMARY MANAGEMENT AREA.
- THERE ARE NO WETLANDS, STREAMS, STREAM BUFFERS, FLOODPLAINS, OR OTHER HYDROLOGIC FEATURES LOCATED ON-SITE.
- NO RARE, THREATENED, OR ENDANGERED (RTE) SPECIES WERE OBSERVED DURING OUR SITE ANALYSIS. A REQUEST HAS BEEN MADE WITH THE DEPARTMENT OF NATURAL RESOURCES TO DETERMINE IF ANY KNOWN RTE SPECIES EXIST ON OR WITHIN PROXIMITY OF THE SITE.
- NO CULTURAL AND/OR HISTORICAL FEATURES EXIST ON-SITE BASED ON OUR RESEARCH OF AVAILABLE RECORDS AND ON-SITE OBSERVATION.
- TREE DIAMETER MEASUREMENTS WERE OBTAINED UTILIZING A TREE DIAMETER TAPE.
- THERE ARE NO STATE AND/OR COUNTY CHAMPION TREES OR TREES > 75% OF THE CURRENT STATE AND/OR COUNTY CHAMPION LOCATED ON THE SUBJECT PROPERTY. THERE ARE TWO (2) SPECIMEN TREES LOCATED ON THIS PROPERTY AS SHOWN HEREON. SPECIMEN TREE #1 IS PARTIALLY LOCATED ON-SITE. SPECIMEN TREE #3 IS STANDING DEADWOOD.
- THE NRI FIELD ANALYSIS FOR THIS PROJECT WAS CONDUCTED IN NOVEMBER, 2013 BY JAMES WITTER, EAP CONSULTANTS, LLC.
- OFFSITE LOCATIONS AND SIZES OF TREES, STRUCTURES, AND OTHER IMPROVEMENTS ARE APPROXIMATE. THE LOCATION OF OFF SITE TREES, IMPROVEMENTS AND OTHER STRUCTURES BEYOND THE NOTED "LIMITS OF TOPOGRAPHIC SURVEY" ARE APPROXIMATE AND BASED ON AVAILABLE MDCPC TOPOGRAPHIC RECORDS AND ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY.
- THERE ARE NO ON-SITE FOREST AREAS.
- SLOPES EQUAL TO OR GREATER THAN 25% EXIST AS SHOWN.

PAVEMENT EAST OF JONES LANE CENTERLINE TO BE WIDENED TO 12FT & IMPROVED WITH SHOULDS & SIDEWALKS. SEE PLOTTED APPROVAL PLETO FOR ADDITIONAL INFO.

PROP. WATER/SEWER EXTENSIONS & FIRE HYDRANT

EX. PERCO POLES TO BE REMOVED.

PROPOSED 20' WIDE SEWER RIGHT-OF-WAY

TOTAL PROPOSED LIMITS OF DISTURBANCE = 911,646 S.F.± (20.9 ACRES)
OFF-SITE L.O.D. = 24,787 S.F.± (0.60 ACRES)

UTILITY INFORMATION

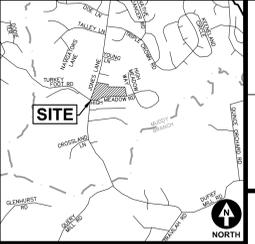
EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

UTILITY CO.	REQUEST DATE	BY	IF/NO RECEIVED	PLAN REVISION	BY
AT&T	10/29/2013	BCB	10/29/2013	NO FACILITIES	BCB
COMCAST	10/29/2013	BCB	10/29/2013	NO FACILITIES	BCB
MD	10/29/2013	BCB	10/29/2013	10/31/13 (AS APPROX)	BCB
PERCO	10/29/2013	BCB	10/29/2013	NO FACILITIES	BCB
VERIZON	10/29/2013	BCB	10/29/2013	NO FACILITIES	BCB
WASH. GAS	10/29/2013	BCB	10/29/2013	NO FACILITIES	BCB
W.S.E.C.	10/29/2013	BCB	10/29/2013	NO FACILITIES	BCB
SEWER CONTRACT DRAWINGS	10/29/2013	10/29/2013	10/29/2013	NO FACILITIES	BCB
WATER CONTRACT DRAWINGS	10/29/2013	10/29/2013	10/29/2013	NO FACILITIES	BCB
HOUSE CONNECTION PLUMBING CORDS	N/A	N/A	N/A	NO FACILITIES	BCB

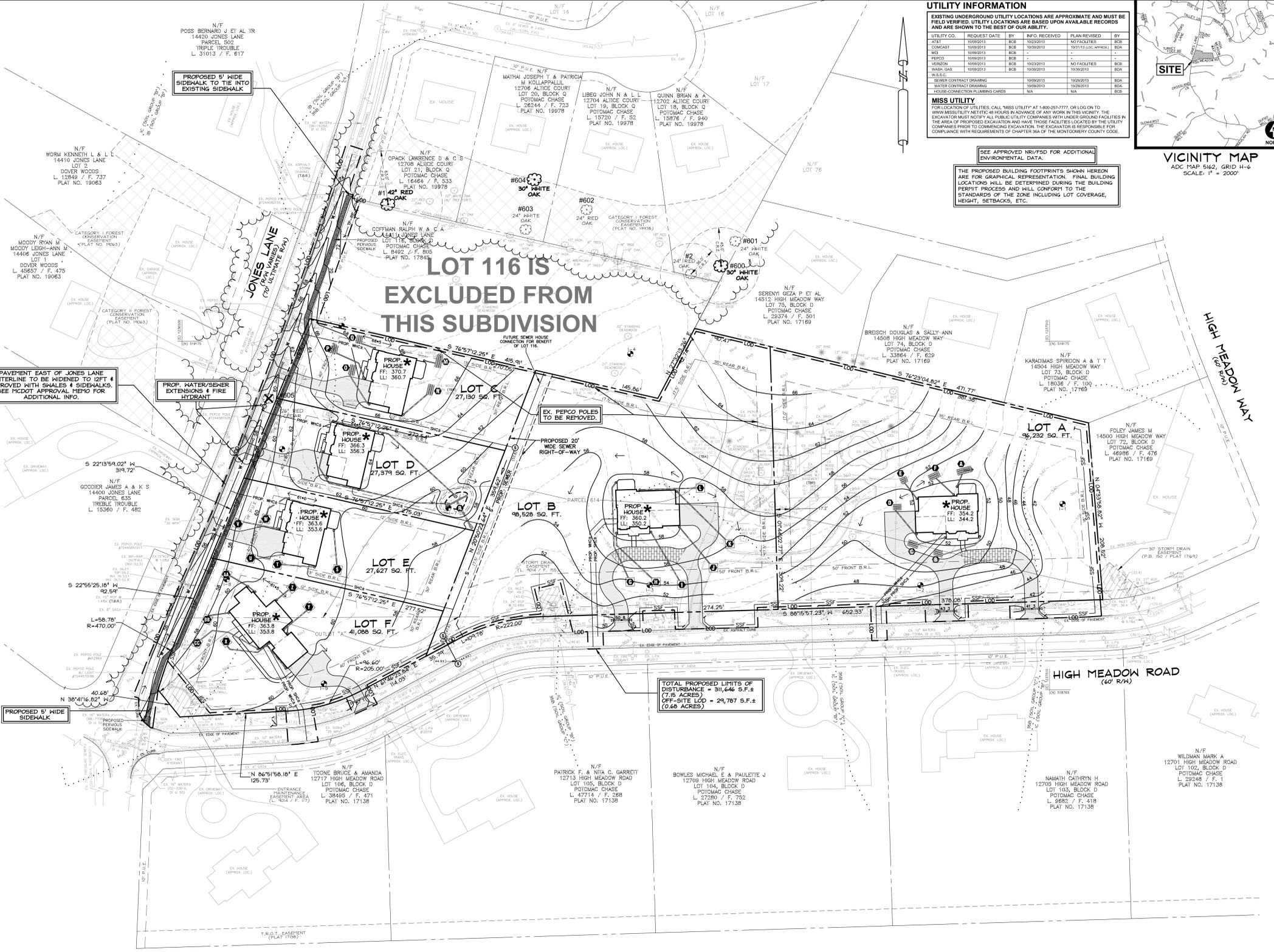
MISS UTILITY
FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777 OR LOG ON TO WWW.MISSUTILITY.NET/MS 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED WORK AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 58A OF THE MONTGOMERY COUNTY CODE.

SEE APPROVED NHP/SP FOR ADDITIONAL ENVIRONMENTAL DATA.

THE PROPOSED BUILDING FOOTPRINTS SHOWN HEREON ARE FOR GRAPHICAL REPRESENTATION. FINAL BUILDING LOCATIONS WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS AND WILL CONFORM TO THE STANDARDS OF THE ZONE INCLUDING LOT COVERAGE, HEIGHT, SETBACKS, ETC.



VICINITY MAP
ADC MAP 5162, GRID H-6
SCALE: 1" = 200'



LEGEND

EXISTING FEATURES		EXISTING FEATURES (CONT.)	
---	EX. PROPERTY LINES	---	EX. EASEMENT
---	EX. STORM DRAIN WITH MANHOLE	---	EX. SOILS BOUNDARY
---	EX. SEWER LINE WITH CLEANOUT	---	EX. GAS LINE
---	EX. SEWER MANHOLE AND INVERT	---	EX. GAS LINE WITH VALVE
---	EX. WATER LINE WITH VALVE	---	EX. OVERHEAD UTILITY WITH POLE
---	EX. GAS LINE WITH VALVE	---	EX. DRAIN PIPE AND INLET
---	EX. OVERHEAD UTILITY WITH POLE	---	EX. UNDERGROUND UTILITY LINE
---	EX. DRAIN PIPE AND INLET	---	EX. THO- AND TEN-FOOT CONTOURS
---	EX. UNDERGROUND UTILITY LINE	---	EX. SPOT ELEVATION
---	EX. THO- AND TEN-FOOT CONTOURS	---	EX. CHAIN LINK OR WIRE FENCE
---	EX. SPOT ELEVATION	---	EX. MOOD FENCE (UNLESS OTHERWISE NOTED)
---	EX. CHAIN LINK OR WIRE FENCE	---	EX. RETAINING WALL
---	EX. MOOD FENCE (UNLESS OTHERWISE NOTED)	---	EX. AERIAL EXTENT OF TREE COVER
---	EX. RETAINING WALL	---	EX. SPECIMEN TREE
---	EX. AERIAL EXTENT OF TREE COVER	---	EX. SIGNIFICANT TREE
---	EX. SPECIMEN TREE	---	EX. TREE TO BE SAVED WITH CRITICAL ROOT ZONE
---	EX. SIGNIFICANT TREE	---	EX. STEEP SLOPES (> 25%)
---	EX. TREE TO BE SAVED WITH CRITICAL ROOT ZONE	---	EX. ZONING LINE (RE-2C ZONE)
---	EX. STEEP SLOPES (> 25%)	---	EX. ZONING LINE (RE-200 ZONE)
---	EX. ZONING LINE (RE-2C ZONE)	---	EX. ZONING LINE (RE-2 ZONE)
---	EX. ZONING LINE (RE-200 ZONE)	---	EX. FOREST EASEMENT
---	EX. ZONING LINE (RE-2 ZONE)	---	EX. SOIL TEST LOCATION
---	EX. FOREST EASEMENT	---	
---	EX. SOIL TEST LOCATION	---	

ENVIRONMENTAL DATA TABLE

FEATURE	ACREAGE
AREA OF STEEP SLOPES	0.02 AC.
FORESTED FLOODPLAIN AREA	N/A
ENVIRONMENTAL BUFFER AREA	N/A
TOTAL FORESTED AREA	N/A
FORESTED ENVIRONMENTAL BUFFER	N/A
100-YEAR FLOODPLAIN	N/A
WETLANDS	N/A
FORESTED WETLANDS	N/A
AVERAGE WIDTH OF ENVIRONMENTAL BUFFER	N/A
LINEAR EXTENT OF STREAM	N/A

TREE DATA (SPECIMEN AND SIGNIFICANT TREES ONLY)

TREE NO.	SPECIES	BOTANICAL NAME	D.B.H. (INCHES)	COMMENTS
#1	Red Oak	Quercus rubra	42	Offsite, Good
600	White Oak	Quercus alba	24	Offsite
601	White Oak	Quercus alba	30	Offsite
602	Red Oak	Quercus rubra	24	Offsite
603	White Oak	Quercus alba	24	Offsite
604	White Oak	Quercus alba	30	Offsite
605	Red Cedar	Juniperus virginiana	28	Fast, tagged & in power lines

* INDICATES SPECIMEN TREE
OFF-SITE 600 SERIES TREE NOS. ARE FOR REFERENCE ONLY AND ARE NOT PHYSICALLY TAGGED IN THE FIELD. OFF-SITE TREE SIZE AND CONDITION ARE BASED ON VISUAL OBSERVATION, AND LOCATIONS ARE APPROXIMATE.



CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS, AND M-NCRPC GUIDELINES.

DATE: JEFFREY A. ROBERTSON
M.D.N.R. / C.O.P.A.R. 08.19.05.01

QUALIFIED PROFESSIONAL
DISCLAIMER: TREES ARE LIVING THINGS WHOSE VIABILITY AND STRUCTURAL INTEGRITY ARE SUBJECT TO A WIDE ARRAY OF NATURAL FACTORS AND IMPACTS, AMONG WHICH ARE GENETICS, CLIMATE, WEATHER, WATER REGIME, SOILS, INSECTS AND DISEASE, AS WELL AS HUMAN ACTIVITY. THESE TREES ARE SUBJECT TO CHANGE IN HEALTH OR CONDITION AND SUCH CHANGES MAY BE EVIDENT IN THE FIELD. THIS PLAN SHOULD NOT BE INTERPRETED AS AN INTERNAL, STRUCTURAL, OR AERIAL INSPECTION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 58A OF THE MONTGOMERY COUNTY CODE.

OWNER

CINDY & RALPH COFFMAN
12710 HIGH MEADOW ROAD
GAITHERSBURG, MD 20878
cindy@reosappraisers.com

DEVELOPER CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN, INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER NAME: CINDY & RALPH COFFMAN (OWNERS)
CONTACT PERSON OR OWNER:
ADDRESS: 12710 HIGH MEADOW ROAD, GAITHERSBURG, MD 20878
PHONE: (301) 509-5448
EMAIL: cindy@reosappraisers.com
SIGNATURE:

FILE NO. 120140180
12710 HIGH MEADOW ROAD
PARCEL 614 & OUTLOT A, BLOCK D
POTOMAC CHASE
PRELIMINARY PLAN
PRELIMINARY / FINAL FOREST CONSERVATION PLAN

12710 HIGH MEADOW ROAD, GAITHERSBURG, MD 20878

LIBER 9530 / FOLIO 46 & PLATS 17183
TAX MAP ER343, NS5C GRID 219 NN 13
PARCEL 614 & OUTLOT A, BLOCK D

POTOMAC CHASE

DARNESTOWN (6TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

PRELIMINARY / FINAL FOREST CONSERVATION PLAN

108 West Ridgeway Blvd., Suite 101
Mount Airy, Maryland 21771
www.casengineering.com
301-807-8045 fax
info@casengineering.com



Attachment 4

FOREST CONSERVATION NOTES

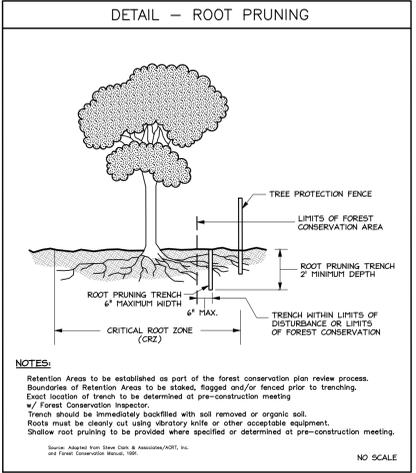
- Pre-Construction**
- An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The property owner should contact the Montgomery County Planning Department inspection staff before construction to verify the limits of disturbance and discuss tree protection and tree care measures. The developer's representative, construction superintendent, ISA certified arborist or Maryland-licensed tree expert that will implement the tree protection measures, forest conservation inspector, and Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.
 - No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
 - Root pruning
 - Crust reduction or pruning
 - Soil aeration
 - Fertilizing
 - Vertical mulching
 - Root aeration matting
- Measures not specified on the forest conservation plan may be required as determined by the forest conservation inspector in coordination with the arborist.
- A 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 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.
 - 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 with the DPS sediment control inspectors may make field adjustments to increase the survivability of trees and forest shrub as shown on the approved plan. Temporary tree protect devices may include:
 - Chain link fence (four feet high)
 - Super silt fence with wire strung between support poles (minimum 4 feet high) with high visibility flagging.
 - 1/4 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
 - 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.
 - Forest retention area signs shall be installed as required by the forest conservation inspector, or as shown on the approved plan.
 - 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**
- Periodic inspections by the 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 inspector.
- Post-Construction**
- After construction is completed, an inspection shall be requested. Corrective measures may include:
 - Removal and replacement of dead and dying trees
 - Pruning of dead or declining limbs
 - Soil aeration
 - Fertilization
 - Mulching
 - Wound repair
 - Clean up of retention areas
 - 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 sediment 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.

SOILS TABLE

IB GAULA SILT LOAM, 3 TO 8 PERCENT SLOPES
THIS MEDIUM-TEXTURED SOIL IS VERY DEEP, WELL DRAINED AND MODERATELY PERMEABLE. AVAILABLE WATER CAPACITY IS MODERATE. PRODUCTIVITY IS MODERATE. EROSION HAZARD IS SLIGHT. CAPABILITY SUBCLASS IS IIE.

IC GAULA SILT LOAM, 8 TO 15 PERCENT SLOPES
THIS MEDIUM-TEXTURED SOIL IS VERY DEEP, WELL DRAINED AND MODERATELY PERMEABLE. AVAILABLE WATER CAPACITY IS MODERATE. PRODUCTIVITY IS MODERATE. EROSION HAZARD IS MODERATE. CAPABILITY SUBCLASS IS IIE.

35B CHROME AND CONKINGO SOILS, 3 TO 8 PERCENT SLOPES
CHROME SOILS ARE FINE-TEXTURED, MODERATELY DEEP, WELL DRAINED AND SLOWLY PERMEABLE. CONKINGO SOILS ARE MODERATELY FINE-TEXTURED, DEEP TO VERY DEEP, MODERATELY WELL TO SOMEWHAT POORLY DRAINED AND MODERATELY SLOWLY PERMEABLE. THE AVAILABLE WATER CAPACITY IS LOW FOR CHROME SOILS AND HIGH FOR CONKINGO SOILS. PRODUCTIVITY IS MODERATE FOR CHROME SOILS AND HIGH FOR CONKINGO SOILS. EROSION HAZARD IS SLIGHT. CAPABILITY SUBCLASS IS IS AND IIM, RESPECTIVELY.



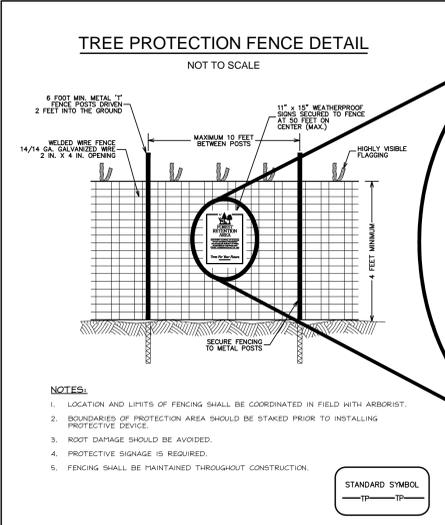
NOTES:
Retention Area to be established as part of the forest conservation plan revise process. Boundaries of Retention Area to be staked, flagged and/or fenced prior to trenching. Exact location of trench to be determined at pre-construction meeting.
Trench should be immediately backfilled with soil removed or organic soil.
Roots must be clearly cut using laboratory knife or other acceptable equipment.
Shallow root pruning to be provided where specified or determined at pre-construction meeting.

Source: Adapted from: Tree Care & Maintenance/2011, 2nd Edition
© Forest Conservation Institute, 2011

NO SCALE

SEQUENCE OF CONSTRUCTION

- PRIOR TO CLEARING OF TREES, INSTALLING SEDIMENT CONTROL MEASURES, OR GRADING, A PRE-CONSTRUCTION MEETING MUST BE CONDUCTED ON-SITE WITH THE M-NCPPC SEDIMENT CONTROL INSPECTOR, 240-777-0311 (48 HOURS NOTICE), AND THE M-NCPPC PLANNING DEPARTMENT, PLANS ENFORCEMENT INSPECTOR, 301-416-4681 (48 HOURS NOTICE), THE OWNER'S REPRESENTATIVE, AND THE SITE ENGINEER.
- THE LIMITS OF DISTURBANCE MUST BE FIELD MARKED PRIOR TO CLEARING OF TREES, INSTALLATION OF SEDIMENT CONTROL MEASURES, CONSTRUCTION, OR OTHER LAND DISTURBING ACTIVITIES.
- THE PERMITTEE MUST OBTAIN WRITTEN APPROVAL FROM THE M-NCPPC INSPECTOR CERTIFYING THAT THE LIMITS OF DISTURBANCE AND TREE PROTECTION MEASURES ARE CORRECTLY MARKED AND INSTALLED PRIOR TO COMMENCING ANY CLEARING.
- CLEAR AND GRADE FOR INSTALLATION OF SEDIMENT CONTROL DEVICES.
- INSTALL SEDIMENT CONTROL DEVICES. TRAPS AND BASINS SHALL BE CONSTRUCTED PRIOR TO CONSTRUCTION OF ANY EARTH DIKES THAT CONVEY DRAINAGE TO A TRAP AND/OR BASIN.
- ONCE THE SEDIMENT CONTROL DEVICES ARE INSTALLED, THE PERMITTEE MUST OBTAIN WRITTEN APPROVAL FROM THE M-NCPPC INSPECTOR BEFORE PROCEEDING WITH ANY ADDITIONAL CLEARING, GRUBBING, OR GRADING.
- RAZE EXISTING STRUCTURE(S).
- INITIATE ROUGH GRADING. TEMPORARILY SEED ANY AREAS NOT TO BE RE-GRADED WITHIN 14 DAYS.
- INSTALL BASE COURSES FOR DRIVEWAYS, COMPLETE HOUSE CONSTRUCTION, ETC.
- INSTALL STORMWATER MANAGEMENT DEVICES AND ASSOCIATED PIPING BUT DO NOT CONNECT TO DOWNSPOUTS AT THIS TIME.
- PAVE DRIVEWAYS, INSTALL ENTRANCES PER MCDOT PERMIT, PERMANENTLY STABILIZE ALL REMAINING AREAS.
- CONNECT DOWNSPOUTS TO ROOF DRAIN PIPING AND STORMWATER MANAGEMENT DEVICES.
- PROVIDE SIGNED RECORD SET OF PLANS TO THE SEDIMENT CONTROL INSPECTOR.
- OBTAIN WRITTEN APPROVAL FROM M-NCPPC INSPECTOR, PRIOR TO THE REMOVAL OF ANY AND ALL REMAINING SEDIMENT CONTROL DEVICES.



NOTES:
1. LOCATION AND LIMITS OF FENCING SHALL BE COORDINATED IN FIELD WITH ARBORIST.
2. BOUNDARIES OF PROTECTION AREA SHOULD BE STAKED PRIOR TO INSTALLING PROTECTIVE DEVICES.
3. ROOT DAMAGE SHOULD BE AVOIDED.
4. PROTECTIVE SIGNAGE IS REQUIRED.
5. FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.



11 x 15 INCH WEATHERPROOF SIGNS SECURED TO FENCE @ 50 FEET ON CENTER (MAX.)

SIGN STYLE #21

FOREST CONSERVATION WORKSHEET

RE-2 ZONE (LOTS A & B)

FOREST CONSERVATION WORKSHEET
CAS No. 13-230 - 12710 HIGH MEADOW ROAD

NET TRACT AREA: 5-Aug-02

A. Total tract area ...	4.65
B. Land dedication acres (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.00
D. Area to remain in commercial agricultural production/use ...	0.00
E. Other deductions (specify)	0.00
F. Net Tract Area	4.65

LAND USE CATEGORY: (from *Trees Technical Manual*)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	1	0	0	0	0

G. Afforestation Threshold ... 20% x F = 0.93
H. Conservation Threshold ... 25% x F = 1.16

EXISTING FOREST COVER:

I. Existing forest cover	0.00
J. Area of forest above afforestation threshold	0.00
K. Area of forest above conservation threshold	0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation	0.00
M. Clearing permitted without mitigation	0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared	0.00
O. Total area of forest to be retained	0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold	0.00
Q. Reforestation for clearing below conservation threshold	0.00
R. Credit for retention above conservation threshold	0.00
S. Total reforestation required	0.00
T. Total afforestation required	0.93
U. Credit for landscaping (may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	0.93

FOREST CONSERVATION WORKSHEET

R-200 ZONE (LOTS C - F)

FOREST CONSERVATION WORKSHEET
CAS No. 13-230 - 12710 HIGH MEADOW ROAD

NET TRACT AREA: 5-Aug-02

A. Total tract area ...	3.41
B. Land dedication acres (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.00
D. Area to remain in commercial agricultural production/use ...	0.00
E. Other deductions (specify)	0.00
F. Net Tract Area	3.41

LAND USE CATEGORY: (from *Trees Technical Manual*)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	1	0	0	0

G. Afforestation Threshold ... 15% x F = 0.51
H. Conservation Threshold ... 20% x F = 0.68

EXISTING FOREST COVER:

I. Existing forest cover	0.00
J. Area of forest above afforestation threshold	0.00
K. Area of forest above conservation threshold	0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation	0.00
M. Clearing permitted without mitigation	0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared	0.00
O. Total area of forest to be retained	0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold	0.00
Q. Reforestation for clearing below conservation threshold	0.00
R. Credit for retention above conservation threshold	0.00
S. Total reforestation required	0.00
T. Total afforestation required	0.51
U. Credit for landscaping (may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	0.51

FOREST CONSERVATION TABLE

ACREAGE OF TRACT	8.06 ACRES
ACREAGE OF TRACT REMAINING IN AGRICULTURAL USE	0.00 ACRES
ACREAGE OF ROAD AND UTILITY ROWS WHICH WILL NOT BE IMPROVED AS PART OF THE DEVELOPMENT APPLICATION	0.00 ACRES
ACREAGE OF EXISTING FOREST, WETLANDS, FLOODPLAINS, AND STREAM VALLEY BUFFERS	0.00 ACRES
ACREAGE OF TOTAL FOREST RETENTION	0.00 ACRES
LAND USE CATEGORY AND CONSERVATION AND AFFORESTATION THRESHOLDS FROM THE SECTION 22A-12(b) OF THE FOREST CONSERVATION LAW	MEDIUM DENSITY RESIDENTIAL (MDR) 0.93 ACRES, AFFORES. THRESHOLD 1.16 ACRES, CONSERV. THRESHOLD 0.68 ACRES, CONSERV. THRESHOLD
LINEAR FEET AND AVERAGE WIDTH OF STREAM BUFFER PROVIDED	0 FEET LONG & 0 FEET WIDE
ACREAGE OF FOREST RETAINED, CLEARED AND PLANTED WITHIN WETLANDS	AREA RETAINED AREA CLEARED AREA PLANTED
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN 100-YEAR FLOODPLAIN	0.00 ACRES 0.00 ACRES 0.00 ACRES
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN PRIORITY AREAS	0.00 ACRES 0.00 ACRES 0.00 ACRES
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN STREAM BUFFERS	0.00 ACRES 0.00 ACRES 0.00 ACRES
LINEAR FEET AND AVERAGE WIDTH OF STREAM BUFFER PROVIDED	0.0 0.0 0.0

DEVELOPER CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. 2026020 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER NAME: CINDY & RALPH COFFMAN (OWNERS)

CONTACT PERSON OR OWNER: _____

ADDRESS: 12710 HIGH MEADOW ROAD, GAITHERSBURG, MD 20878

PHONE: (301) 509-5448

EMAIL: cindy@reosappraisers.com

SIGNATURE: _____

CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS, AND M-NCPPC GUIDELINES.

DATE: JEFFREY A. ROBERTSON
MDNR / COMAR 08.19.06.01
QUALIFIED PROFESSIONAL

DISCLAIMER: TREES ARE LIVING THINGS WHOSE QUALITY AND STRUCTURAL INTEGRITY ARE SUBJECT TO A WIDE ARRAY OF NATURAL FACTORS AND IMPACTS, AMONG WHICH ARE GENETICS, CLIMATE, WEATHER, WATER REGIME, SOILS, INSECTS AND DISEASE, AS WELL AS HUMAN ACTIVITY. THESE TREES ARE SUBJECT TO CHANGES IN HEALTH OR CONDITION WITH THE ELAPSE OF TIME, AND SUCH CHANGES ARE BEYOND THE CONTROL OF THE PROFESSIONAL. THIS PLAN SHOULD NOT BE INTERPRETED AS A TREE HAZARD EVALUATION AS INTERNAL, STRUCTURAL, OR AERIAL INSPECTIONS WERE NOT PERFORMED ON OR UPON THESE TREES. CONDITIONS AND NEARNESS MAY EXIST OUT OF SIGHT FROM THE NORMAL VIEW.

FILE NO. 120140180
12710 HIGH MEADOW ROAD
PARCEL 614 & OUTLOT A, BLOCK D
POTOMAC CHASE
PRELIMINARY PLAN
PRELIMINARY / FINAL FOREST CONSERVATION PLAN

REFORESTATION/AFFORESTATION REQUIREMENTS DETERMINED BY WORKSHEETS FOR THE RE-2 AND R-200 ZONES. A TOTAL OF 1.44 ACRES TO BE PROVIDED THROUGH OFFSITE EASEMENT OR BY FEE-IN-LIEU.

DATE	04/2015
PROJECT	13-230
REVISION	WATER & SEWER CATEGORY REQUEST TO INCPDP
BY	BOA
DATE	06/27/14
REVISION	INITIAL SUBMITTAL TO MDC
BY	BOA
DATE	06/07/14
REVISION	INITIAL SUBMITTAL TO INCPDP
BY	BOA
DATE	06/24/14
REVISION	FINAL SUBMITTAL TO INCPDP
BY	BOA
DATE	07/20/15
REVISION	RE-SUBMITTAL TO EPLANS
BY	BOA
DATE	04/2015
PROJECT	13-230
REVISION	WATER & SEWER CATEGORY REQUEST TO INCPDP
BY	BOA
DATE	06/27/14
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BY	BOA
DATE	07/20/15
REVISION	RE-SUBMITTAL TO EPLANS
BY	BOA

12710 HIGH MEADOW ROAD, GAITHERSBURG, MD 20878

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TAX MAP ER543, MSEC GRID 219 NK 13
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CIVIL • SURVEYING • LAND PLANNING

PRELIMINARY / FINAL FOREST CONSERVATION PLAN

2 OF 2



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Al R. Roshdieh
Acting Director

December 31, 2014

Mr. Ryan Sigworth, Senior Planner
Area 3 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 120140180
Potomac Chase - 12710 High Meadow Road

Reply:
Dear Mr. Sigworth:

We have completed our review of the preliminary plan dated June 4, 2014. This plan was reviewed by the Development Review Committee at its meeting on July 7, 2014. We recommend approval for the plan based 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 the Department of Permitting Services 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. At the Development Review Committee (DRC) meeting, MCDOT recommended the applicant be required to provide improvements along Jones Lane in accordance with MCDOT design standard no. MC-2003.14 (Primary/Principal Secondary Residential Street, Open Section) with modified roadway improvements. This Context Sensitive Road Design Standard calls for an eighty four (84) foot wide right-of-way/forty two (42) feet dedication from centerline. Subsequent to the DRC meeting, we have been advised that the applicant would like to limit the right-of-way dedication to thirty five (35) feet from centerline (to be consistent with existing nearby dedications) and place the balance of those improvements in a Public Improvements Easement. We have not received a formal Design Exception package for this request.

After further consideration of the messages received to date, we conditionally support approval of the applicant's request. We recommend use of MCDOT design standard no. MC-212.05 (Master Plan Primary Road, Open Section with sidewalk, bikepath, and street trees) with modified roadway improvements (see comment no. 15 below).

Please note that the widths of the Public Improvements Easement and overlapping Public Utilities Easements may need to be increased to accommodate a flat bottom ditch section, if one is required for stormwater management purposes.

Division of Traffic Engineering and Operations

100 Edison Park Drive, 4th Floor · Gaithersburg, Maryland 20878
Main Office 240-777-2190 · TTY 240-777-6013 · FAX 240-777-2080
trafficops@montgomerycountymg.gov

2. Similar to comment no. 1, MCDOT recommended use of MCDOT design standard no. MC-2002.14 (Secondary Residential Street, Open Section) for the High Meadow Road site frontage. This Context Sensitive Road Design Standard calls for a seventy eight (78) foot wide right-of-way/thirty nine (39) feet dedication from centerline.

In consideration of the new recommendations in comment no. 1, we we conditionally support approval of the applicant's request. We recommend use of MCDOT design standard no. MC-211.03 (Secondary Residential Road, Open Section with sidewalk, bikepath, and street trees) with modified roadway improvements (see comment no. 15 below).

Please note that the widths of the Public Improvements Easement and overlapping Public Utilities Easements may need to be increased to accommodate a flat bottom ditch section, if one is required for stormwater management purposes.

3. MCDOT recommends the width of the private common driveway for Lots 'C', 'D' and 'E' shall be at least twenty (20) feet wide at the property line and that the apron be widened as necessary to accommodate emergency fire/rescue vehicle turning movements.
4. Jones Lane shall be widened from Altice Court to High Meadow Road in accordance with modified MCDOT standard detail MC 2003.14 for Primary Residential Road (open Section) with 12' wide lanes and 6' shoulders instead of the bike lane and the sidewalk shall be extended from the existing sidewalk south of Altice Court. Please provide cross section for the proposed right-of-way.
5. In consideration of the limitations in Section 49-33(e) of the Montgomery County Code regarding sidewalk construction on tertiary and secondary residential streets (at the time this plan was reviewed by the DRC), MCDOT is not recommending the applicant construct a sidewalk along the site frontage of High Meadow Street. However, the Montgomery County Planning Board may require the installation; we defer to the Planning Board for the decision for this specific project.
6. Prior to certified preliminary plan, we recommend the consultant recheck their bearings and distances for the High Meadow Road and Jones Lane against those of other nearby recorded plats.
7. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
8. Private common driveways shall be determined through the subdivision process as part of the Planning Board's approval of a preliminary plan. The composition, typical section, horizontal alignment, profile, and drainage characteristics of private common driveways, beyond the public right-of-way, shall be approved by the Planning Board during their review of the preliminary plan.
9. A shared ingress egress & utility access easement shall be provided on the plat for all proposed private common driveways.

10. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with the Department of Permitting Services Right-of-Way Plan Review Section.
11. The storm drain capacity and impact analyses have not been approved at this time. Prior to approval of the roadway improvement plans and record plats, submit an updated study (for approval by DPS or this office) which satisfactorily addresses the following comments:

Existing Drainage area map :-

- Revise drainage area line work as marked in the drainage area map.
 - Please be clear on the offsite, onsite, 'B' type, 'C' type drainage area. For example: DA ('B' offsite), DA ('B' onsite).
 - 0.48 ac C=0.35 what area does this denote?
 - 0.57 ac. what area does this denote?
 - 0.11 ac. what area does this denote?

Existing Drainage to Existing Inlet 1:-

- Revise drainage area as marked in the drainage area map.
- Flow path length (initial) is 0.7 ft/ft per the drainage area map.
- Flow path length (remainder) is 0.31 ft/ft per the drainage area map.
- Revise the computations per the revised drainage area.

Existing Drainage to Existing Inlet 2:-

- Revise drainage area as marked in the drainage area map.
- Revise the computations per the revised drainage area.

Existing Drainage to Existing Inlet 3:-

- Revise drainage area as marked in the drainage area map.
- Onsite runoff coefficient determination: There is no 'B' type soils per the drainage area map provided in the report.
- Revise the computations per the revised drainage area.

Existing Drainage to Existing Inlet 4:-

- Revise drainage area as marked in the drainage area map.
- Revise the computations per the revised drainage area.

Proposed Drainage area map :-

- Revise drainage area line work as marked in the drainage area map.
- Please be clear on the offsite, onsite, 'B' type, 'C' type drainage area. For example: DA ('B' offsite), DA ('B' onsite).
- 0.48 ac C=0.35 what area does this denote?
- 0.57 ac. what area does this denote?
- 0.11 ac. what area does this denote?

Post Development Drainage to Existing Inlet 1:–

- Revise drainage area as marked in the drainage area map.
- Flow path length (initial) is 0.7 ft/ft per the drainage area map.
- Flow path length (remainder) is 0.31 ft/ft per the drainage area map.
- Revise the computations per the revised drainage area.

Post Development Drainage to Existing Inlet 2:–

- Revise drainage area as marked in the drainage area map.
- Revise the computations per the revised drainage area.

Post Development Drainage to Existing Inlet 3:–

- Revise drainage area as marked in the drainage area map.
- Onsite runoff coefficient determination: There is no 'B' type soils per the drainage area map provided in the report.
- Revise the computations per the revised drainage area.

Post Development Drainage to Existing Inlet 4:–

- Revise drainage area as marked in the drainage area map.
- On site impervious area is **not** 0.00 acres.
- The 'C' factors used are for existing and proposed conditions pervious areas are different. Please explain.
- Revise the computations per the revised drainage area.

Drainage Area Map:

- Provide scale of the drawing.
- Revise existing and propose condition drainage area as marked in the drainage area map.
- Existing Condition
 - Drainage Area -1= 3.48 ac.
 - Drainage Area -2= 6.15 ac.
 - Drainage Area -2= 2.23 ac.
- Proposed Condition
 - Drainage Area -6= 3.68 ac.
 - Drainage Area -7= 6.29 ac.
 - Drainage Area -8= 1.42 ac.
 - Drainage Area -9= 3.19 ac.
 - Drainage Area -10= 2.64 ac.

Provide cross section for the existing ditch along High Meadow Road with 10-yr elevations.

Provide computations for the proposed storm drain culverts along Jones Lane.

Provide a table in the report showing existing and proposed conditions 10-year flow at each point of study.

12. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
13. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
14. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - A. Across the Jones Lane site frontage, widen the existing pavement to twelve (12) feet from centerline, construct a ten (10) foot wide sod shoulder, construct a parallel and adjacent side drainage ditch in the ultimate location, plant street trees, construct a five (5) foot wide concrete sidewalk in its ultimate location, and grade back to natural ground at a 2:1 slope* in accordance with MCDOT design standard MC-212.05, modified. Mill & Overlay may be required for the widening of Jones Lane. Per comment no. 1 in this letter, this proposed typical section may be modified to accommodate a flat bottom ditch, if such ditch is necessary for stormwater management purposes. Sod or seed as directed all other areas from the edge of the shoulder to the property line.

We recommend the improvements to Jones Lane be extended off-site to connect with those improvements at the nearby intersection with Altice Court.

- B. Across the High Meadow Road site frontage, widen the existing pavement to ten (10) feet from centerline, construct a seven (7) foot wide sod shoulder, construct a parallel and adjacent side drainage ditch in the ultimate location, plant street trees, construct a five (5) foot wide concrete sidewalk in its ultimate location (if required by the Planning Board), and grade back to natural ground at a 2:1 slope* in accordance with MCDOT design standard MC-211.03, modified. Per comment no. 2 in this letter, this proposed typical section may be modified to accommodate a flat bottom ditch, if such ditch is necessary for stormwater management purposes. Sod or seed as directed all other areas from the edge of the shoulder to the property line.

* **NOTE: the Public Utilities Easement is to be graded on a side slope not to exceed 4:1.**

- C. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
 - D. 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 the DPS.

Mr. Ryan Sigworth
Preliminary Plan No. 120140180
December 31, 2014
Page 6

- E. Additional improvements to the downstream public storm drain system may be required as a result of the review of the aforementioned amended storm drain study. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements.
- F. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
- G. 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 the DPS.
- H. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development Review Area Engineer for this project, at deepak.somarajan@montgomerycountymd.gov or (240) 777-2194.

Sincerely,



Gregory M. Leck, Manager
Development Review Team

M:/corres/FY15/Traffic/Active/120140180, Potomac Chase – MCDOT final plan review ltr.doc

Enclosure

cc: Cindy and Ralph Coffman
Curt Schreffler; CAS Engineering
Brent Allgood; CAS Engineering
Michael Garcia; M-NCPPC Area 3
Preliminary Plan folder
Preliminary Plan letters notebook

cc-e: Atiq Panjshiri; MCDPS RWPR
Sam Farhadi; MCDPS RWPR
Leo Galanko; MCDPS WRM
Marie LaBaw; MCFRS
Dan Sanayi; MCDOT DTEO
Deepak Somarajan; MCDOT DTEO



MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
 DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: POTOMAC CHASE Preliminary Plan Number: 1-20140180

Street Name: HIGH MEADOW ROAD (LOT A) Master Plan Road Classification: N/A SECONDARY

Posted Speed Limit: 25 mph

Street/Driveway #1 (EAST) Street/Driveway #2 (WEST)

Sight Distance (feet) OK?
 Right 650+/- YES ✓
 Left 295+/- YES ✓

Sight Distance (feet) OK?
 Right 550+/- YES ✓
 Left 300+/- YES ✓

Comments: _____

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

*Source: AASHTO

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Curt A. Schreffler 05/01/2014

Signature

Date

19568

PLS/P.E. MD Reg. No.



Montgomery County Review:

Approved

Disapproved:

By: [Signature]

Date: 12/31/14



MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
 DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: POTOMAC CHASE Preliminary Plan Number: 1- 20140180

Street Name: HIGH MEADOW ROAD (LOT B) Master Plan Road Classification: ~~NA~~ SECONDARY

Posted Speed Limit: 25 mph

Street/Driveway #1 (EAST) Street/Driveway #2 (WEST)

Sight Distance (feet) OK?
 Right 585+/- YES ✓
 Left 580+/- YES ✓

Sight Distance (feet) OK?
 Right 500+/- YES ✓
 Left 675+/- YES ✓

Comments: _____

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

*Source: AASHTO

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Curt A. Schreffler 05/01/2014
 Signature Date

19568
 PLS/P.E. MD Reg. No.



Montgomery County Review:

Approved
 Disapproved:

By: [Signature]
 Date: 12/31/14



MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
 DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: POTOMAC CHASE Preliminary Plan Number: 1-20140180

Street Name: JONES LANE (LOTS C, D & E) Master Plan Road Classification: PRIMARY RESIDENTIAL ✓

Posted Speed Limit: 30 mph

Street/Driveway #1 (_____) Street/Driveway #2 (_____)

Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right <u>1,100+/-</u>	<u>YES</u> ✓	Right _____	_____
Left <u>540+/-</u>	<u>YES</u> ✓	Left _____	_____

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250' ✓
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

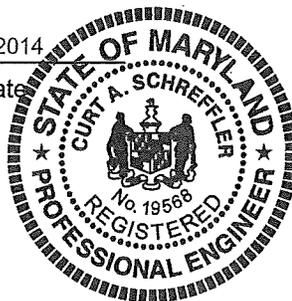
*Source: AASHTO

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Curt A. Schreffler 05/01/2014
 Signature Date

19568
 PLS/P.E. MD Reg. No.



Montgomery County Review:

Approved
 Disapproved:

By: [Signature]
 Date: 12/31/14



MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
 DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: POTOMAC CHASE Preliminary Plan Number: 1- 20140180

Street Name: JONES LANE (LOT F & G) Master Plan Road Classification: PRIMARY RESIDENTIAL ✓

Posted Speed Limit: 30 mph

Street/Driveway #1 (_____) Street/Driveway #2 (_____)

Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right <u>485+/-</u>	YES ✓	Right _____	_____
Left <u>330+/-</u>	YES ✓	Left _____	_____

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250' ✓
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

*Source: AASHTO

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Curt A. Schreffler 05/01/2014
 Signature Date

19568
 PLS/P.E. MD Reg. No.



Montgomery County Review:	
<input checked="" type="checkbox"/>	Approved
<input type="checkbox"/>	Disapproved:
By:	<u>guelch</u>
Date:	<u>12/31/14</u>



MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
 DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: POTOMAC CHASE Preliminary Plan Number: 1- 20140180

Street Name: HIGH MEADOW ROAD (LOT H) Master Plan Road Classification: N/A SECONDARY

Posted Speed Limit: 25 mph

Street/Driveway #1 (_____) Street/Driveway #2 (_____)

Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right <u>280+/-</u>	YES ✓	Right _____	_____
Left <u>395+/-</u>	YES ✓	Left _____	_____

Comments: INTERSECTION OF JONES LANE AND HIGH MEADOW ROAD IS SEEN FROM RIGHT SIGHT DISTANCE

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

*Source: AASHTO

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

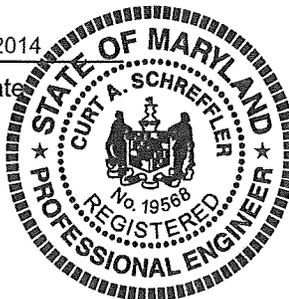
Curt A. Schreffler 05/01/2014

Signature

Date

19568

PLS/P.E. MD Reg. No.



Montgomery County Review:

Approved

Disapproved:

By: [Signature]

Date: 12/31/14

Attachment 6



FIRE MARSHAL COMMENTS

DATE: 12-May-15
TO: Brent Allgood - - brent@casengineering.com
CAS Engineering
FROM: Marie LaBaw
RE: Potomac Chase - 12710 High Meadow Road
120140180

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **12-May-15**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

April 10, 2015

Mr. Brent Allgood
CAS Engineering
108 West Ridgeville Blvd., Suite 101
Mount Airy, Maryland 21771

Re: Stormwater Management **CONCEPT** Request
for Potomac Chase/12710 High Meadow Road
Preliminary Plan #: 120140180
SM File #: 264215
Tract Size/Zone: 8.89 acres/RE-1 & R-200
Total Concept Area: 9.4 acres
Lots: A through F
Parcel(s): 614
Watershed: Muddy Branch

Dear Mr. Allgood:

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 proposes to meet required stormwater management goals via dry wells, pervious pavement and micro-bioretenention.

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

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. The pervious pavement sidewalk proposed along the lot frontage on Jones Lane must be approved by MCDOT prior to detailed plan submittal.
4. The proposed drywells may need to employ a shallower design due to the relatively shallow presence of bedrock in some locations.

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**.

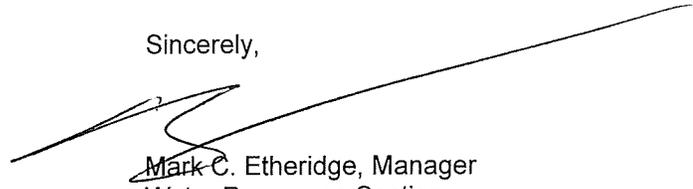
This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically 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

Mr. Brent Allgood
April 10, 2015
Page 2 of 2

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 Leo Galanko at 240-777-6242.

Sincerely,



Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: me lmg

cc: C. Conlon
SM File # 264215

ESD Acres:	9.4
STRUCTURAL Acres:	0.0
WAIVED Acres:	0.0



Experience you can build on.

108 w. ridgeville blvd., suite 101
mount airy, maryland 21771
office 301.607.8031
fax 301.607.8045
info@casengineering.com
www.casengineering.com

civil • surveying • land planning

May 8, 2014

M-NCP&PC
Development Review Division
8787 Georgia Avenue, 2nd Floor
Silver Spring, MD 20910

Attn: Planning Area 3 Reviewer

Re: **CAS Job No. 13-230**
12710 High Meadow Road, Gaithersburg, MD 20878
Proposed Lots A - H (N/F Parcel 614, Outlot A, Block D & Lot 116) Potomac Chase
Forest Conservation (Chapter 22A) Variance Request

Dear Planning Area 3 Reviewer:

This letter is intended to serve as the Forest Conservation Variance Request pursuant to Section 22A-21 of the Montgomery County Code. The Preliminary / Final Forest Conservation Plan is attached hereto for your review and approval.

Variance Justification

The applicants, Cindy and Ralph Coffman, are requesting a variance for the impact to an off-site specimen tree located adjacent to the subject property on Lot 21, Potomac Chase. The subject properties proposed for development are comprised of 8.90 acres (387,590 sq. ft.) of land and are currently improved with a single-family home, pool, barn, pastures, asphalt driveway and associated appurtenances. The properties are split zoned RE-2 / RE-2C / R-200 and are bounded by High Meadow Road to the south, Jones Lane to the west, and residential properties to the north and east. A drainage divide runs parallel to Jones lane approximately 160 east of the centerline of Jones Lane. The property west of this divide slopes to Jones Lane and the property east of the divide slopes towards High Meadow Road. A small portion of steep slopes ($\geq 25\%$) exist. They are located along High Meadow Road right-of-way. There are no specimen trees located on the subject property and no forest on-site. The property is subject to a Preliminary Plan of Subdivision of which eight new lots are proposed.

Single-family homes are proposed for each of the eight lots. A Reforestation / afforestation requirement of 1.67 acres applies to the proposed development and will be provided through an offsite easement or by fee-in-lieu.

One (1) tree is included in this variance request and is located off-site. The critical root zone of the off-site specimen tree is impacted by the proposed limits of disturbance. The following chart indicates the specific amount of root zone disturbance to the specimen tree.

In summary, the applicant is requesting a variance for impact to a specimen tree.

Off-Site Specimen Tree Data

Tree No.	Common Name	Botanical Name	D.B.H.	C.R.Z. Radius	C.R.Z. Area	% C.R.Z. Area Disturbed	Condition
1	Red Oak	<i>Quercus rubra</i>	42 In.	63.0 feet	12,469 s.f.	32.2%	Save

In accordance with Section 22A-21(b) of the Forest Conservation Law, the following is a description of the application requirements:

1. Describe the special conditions peculiar to the property which would cause the unwarranted hardship.

The subject properties have a total tract area of 8.90 acres and no forest exists on-site. Per the applicable zoning, an eight lot subdivision is proposed. In order to develop the property as the applicant intends, it is not feasible to completely avoid the disturbance of the adjacent, off-site specimen tree. The proposed house on Lot D is located to minimize the disturbance to tree number 1. Disturbance within the root zone of tree number 1 on Lot D is only for grading to achieve positive drainage. Root zone disturbance necessary for the installation of the proposed sidewalk and 16 inch waterline in the Jones Lane right-of-way near tree number 1 is unavoidable.

2. Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas.

If tree number 1 is to be left in an undisturbed condition, it would prevent the connection of the sidewalk and 16 inch waterline in the right-of-way of Jones Lane. Additionally, tree number 1 is located just north of the northern property line with the critical root zone within the buildable area of Lot D. Having no impact to tree number 1 and preserving its entire critical root zone diminishes development opportunities as permitted under R-200 zoning.

3. Verify that State water quality standards will not be avoided or that a measurable degradation in water quality will not occur as a result of the granting of the variance.

A Stormwater Management (SWM) Concept Plan has been submitted to the Montgomery County Department of Permitting Services. The SWM Concept Plan will ensure that water quality standards will be met in accordance with State and County criteria. All applicable stormwater management requirements have been addressed. Disturbance of the subject tree will not create a measurable degradation in water quality. The subject tree is not located within streams, wetlands, floodplains, or associated buffers.

4. Provide any other information appropriate to support the request.

The forest conservation requirements resulting from the redevelopment of this site will be met through a 1.67-acre off-site forest conservation easement or by fee-in-lieu. The subject tree is not rare, threatened, or endangered, per the Maryland Nongame and Endangered Species Conservation Act. The property is not part of a historic site nor does it contain any historic structures.

In accordance with Section 22A-21(d) of the Forest Conservation Law, the following is a description of the minimum criteria necessary for granting a variance. A variance may not be granted unless the following conditions are achieved. Granting the variance....

1. *Will not confer on the applicant a special privilege that would be denied to other applicants;*

Granting the variance will not confer a special privilege as the disturbance of the specimen tree noted above is the minimum necessary in order to redevelop the property under R-200 zoning, to meet Washington Suburban Sanitary Commission and Montgomery County Department of Transportation requirements and to ensure proper drainage on proposed Lot D. Furthermore, disturbance of certain trees and the need for a variance is often necessary and unavoidable in order to develop single-family homes on a high-density residential property and in accordance with County criteria.

2. *Is not based on conditions or circumstances which result from the actions by the applicant;*

The requested variance is not based on conditions or circumstances which are the result of actions by the applicant. The variance is necessitated by R-200 zoning requirements, site topography, development within the right-of-way, necessary grading and reasonable site appurtenances for the use and enjoyment of the property.

3. *Is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property;*

The requested variance is necessitated by R-200 zoning requirements, site topography, development within the right-of-way, necessary grading and reasonable site appurtenances for the use and enjoyment of the property and is not a result of land or building use on a neighboring property.

4. *Will not violate State water quality standards or cause measurable degradation in water quality.*

The requested variance will not violate State water quality standards or cause measurable degradation in water quality. The specimen tree being impacted is not within a stream buffer or a special protection area. A Stormwater Management Concept Plan will be approved by Montgomery County.

Should you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,



Jeffrey A. Robertson
Senior Project Manager
DNR/COMAR 08.19.06.01, Qualified Professional

cc: Cindy & Ralph Coffman (email – letter only)



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Lisa Feldt
Director

January 29, 2015

Casey Anderson, Chair
Montgomery County Planning Board
Maryland National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: Potomac Chase – 12710 High Meadows Road, ePlan 120140180, NRI/FSD application accepted on 11/17/2013

Dear Mr. Anderson:

All applications for a variance from the requirements of Chapter 22A of the County Code submitted after October 1, 2009 are subject to Section 22A-12(b)(3). Accordingly, given that the application for the above referenced request was submitted after that date and must comply with Chapter 22A, and the Montgomery County Planning Department (“Planning Department”) has completed all review required under applicable law, I am providing the following recommendation pertaining to this request for a variance.

Section 22A-21(d) of the Forest Conservation Law states that a variance must not be granted if granting the request:

1. Will confer on the applicant a special privilege that would be denied to other applicants;
2. Is based on conditions or circumstances which are the result of the actions by the applicant;
3. Arises from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; or
4. Will violate State water quality standards or cause measurable degradation in water quality.

Applying the above conditions to the plan submitted by the applicant, I make the following findings as the result of my review:

1. The granting of a variance in this case would not confer a special privilege on this applicant that would be denied other applicants as long as the same criteria are applied in each case. Therefore, the variance can be granted under this criterion.
2. Based on a discussion on March 19, 2010 between representatives of the County, the Planning Department, and the Maryland Department of Natural Resources Forest Service, the disturbance of trees, or other vegetation, as a result of development activity is not, in and of itself, interpreted as a condition or circumstance that is the result of the actions by the applicant. Therefore, the



variance can be granted under this criterion, as long as appropriate mitigation is provided for the resources disturbed.

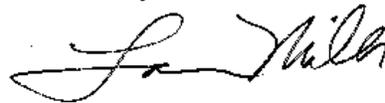
3. The disturbance of trees, or other vegetation, by the applicant does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property. Therefore, the variance can be granted under this criterion.
4. The disturbance of trees, or other vegetation, by the applicant will not result in a violation of State water quality standards or cause measurable degradation in water quality. Therefore, the variance can be granted under this criterion.

Therefore, I recommend a finding by the Planning Board that this applicant qualifies for a variance conditioned upon the applicant mitigating for the loss of resources due to removal or disturbance to trees, and other vegetation, subject to the law based on the limits of disturbance (LOD) recommended during the review by the Planning Department. In the case of removal, the entire area of the critical root zone (CRZ) should be included in mitigation calculations regardless of the location of the CRZ (i.e., even that portion of the CRZ located on an adjacent property). When trees are disturbed, any area within the CRZ where the roots are severed, compacted, etc., such that the roots are not functioning as they were before the disturbance must be mitigated. Exceptions should not be allowed for trees in poor or hazardous condition because the loss of CRZ eliminates the future potential of the area to support a tree or provide stormwater management. Tree protection techniques implemented according to industry standards, such as trimming branches or installing temporary mulch mats to limit soil compaction during construction without permanently reducing the critical root zone, are acceptable mitigation to limit disturbance. Techniques such as root pruning should be used to improve survival rates of impacted trees but they should not be considered mitigation for the permanent loss of critical root zone. I recommend requiring mitigation based on the number of square feet of the critical root zone lost or disturbed. The mitigation can be met using any currently acceptable method under Chapter 22A of the Montgomery County Code.

In the event that minor revisions to the impacts to trees subject to variance provisions are approved by the Planning Department, the mitigation requirements outlined above should apply to the removal or disturbance to the CRZ of all trees subject to the law as a result of the revised LOD.

If you have any questions, please do not hesitate to contact me directly.

Sincerely,



Laura Miller
County Arborist

cc: Katherine Nelson, Planner Coordinator

Attachment 11

OWNER'S DEDICATION

We, the undersigned, owners of the property described hereon, hereby adopt this plan of subdivision, dedicate the streets to public use, establish the minimum building restriction lines and grant to Montgomery County, MD., slope easements 10 feet wide across all lots adjacent, contiguous and parallel to all street right-of-way lines as required by Montgomery County Ordinance No. 4-115. Said slope easements shall be extinguished at such time as the public improvements on the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, MD.

Further, we grant to Potomac Electric Power Company and to Chesapeake and Potomac Telephone Co. of MD., and to their respective successors and assigns, an easement, in, on and over the land hereon described as Ten Foot Wide Public Utility Easement, designated hereon as "P.U.E.", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, MD. in Liber 3834 at Folio 457. Said terms and provisions being incorporated herein by this reference.

Further, we grant to Washington Suburban Sanitary Commission, their successors, agents and assigns, easements designated hereon as "W.S.S.C. Esm't" for the construction, reconstruction, maintenance and operation of water mains, sanitary sewers and/or appurtenances.

Further, we grant to Montgomery County, MD., easements designated hereon as "S.D. Esm't" for the construction, reconstruction, maintenance and operation of storm drains and/or appurtenances.

There are no recorded suits, actions of law, liens, leases, mortgages or trusts affecting the property included in this plan of subdivision, except certain deeds of trusts, and oil parties in interest, hereto, have below indicated their assent.

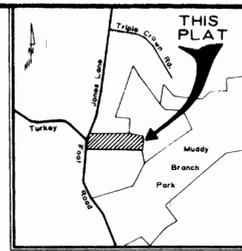
C-1 / MITCHELL & BEST COMPANY * Date April 1988

Robert L. Mitchell
Robert L. Mitchell, President
we hereby assent to this plan of subdivision
PERPETUAL SAVINGS BANK F.S.B.

John B. Corgan
John B. Corgan, Vice President

Hope P. Quinn
Hope P. Quinn
Sole Acting Trustee

Donald R. Quinn
Donald R. Quinn
Witness



PLAT NO 17138

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BRNG.
1	470.00	58.78	07°09'57"	29.43	58.74	S19°20'28"W
2	203.00	96.60	27°00'00"	49.22	96.71	N73°22'00"E
3	222.00	110.04	28°23'59"	58.17	108.92	N74°03'59"E
4	227.67	88.57	22°17'20"	44.85	88.51	N77°07'19"E
5	287.67	111.91	22°17'20"	56.87	111.20	S77°07'19"W
6	162.00	80.30	28°23'59"	40.99	79.48	S74°03'59"W
7	265.00	124.88	27°00'00"	63.62	123.73	S73°22'00"W
8	1279.79	233.02	10°25'57"	116.84	232.70	S26°45'56"E

CURVES ARE DESIGNATED BY A NUMBER WITHIN A CIRCLE. Example: (1)



SURVEYOR'S CERTIFICATE

I hereby certify that the information shown hereon is true to the best of my knowledge and belief, that it is a subdivision of part of the land conveyed by Smart, Ltd. dba Maryland Development Co., a Maryland corporation to C.I. Mitchell and Best Company, a Maryland corporation by deed dated April 28, 1988 and recorded among the Land Records of Montgomery County, MD. in Liber 8244 at Folio 430.

Iron pipes marked thus — and monuments marked thus — will be set where indicated.

The total STREET DEDICATION by this plat is 2.34027 Acres and the TOTAL AREA of this plat which includes 4 LOTS is 12.60940 ACRES.

As to the establishment of property lines only

4/28/88 *Donald F. Remmers*
Date: Donald F. Remmers, Property Line Surveyor MD. No. 302
As to the design of roadways and drainage systems only

4/28/88 *Douglas E. Lohmeyer*
Date: Douglas E. Lohmeyer, Professional Engineer MD. No. 13757

NOTE - The T.R.O.T. Easement shown hereon, designated hereon as "T.R.O.T. Esm't" is for the use of the general Public.

NOTE - This land lies within an approved rural cluster development. Subdivision or re-subdivision is not permitted and development of the land is permitted only in accordance with the land use indicated on the approved development plan.

NOTE - There is a 10' wide P.U.E. across all lots adjacent, contiguous and parallel to High Meadow Road, Jones Lane and Turkey Foot Road.

The approval of this plat is predicated on the adequacy and availability of public water and sewer.

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY 28812710626406002820 2c111290 W0M PTW

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED - MAY 5, 1988
Donna C. Cristille CHAIRMAN
Rebecca C. Quinn SECRETARY/TREASURER

M.N.C.P. & P.C. RECORD FILE NO. 573-73

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION

APPROVED - JULY 5, 1988
BY *Patricia C. Manning*

(7A*86-07) FOR DIRECTOR

HEALTH DEPARTMENT
MONTGOMERY COUNTY, MARYLAND

APPROVED Aug 12, 1988
Master P. Osserman MD
COUNTY HEALTH OFFICER

RECORDED
PLAT BOOK _____
PLAT _____

LOIEDERMAN ASSOCIATES, INC.
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS
15200 Shady Grove Road 4479 Forbes Boulevard
Rockville, Maryland 20850 Lanham, Maryland 20706
(301) 948-2750 (301) 794-7555

POTOMAC CHASE
Darnestown (6th) Election District
Montgomery County, Maryland
Scale - 1"=100' April, 1988

Attachment 12

OWNER'S DEDICATION

We, the undersigned, owners of the property described hereon, hereby adopt this plan of subdivision, dedicate the streets to public use, establish the minimum building restriction lines and grant to Montgomery County, MD., slope easements 10 feet wide across all lots adjacent, contiguous and parallel to all street right of way lines as required by Montgomery County Ordinance No. 4-115. Said slope easements shall be extinguished at such time as the public improvements on the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, MD.

Further, we grant to Potomac Electric Power Company and to Chesapeake and Potomac Telephone Co. of MD., and to their respective successors and assigns, an easement, in, on and over the land hereon described as Ten Foot Wide Public Utility Easement, designated hereon as "P.U.E.", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, MD. in Liber 3834 at Folio 457. Said terms and provisions being incorporated herein by this reference.

Further, we grant to Washington Suburban Sanitary Commission, their successors, agents and assigns, easements designated hereon as "W.S.S.C. Esm't" for the construction, reconstruction, maintenance and operation of water mains, sanitary sewers and/or appurtenances.

Further, we grant to Montgomery County, MD., easements designated hereon as "S.D. Esm't" for the construction, reconstruction, maintenance and operation of storm drains and/or appurtenances.

There are no recorded suits, actions of law, liens, leases, mortgages or trusts affecting the property included in this plan of subdivision, except certain deeds of trusts, and all parties in interest, thereto, have below indicated their assent.

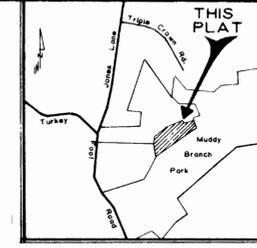
C-1 / MITCHELL & BEST COMPANY, Inc. Date April 1, 1988

Robert L. Mitchell
Robert L. Mitchell, President

John E. Corigan
John E. Corigan, President

We hereby assent to this plan of subdivision
PERPETUAL SAVINGS BANK F.S.B.

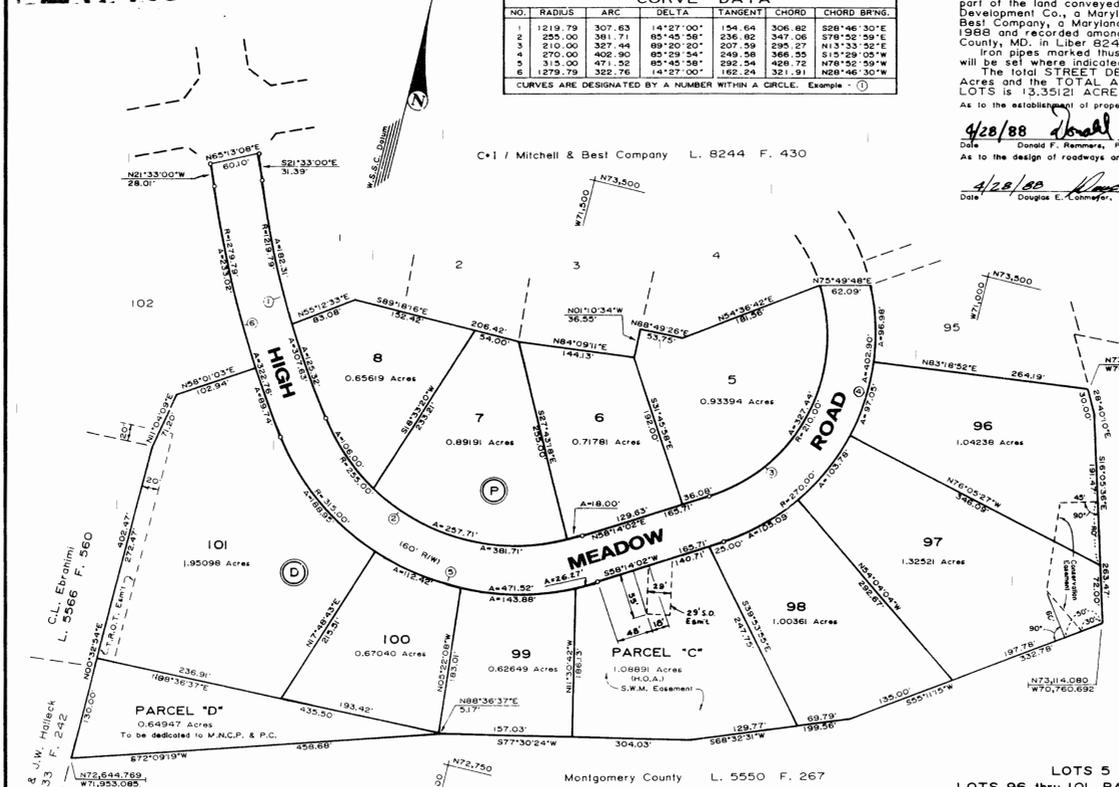
Neil K. Quinn
Neil K. Quinn, Sole Acting Trustee



PLAT NO 17137

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BRNG.
1	1219.79	307.63	14°27'00"	154.64	306.82	S26°46'30"E
2	225.00	381.71	85°45'56"	236.82	347.06	S78°52'59"E
3	210.00	327.88	89°20'20"	207.29	295.27	N13°33'52"E
4	270.00	402.90	85°29'54"	249.58	366.55	S15°29'05"W
5	315.00	471.52	80°45'58"	282.54	428.72	N78°52'59"W
6	1279.79	322.76	14°27'00"	162.24	321.91	N26°46'30"W

CURVES ARE DESIGNATED BY A NUMBER WITHIN A CIRCLE. Example - (1)



SURVEYOR'S CERTIFICATE

I hereby certify that the information shown hereon is true to the best of my knowledge and belief, that it is a subdivision of part of the land conveyed by Smart, L.L. d/ba Maryland Development Co., a Maryland corporation to C.I. Mitchell and Best Company, a Maryland corporation by deed dated April 28, 1988 and recorded among the Land Records of Montgomery County, MD. in Liber B244 of Folio 430.

The total STREET DEDICATION by this plat is 1.79391 Acres and the TOTAL AREA of this plat which includes 10 LOTS is 13.35021 ACRES.

As to the establishment of property lines only
Date 4/28/88 *Donald P. Remmers*
Donald P. Remmers, Property Line Surveyor, No. 308

As to the design of roadways and drainage systems only
Date 4/28/88 *Douglas E. Schaefer*
Douglas E. Schaefer, Professional Engineer, No. 13757

NOTE - The Stormwater Management Easement, designated hereon as "S.W.M. Easement" is hereby granted and conveyed to Montgomery County, MD., its successors and assigns and is subject to the following:

- no buildings or structures of any kind shall be erected nor shall any fill, excavation or planting of trees shall be done within said easement without the County's written consent;
- that the County, its successors and assigns, shall at all times have a right to enter said easement and right of way for the purpose of installing, constructing, reconstructing, modifying, altering, maintaining, repairing, operating, monitoring and inspecting the stormwater management facility within said easement and right of way;
- the maintenance of the facility shall be in accordance with the maintenance covenant for facility; and
- that the grantor(s) will warrant specialty sold easement and right of way, and shall execute such further assurances thereof as may be requisite.

NOTE - The T.R.O.T. Easement as shown hereon is for equestrian purposes and is for the use of the general public.

NOTE - No clearing or grading permitted within the Conservation Easement as shown hereon.

NOTE - This land lies within an approved rural cluster development. Subdivision or redistribution is not permitted and development of the land is permitted only in accordance with the land use indicated on the approved development plan.

LOTS 5 thru 8 - BLOCK "P"
LOTS 96 thru 101, PARCELS "C" & "D" - BLOCK "D"

POTOMAC CHASE
Darnestown (6th) Election District
Montgomery County, Maryland
Scale - 1"=100' April, 1988

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY 28912618626406002820 & 111220W0MPTH

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED - MAY 5, 1988
James P. Christella CHAIRMAN
Barbara C. Kasper SECRETARY/TREASURER

M.N.C.P. & P.C. RECORD FILE NO. - 573-72

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION

APPROVED - JULY 5, 1988
Robert J. McHenry BY
(PA# 88-079) FOR DIRECTOR

HEALTH DEPARTMENT
MONTGOMERY COUNTY, MARYLAND
APPROVED - August 12, 1988
Robert P. Wasserman, MD, D.O.
COUNTY HEALTH OFFICER

RECORDED
PLAT BOOK _____
PLAT _____

OCT 7 1988

LOIEDERMAN ASSOCIATES, INC.
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS
15200 Shady Grove Road 4479 Forbes Boulevard
Rockville, Maryland 20850 Lanham, Maryland 20706
(301) 948-2750 (301) 794-7555

PROPOSED LOT F (R-200)

12710 HIGH MEADOW ROAD

CAS Project No. 13-230

Comparable Lot Data Table - Sorted by Lot Size, Largest to Smallest

Lot	Block	Subdivision	Frontage	Alignment	Lot Size	Lot Shape	Width	Area
116	D	POTOMAC CHASE	150 Feet	PERPENDICULAR	63,656 S.F.	RECTANGULAR	150 Feet	44,145 S.F.
2	n/a	DOVER WOODS	152 Feet	PERPENDICULAR	62,417 S.F.	RECTANGULAR	154 Feet	42,800 S.F.
1	n/a	DOVER WOODS	147 Feet	PERPENDICULAR	53,339 S.F.	RECTANGULAR	144 Feet	34,265 S.F.
76	D	POTOMAC CHASE	25 Feet	PERPENDICULAR	45,736 S.F.	PIPESTEM	176 Feet	27,551 S.F.
F	n/a	POTOMAC CHASE	508 Feet	CORNER	41,088 S.F.	IRREGULAR	410 Feet	18,973 S.F.
75	D	POTOMAC CHASE	25 Feet	PERPENDICULAR	36,853 S.F.	PIPESTEM	170 Feet	18,415 S.F.
118	D	POTOMAC CHASE	28 Feet	PERPENDICULAR	35,392 S.F.	IRREGULAR	100 Feet	21,134 S.F.
80	D	POTOMAC CHASE	76 Feet	PERPENDICULAR	32,417 S.F.	RECTANGULAR	127 Feet	19,514 S.F.
74	D	POTOMAC CHASE	25 Feet	PERPENDICULAR	30,044 S.F.	PIPESTEM	150 Feet	15,467 S.F.
73	D	POTOMAC CHASE	144 Feet	PERPENDICULAR	29,336 S.F.	RECTANGULAR	146 Feet	16,348 S.F.
117	D	POTOMAC CHASE	128 Feet	PERPENDICULAR	26,073 S.F.	IRREGULAR	140 Feet	14,976 S.F.
19	Q	POTOMAC CHASE	84 Feet	PERPENDICULAR	23,990 S.F.	IRREGULAR	100 Feet	11,991 S.F.
20	Q	POTOMAC CHASE	104 Feet	PERPENDICULAR	23,864 S.F.	RECTANGULAR	104 Feet	10,275 S.F.
18	Q	POTOMAC CHASE	44 Feet	PERPENDICULAR	23,632 S.F.	IRREGULAR	100 Feet	9,501 S.F.
13	Q	POTOMAC CHASE	301 Feet	CORNER	23,625 S.F.	RECTANGULAR	236 Feet	8,745 S.F.
21	Q	POTOMAC CHASE	301 Feet	CORNER	23,092 S.F.	RECTANGULAR	235 Feet	8,298 S.F.
16	Q	POTOMAC CHASE	33 Feet	PERPENDICULAR	22,921 S.F.	IRREGULAR	100 Feet	10,855 S.F.
77	D	POTOMAC CHASE	124 Feet	PERPENDICULAR	22,911 S.F.	RECTANGULAR	127 Feet	11,184 S.F.
17	Q	POTOMAC CHASE	56 Feet	PERPENDICULAR	20,611 S.F.	IRREGULAR	100 Feet	9,095 S.F.
14	Q	POTOMAC CHASE	86 Feet	PERPENDICULAR	20,326 S.F.	RECTANGULAR	102 Feet	9,962 S.F.
15	Q	POTOMAC CHASE	127 Feet	PERPENDICULAR	20,164 S.F.	IRREGULAR	135 Feet	8,353 S.F.

1. Lot statistics taken from available record plats and MD Department of Assessments and Taxation Records.

2. 40' Front BRL (per R-200 Zone) assumed for buildable area calculations.

3. 12.5' Side yard setbacks used for interior lots (per R-200 Zone)

4. 12' Side & 30' Rear yard setback used for corner lots (per R-200 Zone)

5. Lot width measured at front building restriction line.

6. Area based on minimum zoning requirements (Buildable Area)

PROPOSED LOT F (R-200)

12710 HIGH MEADOW ROAD

CAS Project No. 13-230

Comparable Lot Data Table - Sorted by Buildable Area, Largest to Smallest

Lot	Block	Subdivision	Frontage	Alignment	Lot Size	Lot Shape	Width	Area
116	D	POTOMAC CHASE	150 Feet	PERPENDICULAR	63,656 S.F.	RECTANGULAR	150 Feet	44,145 S.F.
2	n/a	DOVER WOODS	152 Feet	PERPENDICULAR	62,417 S.F.	RECTANGULAR	154 Feet	42,800 S.F.
1	n/a	DOVER WOODS	147 Feet	PERPENDICULAR	53,339 S.F.	RECTANGULAR	144 Feet	34,265 S.F.
76	D	POTOMAC CHASE	25 Feet	PERPENDICULAR	45,736 S.F.	PIPESTEM	176 Feet	27,551 S.F.
118	D	POTOMAC CHASE	28 Feet	PERPENDICULAR	35,392 S.F.	IRREGULAR	100 Feet	21,134 S.F.
80	D	POTOMAC CHASE	76 Feet	PERPENDICULAR	32,417 S.F.	RECTANGULAR	127 Feet	19,514 S.F.
F	n/a	POTOMAC CHASE	508 Feet	CORNER	41,088 S.F.	IRREGULAR	410 Feet	18,973 S.F.
75	D	POTOMAC CHASE	25 Feet	PERPENDICULAR	36,853 S.F.	PIPESTEM	170 Feet	18,415 S.F.
73	D	POTOMAC CHASE	144 Feet	PERPENDICULAR	29,336 S.F.	RECTANGULAR	146 Feet	16,348 S.F.
74	D	POTOMAC CHASE	25 Feet	PERPENDICULAR	30,044 S.F.	PIPESTEM	150 Feet	15,467 S.F.
117	D	POTOMAC CHASE	128 Feet	PERPENDICULAR	26,073 S.F.	IRREGULAR	140 Feet	14,976 S.F.
19	Q	POTOMAC CHASE	84 Feet	PERPENDICULAR	23,990 S.F.	IRREGULAR	100 Feet	11,991 S.F.
77	D	POTOMAC CHASE	124 Feet	PERPENDICULAR	22,911 S.F.	RECTANGULAR	127 Feet	11,184 S.F.
16	Q	POTOMAC CHASE	33 Feet	PERPENDICULAR	22,921 S.F.	IRREGULAR	100 Feet	10,855 S.F.
20	Q	POTOMAC CHASE	104 Feet	PERPENDICULAR	23,864 S.F.	RECTANGULAR	104 Feet	10,275 S.F.
14	Q	POTOMAC CHASE	86 Feet	PERPENDICULAR	20,326 S.F.	RECTANGULAR	102 Feet	9,962 S.F.
18	Q	POTOMAC CHASE	44 Feet	PERPENDICULAR	23,632 S.F.	IRREGULAR	100 Feet	9,501 S.F.
17	Q	POTOMAC CHASE	56 Feet	PERPENDICULAR	20,611 S.F.	IRREGULAR	100 Feet	9,095 S.F.
13	Q	POTOMAC CHASE	301 Feet	CORNER	23,625 S.F.	RECTANGULAR	236 Feet	8,745 S.F.
15	Q	POTOMAC CHASE	127 Feet	PERPENDICULAR	20,164 S.F.	IRREGULAR	135 Feet	8,353 S.F.
21	Q	POTOMAC CHASE	301 Feet	CORNER	23,092 S.F.	RECTANGULAR	235 Feet	8,298 S.F.

1. Lot statistics taken from available record plats and MD Department of Assessments and Taxation Records.
2. 40' Front BRL (per R-200 Zone) assumed for buildable area calculations.
3. 12.5' Side yard setbacks used for interior lots (per R-200 Zone)
4. 12' Side & 30' Rear yard setback used for corner lots (per R-200 Zone)
5. Lot width measured at front building restriction line.
6. Area based on minimum zoning requirements (Buildable Area)

PROPOSED LOT F (R-200)

12710 HIGH MEADOW ROAD

CAS Project No. 13-230

Comparable Lot Data Table - Sorted by Width at BRL, Largest to Smallest

Lot	Block	Subdivision	Frontage	Alignment	Lot Size	Lot Shape	Width	Area
F	n/a	POTOMAC CHASE	508 Feet	CORNER	41,088 S.F.	IRREGULAR	410 Feet	18,973 S.F.
13	Q	POTOMAC CHASE	301 Feet	CORNER	23,625 S.F.	RECTANGULAR	236 Feet	8,745 S.F.
21	Q	POTOMAC CHASE	301 Feet	CORNER	23,092 S.F.	RECTANGULAR	235 Feet	8,298 S.F.
76	D	POTOMAC CHASE	25 Feet	PERPENDICULAR	45,736 S.F.	PIPESTEM	176 Feet	27,551 S.F.
75	D	POTOMAC CHASE	25 Feet	PERPENDICULAR	36,853 S.F.	PIPESTEM	170 Feet	18,415 S.F.
2	n/a	DOVER WOODS	152 Feet	PERPENDICULAR	62,417 S.F.	RECTANGULAR	154 Feet	42,800 S.F.
116	D	POTOMAC CHASE	150 Feet	PERPENDICULAR	63,656 S.F.	RECTANGULAR	150 Feet	44,145 S.F.
74	D	POTOMAC CHASE	25 Feet	PERPENDICULAR	30,044 S.F.	PIPESTEM	150 Feet	15,467 S.F.
73	D	POTOMAC CHASE	144 Feet	PERPENDICULAR	29,336 S.F.	RECTANGULAR	146 Feet	16,348 S.F.
1	n/a	DOVER WOODS	147 Feet	PERPENDICULAR	53,339 S.F.	RECTANGULAR	144 Feet	34,265 S.F.
117	D	POTOMAC CHASE	128 Feet	PERPENDICULAR	26,073 S.F.	IRREGULAR	140 Feet	14,976 S.F.
15	Q	POTOMAC CHASE	127 Feet	PERPENDICULAR	20,164 S.F.	IRREGULAR	135 Feet	8,353 S.F.
80	D	POTOMAC CHASE	76 Feet	PERPENDICULAR	32,417 S.F.	RECTANGULAR	127 Feet	19,514 S.F.
77	D	POTOMAC CHASE	124 Feet	PERPENDICULAR	22,911 S.F.	RECTANGULAR	127 Feet	11,184 S.F.
20	Q	POTOMAC CHASE	104 Feet	PERPENDICULAR	23,864 S.F.	RECTANGULAR	104 Feet	10,275 S.F.
14	Q	POTOMAC CHASE	86 Feet	PERPENDICULAR	20,326 S.F.	RECTANGULAR	102 Feet	9,962 S.F.
16	Q	POTOMAC CHASE	33 Feet	PERPENDICULAR	22,921 S.F.	IRREGULAR	100 Feet	10,855 S.F.
17	Q	POTOMAC CHASE	56 Feet	PERPENDICULAR	20,611 S.F.	IRREGULAR	100 Feet	9,095 S.F.
18	Q	POTOMAC CHASE	44 Feet	PERPENDICULAR	23,632 S.F.	IRREGULAR	100 Feet	9,501 S.F.
19	Q	POTOMAC CHASE	84 Feet	PERPENDICULAR	23,990 S.F.	IRREGULAR	100 Feet	11,991 S.F.
118	D	POTOMAC CHASE	28 Feet	PERPENDICULAR	35,392 S.F.	IRREGULAR	100 Feet	21,134 S.F.

1. Lot statistics taken from available record plats and MD Department of Assessments and Taxation Records.

2. 40' Front BRL (per R-200 Zone) assumed for buildable area calculations.

3. 12.5' Side yard setbacks used for interior lots (per R-200 Zone)

4. 12' Side & 30' Rear yard setback used for corner lots (per R-200 Zone)

5. Lot width measured at front building restriction line.

6. Area based on minimum zoning requirements (Buildable Area)

PROPOSED LOT F (R-200)

12710 HIGH MEADOW ROAD

CAS Project No. 13-230

Comparable Lot Data Table - Sorted by Frontage, Largest to Smallest

Lot	Block	Subdivision	Frontage	Alignment	Lot Size	Lot Shape	Width	Area
F	n/a	POTOMAC CHASE	508 Feet	CORNER	41,088 S.F.	IRREGULAR	410 Feet	18,973 S.F.
13	Q	POTOMAC CHASE	301 Feet	CORNER	23,625 S.F.	RECTANGULAR	236 Feet	8,745 S.F.
21	Q	POTOMAC CHASE	301 Feet	CORNER	23,092 S.F.	RECTANGULAR	235 Feet	8,298 S.F.
2	n/a	DOVER WOODS	152 Feet	PERPENDICULAR	62,417 S.F.	RECTANGULAR	154 Feet	42,800 S.F.
116	D	POTOMAC CHASE	150 Feet	PERPENDICULAR	63,656 S.F.	RECTANGULAR	150 Feet	44,145 S.F.
1	n/a	DOVER WOODS	147 Feet	PERPENDICULAR	53,339 S.F.	RECTANGULAR	144 Feet	34,265 S.F.
73	D	POTOMAC CHASE	144 Feet	PERPENDICULAR	29,336 S.F.	RECTANGULAR	146 Feet	16,348 S.F.
117	D	POTOMAC CHASE	128 Feet	PERPENDICULAR	26,073 S.F.	IRREGULAR	140 Feet	14,976 S.F.
15	Q	POTOMAC CHASE	127 Feet	PERPENDICULAR	20,164 S.F.	IRREGULAR	135 Feet	8,353 S.F.
77	D	POTOMAC CHASE	124 Feet	PERPENDICULAR	22,911 S.F.	RECTANGULAR	127 Feet	11,184 S.F.
20	Q	POTOMAC CHASE	104 Feet	PERPENDICULAR	23,864 S.F.	RECTANGULAR	104 Feet	10,275 S.F.
14	Q	POTOMAC CHASE	86 Feet	PERPENDICULAR	20,326 S.F.	RECTANGULAR	102 Feet	9,962 S.F.
19	Q	POTOMAC CHASE	84 Feet	PERPENDICULAR	23,990 S.F.	IRREGULAR	100 Feet	11,991 S.F.
80	D	POTOMAC CHASE	76 Feet	PERPENDICULAR	32,417 S.F.	RECTANGULAR	127 Feet	19,514 S.F.
17	Q	POTOMAC CHASE	56 Feet	PERPENDICULAR	20,611 S.F.	IRREGULAR	100 Feet	9,095 S.F.
18	Q	POTOMAC CHASE	44 Feet	PERPENDICULAR	23,632 S.F.	IRREGULAR	100 Feet	9,501 S.F.
16	Q	POTOMAC CHASE	33 Feet	PERPENDICULAR	22,921 S.F.	IRREGULAR	100 Feet	10,855 S.F.
118	D	POTOMAC CHASE	28 Feet	PERPENDICULAR	35,392 S.F.	IRREGULAR	100 Feet	21,134 S.F.
74	D	POTOMAC CHASE	25 Feet	PERPENDICULAR	30,044 S.F.	PIPESTEM	150 Feet	15,467 S.F.
75	D	POTOMAC CHASE	25 Feet	PERPENDICULAR	36,853 S.F.	PIPESTEM	170 Feet	18,415 S.F.
76	D	POTOMAC CHASE	25 Feet	PERPENDICULAR	45,736 S.F.	PIPESTEM	176 Feet	27,551 S.F.

1. Lot statistics taken from available record plats and MD Department of Assessments and Taxation Records.
2. 40' Front BRL (per R-200 Zone) assumed for buildable area calculations.
3. 12.5' Side yard setbacks used for interior lots (per R-200 Zone)
4. 12' Side & 30' Rear yard setback used for corner lots (per R-200 Zone)
5. Lot width measured at front building restriction line.
6. Area based on minimum zoning requirements (Buildable Area)

Attachment 15

Mr. Ryan Sigworth, AICP
Senior Planner – Area 3
Maryland National Capital Parks & Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910



July 7, 2015

Re: Preliminary Plan: 120140180, Potomac Chase

Mr. Sigworth:

We are residents of the Potomac Bend/Potomac Chase community, and write to request your approval of Preliminary Plan #120140180.

We have reviewed the proposed plans dated April, 2015, and believe they will benefit our community. In particular, many of us will enjoy the proposed sidewalk along Jones Lane. We appreciate the efforts the applicants have made to address neighborhood comments, such as enlarging Lot F to resemble Lot 106, which is located across from it on High Meadow Road.

Thank you for noting our position with respect to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Clay and Lisa Goldberg".

Clay and Lisa Goldberg
14529 High Meadow Way
North Potomac, MD 20878

July 8, 2015

Mr. Ryan Sigworth, AICP
Senior Planner – Area 3
Maryland National Capital Parks
And Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910



Dear Mr. Sigworth,

Re: Preliminary Plan #120140180, Potomac Chase

We are residents of the Potomac Bend/Potomac Chase community and have been nearly since its inception. We are writing to you to request your approval of Preliminary Plan #120140180.

All the revisions incorporated in the plan dated April 2015 have enhanced it in a positive way. We believe that the proposed plan will benefit our community and make it more attractive. In particular, many of us will enjoy the proposed sidewalk along Jones Lane. We sincerely appreciate the efforts the applicants have made to address all neighborhood comments, such as enlarging Lot F to resemble Lot 106, and we think the end result is a well-thought out plan.

Thank you for noting our position with respect to this matter.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Imre and Cathryn Namath".

Imre and Cathryn Namath
12705 High Meadow Road
North Potomac, MD 20878

Mr. Ryan Sigworth, AICP
Senior Planner – Area 3
Maryland National Capital Parks & Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910



June 15, 2015

Re: Preliminary Plan: 120140180, Potomac Chase

Dear Mr. Sigworth:

I am a resident of Altice Court and an adjacent neighbor to the Potomac Bend/Potomac Chase community, and I write to request your approval of Preliminary Plan #120140180.

I have reviewed the proposed plans dated April, 2015, and believe they will benefit our community. In particular, many of us on Altice Court will enjoy the proposed sidewalk along Jones Lane.

Also, I am aware of and appreciate the efforts the applicants have made to address neighborhood comments, such as enlarging Lot F to resemble Lot 106, which is located across from it on High Meadow Road.

Thank you for noting my position with respect to this matter.

Sincerely,

A handwritten signature in blue ink that reads "Patricia M. Kollappallil".

Patricia Kollappallil and Joseph Mathai
12706 Altice Court
Gaithersburg, MD 20878

July 9, 2015

Mr. Sigworth,

We are residents of the Potomac Bend/Potomac Chase community, and write to request your approval of Preliminary Plan #120140180.

We have reviewed the proposed plans dated April, 2015, and believe they will benefit our community. In particular, many of us will enjoy the proposed sidewalk along Jones Lane.

I appreciate the efforts the applicants have made to address neighborhood comments, such as enlarging Lot F to resemble Lot 106, which is located across from it on High Meadow Road.

Thank you for noting our position with respect to this matter.

Sincerely,

Peter and Chrys Sbily
14511 High Meadow Way

Mr. Ryan Sigworth, AICP
Senior Planner – Area 3
Maryland National Capital Parks & Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910



August 31, 2015

Re: Preliminary Plan: 120140180, Potomac Chase

Mr. Sigworth:

I am a resident of the Potomac Bend/Potomac Chase community, and write to request your approval of Preliminary Plan #120140180.

I have reviewed the proposed plans dated April, 2015, and believe they will benefit our community. In particular, many of us will enjoy the proposed sidewalk along Jones Lane. We appreciate the efforts the applicants have made to address neighborhood comments, such as enlarging Lot F to resemble Lot 106, which is located across from it on High Meadow Road.

Thank you for noting my position with respect to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Lisa B. Crupi".

Lisa B. Crupi
14516 High Meadow Way
North Potomac, MD 20878

From: [Cindy](#)
To: [Sigworth, Ryan](#)
Subject: Preliminary Plan #120140180
Date: Sunday, June 14, 2015 8:47:40 AM

Mr. Sigworth,

I am a resident of the Potomac Bend/Potomac Chase community, and I write to request your approval of Preliminary Plan #120140180.

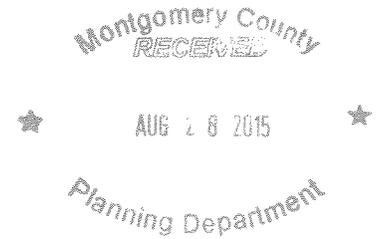
I have reviewed the proposed plans dated April, 2015, and believe they will benefit our community. In particular, many of us will enjoy the proposed sidewalk along Jones Lane. I appreciate the efforts the applicants have made to address neighborhood comments, such as enlarging Lot F to resemble Lot 106, which is located across from it on High Meadow Road.

Thank you for noting my position with respect to this matter.

Sincerely,

Cynthia Hill
14505 High Meadow Way
North Potomac, MD 20878

Mr. Ryan Sigworth, AICP
Senior Planner – Area 3
Maryland National Capital Parks & Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910



July 28, 2015

Re: Preliminary Plan: 120140180, Potomac Chase

Mr. Sigworth:

We are residents of the Potomac Bend/Potomac Chase community, and write to request your approval of Preliminary Plan #120140180.

We have reviewed the proposed plans dated April, 2015, and believe they will benefit our community. In particular, many of us will enjoy the proposed sidewalk along Jones Lane. We appreciate the efforts the applicants have made to address neighborhood comments, such as enlarging Lot F to resemble Lot 106, which is located across from it on High Meadow Road.

Thank you for noting our position with respect to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Sofia Greenberg".

The Greenberg Family
12625 High Meadow Road
North Potomac, MD 20878

Mr. Ryan Sigworth, AICP
Senior Planner – Area 3
Maryland National Capital Parks & Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910



June 24, 2015

Re: Preliminary Plan: 120140180, Potomac Chase

Mr. Sigworth:

We are residents of the Potomac Bend/Potomac Chase community, and write to request your approval of Preliminary Plan #120140180.

We have reviewed the proposed plans dated April, 2015, and believe they will benefit our community. In particular, many of us will enjoy the proposed sidewalk along Jones Lane. We appreciate the efforts the applicants have made to address neighborhood comments, such as enlarging Lot F to resemble Lot 106, which is located across from it on High Meadow Road.

Thank you for noting our position with respect to this matter.

Sincerely,

A handwritten signature in blue ink that reads "Andy Kane".

The Kane Family

14524 High Meadow Way

North Potomac, MD 20878

Sigworth, Ryan

From: Terri Karadimas <tdklps@aol.com>
Sent: Monday, June 29, 2015 1:55 AM
To: Sigworth, Ryan
Subject: Potomac Bend/Potomac Chase

Mr. Sigworth,

I am a resident of the Potomac Bend/Potomac Chase community, and I write to request your approval of Preliminary Plan #120140180.

I have reviewed the proposed plans dated April, 2015, and believe they will benefit our community. In particular, many of us will enjoy the proposed sidewalk along Jones Lane. I appreciate the efforts the applicants have made to address neighborhood comments, such as enlarging Lot F to resemble Lot 106, which is located across from it on High Meadow Road.

Thank you for noting my position with respect to this matter.

Sincerely,
Terri and Spiro Karadimas
14504 High Meadow Way
N. Potomac, MD. 20878

Sent from my iPad

Mr. Ryan Sigworth, AICP
Senior Planner – Area 3
Maryland National Capital Parks & Planning Commission
8787 Georgia Avenue
Silver Spring, MD. 20910



June 16, 2015

Re: Preliminary Plan: 120140180, Potomac Chase

Dear Mr. Sigworth,

I am a resident of the Potomac Bend/Potomac Chase Community, and I write to request your approval of Preliminary Plan #120140180.

I have reviewed the proposed plans dated April, 2015, and I believe they will benefit our community. In particular, many of us will enjoy the proposed sidewalk along Jones Lane. I appreciate the efforts the applicants have made to address neighborhood comments, such as enlarging Lot F to resemble Lot 106, which is located across from it on High Meadow road.

Thank you for noting my position with respect to this matter.

Sincerely,

Euraline Watson-Olusanya

Euraline Watson Olusanya
12609 High Meadow Road
North Potomac, MD. 20878

From: [Elaine](#)
To: [Sigworth, Ryan](#)
Subject: Preliminary Plan #120140180 - neighbor comment
Date: Sunday, June 21, 2015 9:29:43 PM

Dear Mr. Sigworth,

My wife and I are homeowners in the Potomac Bend/Potomac Chase community and write to request your approval of Preliminary Plan #120140180.

It was clear to us when we moved here 15 years ago that a farm surrounded by suburban housing would eventually be developed.

We have reviewed the proposed plans dated April, 2015, and believe they will benefit our community. In particular we look forward to using the proposed sidewalk along Jones Lane.

Sincerely,

Donald & Elaine Perino

14528 High Meadow Way

North Potomac, MD 20878

From: vrsay@aol.com
To: [Sigworth, Ryan](#)
Subject: Preliminary Plan #120140180
Date: Wednesday, June 10, 2015 9:38:30 AM

Mr. Sigworth,

My husband and I have been residents of the Potomac Bend/Potomac Chase community for over 11 years, and I write to request your approval of Preliminary Plan #120140180.

I have reviewed the proposed plans dated April, 2015, and believe they will benefit our community. In particular, many of us will enjoy the proposed sidewalk along Jones Lane. I appreciate the efforts the applicants have made to address neighborhood comments, such as enlarging Lot F to resemble Lot 106, which is located across from it on High Meadow Road.

Thank you for noting my position with respect to this matter.

Respectfully submitted,

Margaret and Bob Saylor

Mr. Ryan Sigworth, AICP
Senior Planner – Area 3
Maryland National Capital Parks & Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910

June 4, 2015

Re: Preliminary Plan: 120140180, Potomac Chase

Mr. Sigworth:

I am a resident of the Potomac Bend/Potomac Chase community, and I write to request your approval of Preliminary Plan #120140180.

I have reviewed the proposed plans dated April, 2015, and believe they will benefit our community. In particular, many of us will enjoy the proposed sidewalk along Jones Lane. I appreciate the efforts the applicants have made to address neighborhood comments, such as enlarging Lot F to resemble Lot 106, which is located across from it on High Meadow Road.

Thank you for noting our position with respects to this matter.

Sincerely,

A handwritten signature in black ink that reads "Larry M. Wahl". The signature is written in a cursive style with a large, sweeping initial "L".

Larry M. Wahl
12650 High Meadow Road
North Potomac, MD 20878

From: mattkchar@aol.com
To: [Sigworth, Ryan](#)
Subject: Preliminary Plan:120140180, Potomac Chase
Date: Wednesday, June 10, 2015 4:55:43 PM

Dear Mr. Sigworth:

We are a residents of the Potomac Bend/Potomac Chase community and we are writing to request your approval of Preliminary Plan#120140180.

We have reviewed the proposed plans dated April, 2015 and believe they will benefit our community. In particular, many of us will enjoy the proposed sidewalk along Jones Lane. We appreciate the efforts the applicants have made to address neighborhood comments, such as enlarging Lot F to resemble Lot 106 which is located across from it on High Meadow Road.

Thank you for noting our position with respect to this matter.

Sincerely,

William and Jennifer Manders
12620 High Meadow Road
Potomac, MD 20878



Experience you can build on.

MEMORANDUM

**POTOMAC CHASE
PROPOSED LOTS A - F, BLOCK 10**

**PRELIMINARY PLAN APPLICATION
M-NCPPC FILE No. 120140180**

Applicants, Cindy and Ralph Coffman (“Applicant”), hereby request a waiver from the Planning Board in accordance with Section 50-38(a) of the Subdivision Regulations. Specifically, the Applicant requests a waiver of section 50-29(b)(2) of the Subdivision Regulations for the *Resubdivision* of a 0.04 acre part of Outlot A. The subject property consists of Parcel 614 and the abutting Outlot A, located to its south. A zoning division bisects the parcel with the R-200 Zone to the west and the RE-2 Zone to the east. The outlot is also bisected by a zoning division with the R-200 Zone to the west and RE-2C Zone to the east. As a result a small 0.04-acre portion of Outlot A is located within the RE-2C Zone. The proposed subdivision follows the R-200 / RE-2 zoning line for the proposed Lots C through F and Lot A. Due to the location of the 0.04-acre portion of Outlot A as it abuts the RE-2 zone it is encompassed within proposed Lot B. Due to its location and size it does not pose a zoning setback issue to Proposed Lot B as it lies within the front setback of 50-feet.

Outlot A was originally created in 1988 by Plat 17138. It fronts along the High Meadow Road Right-of-Way located to its south. Outlot A appears to be a leftover remainder of part of a previous Potomac Chase subdivision. It was likely created by the alignment High Meadow Road and its intersection with Jones Lane and Turkey Foot Road. The Outlot was purchased by the Applicant in 1989. This road alignment along with multiple zoning designations make the application of the resubdivision criteria unusual and impractical. Since the large majority of Proposed Lot B was part of Parcel 614 it is not subject to the resubdivision criteria in accordance with Section 50-29(b)(2). Furthermore, the large majority of Proposed Lot B is zoned RE-2 and not RE-2C. Therefore it is not practical for Proposed Lot B to be analyzed with the resubdivision criteria under either zoning designation. Given the small, 0.04-acre area of the RE-2C portion, there is no negative impact resulting from the application of RE-2C zoning restrictions onto Proposed Lot B. Proposed Lot B would still meet all applicable zoning requirements if the 0.04-acre portion were excluded from its total area. While this small portion could remain as a newly recorded Outlot, the subdivision as proposed is a less complicated application. Approval of this variance is not adverse to the public interest.