



Laurel Hill: Preliminary Plan No. 120160300 (Resubdivision)

RS

Ryan Sigworth AICP, Senior Planner, Area 3, Ryan.Sigworth@Montgomeryplanning.org (301) 495-2112

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Richard Weaver, Acting Chief, Area 3, Richard.Weaver@Montgomeryplanning.org (301) 495-4544

Completed: 2/3/17

Description

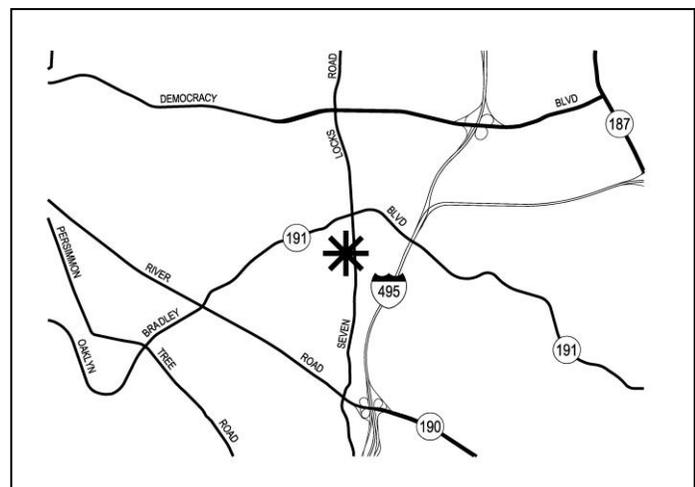
Laurel Hill: Preliminary Plan No. 120160300: Request to create (3) three lots from a platted lot and a part of a platted lot; located at 9220 Seven Locks Road; 1.9 acres; R-200 zone; Potomac Subregion Master Plan.

Recommendation – *Approval with conditions*

Applicant: Bill Hartwig

Submittal Date: May 2, 2016

Review Basis: Chapter 50



Summary

- Staff recommends **Approval with conditions**.
- The Subject Property is zoned R-200.
- Application proposes three lots for three single family detached homes.
- Meets resubdivision criteria, Section 50-29(b)(2).
- Meets requirements of Chapter 22A, Forest Conservation Law.
- Substantially conforms to the *2002 Potomac Subregion Master Plan*.
- Application has been reviewed under the Subdivision Regulations effective prior to February 13, 2017.
- Application has been reviewed under the 2012-2016 Subdivision Staging Policy since the application was submitted prior to January 1, 2017.
- Staff has not received any citizen correspondence on the Application.

SECTION 1 – RECOMMENDATIONS AND CONDITIONS

PRELIMINARY PLAN NO. 120160300: Staff recommends approval of the Preliminary Plan subject to the following conditions:

1. This Application is limited to three (3) lots for three (3) single family detached homes.
2. The Applicant must comply with the conditions of approval for the Preliminary and Final Forest Conservation Plan No. 120160300, approved as part of this Preliminary Plan:
 - a. At the direction of the M-NCPPC forest conservation inspector, mitigation must be provided for the removal of six variance trees. Mitigation must be provided in the form of planting native canopy trees totaling 57 caliper-inches, with a minimum planting stock size of three caliper inches. Larger planting stock may be used as long as the planting totals at least 57 caliper-inches of tree planting. The trees must be planted onsite, outside of any rights-of-way, or utility easements, including stormwater management easements. The planting locations of these trees are subject to the approval of the M-NCPPC forest conservation inspector.
 - b. Prior to demolition or any land disturbing activities occurring on the Property, the Applicant must receive approval from the M-NCPPC Office of the General Counsel of a Certificate of Compliance for an off-site forest mitigation bank for an equivalent of 0.32 acres or as determined by the Certified Final Forest Conservation Plan.
 - c. The limits of disturbance (LOD) on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved Final Forest Conservation Plan.
 - d. The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the approved Forest Conservation Plan may be required by the M-NCPPC forest conservation inspector.
3. The Planning Board accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated September 15, 2016, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations 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 existing house on the Subject Property must be razed prior to the recording of a record plat.
5. The Applicant must construct a five (5) foot wide sidewalk along the property frontage.

6. Prior to recordation of plat(s), the Applicant must satisfy the provisions for access and improvements as required by MCDOT.
7. The record plat must reflect common ingress/egress and utility easements over all shared driveways.
8. The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Service (“MCDPS”) – Water Resources Section in its stormwater management concept letter dated October 17, 2016, 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.
9. The Applicant must construct the shared driveway in conformance with the horizontal cross-section of the DFRS Modified Residential Driveway Guideline utilizing the structural standards of a tertiary street.
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, 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. 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.

SECTION 2 – SITE LOCATION & DESCRIPTION

Site Location

The subject property is located along the west side of Seven Locks Road approximately one quarter mile south of the intersection of Bradley Boulevard and Seven Locks Road. The property consists of Lot A and Part of Lot 1 of Laurel Hill, as recorded on Liber 15518 Folio 316 and Plat Book 52, Plat No 4089 (Figure 1) with a total of 1.897 acres ("Property" or "Subject Property") (Figure 2). The Subject Property is zoned R-200, and is located in the Potomac area of the 2002 Potomac Subregion Master Plan ("Master Plan").

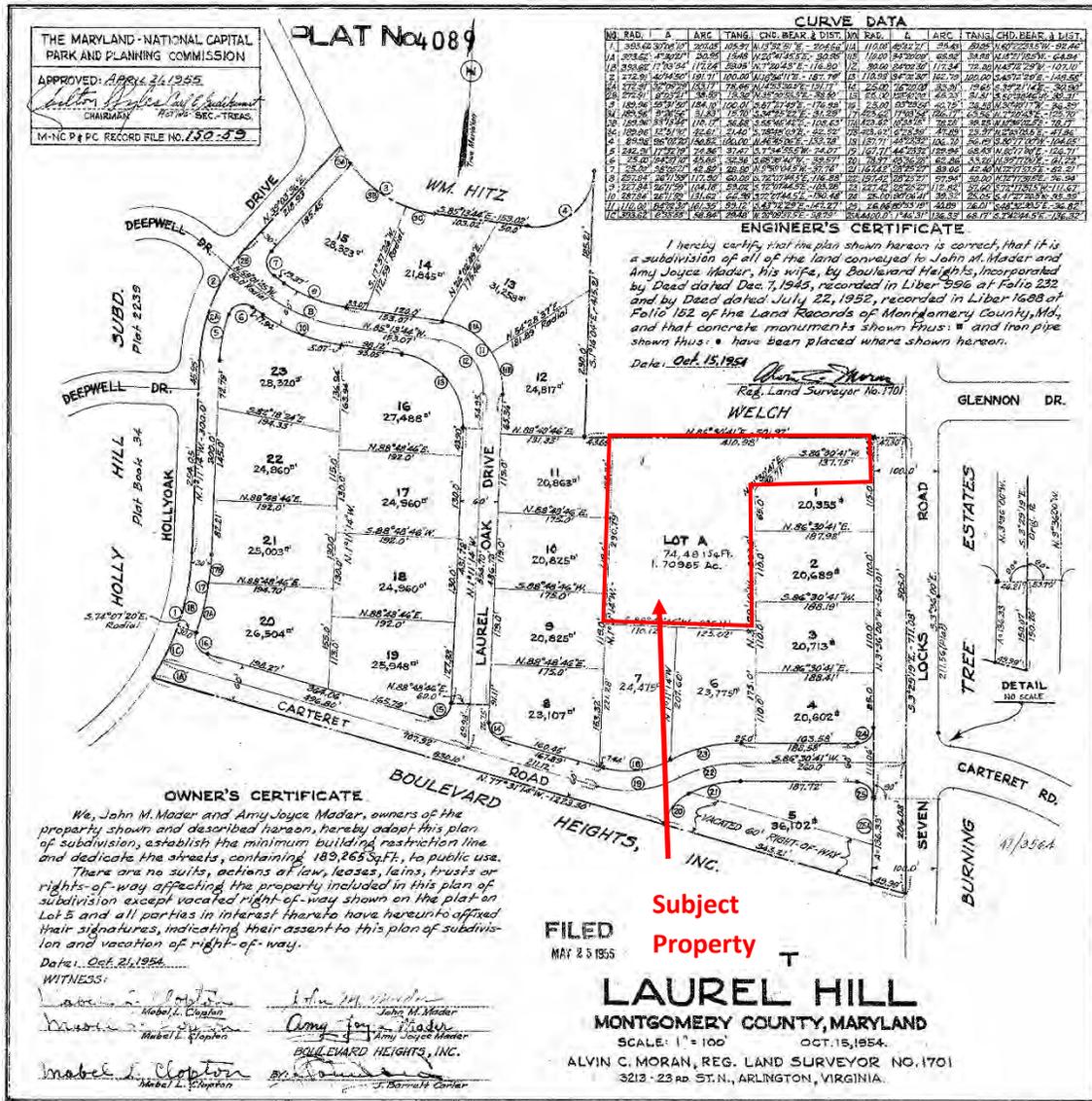


Figure 1 – Record Plat No. 4089



Figure 2 – Vicinity

Site Vicinity

The Subject Property is surrounded on all sides by detached single family residential housing in the R-200 zone.

Site Analysis

The Subject Property is improved with a detached single family home, shed and driveway accessing Seven Locks Road (Figure 3). The Property gently slopes downward from north to south with approximately 28 feet of fall between the north and south property boundaries. The 1.9-acre Property is located within the Cabin John Creek watershed, which is classified by the State of Maryland as Use Class I-P waters. There is no forest on the Property; however, there are numerous large trees and an area of mature bamboo.



Figure 3 – Aerial Map

SECTION 3 – APPLICATIONS AND PROPOSAL

Current Application

Preliminary Plan 120160300

The preliminary plan, No. 120160300, proposes to resubdivide existing Lot A and part of Lot 1 of Laurel Hill subdivision identified on Plat No. 4089 into three lots for three one-family detached houses (“Preliminary Plan” or “Application”) (Figure 4). Because this Application proposes to subdivide an existing platted property, it is subject to the resubdivision criteria found in Section 50-29(b)(2) of the Subdivision Regulations. The proposed lot sizes range in size from approximately 24,811 square feet to 31,181 square feet. All three lots will share a common driveway which will also function as a code compliant fire department turn around for the new homes using a “T” turn around integrated into the driveway. The existing house on the site must be razed prior to recording a record plat because one of the proposed lot lines bisects the existing house.

Seven Locks Road, classified as a primary residential, sits within a 100-foot right-of-way which exceeds the Master Plan recommendation for this location. This Application requires no additional dedication.

There is no forest on the Property. Development of the Property results in an afforestation requirement of 0.32 acres to be satisfied at an offsite location through the acquisition of credits at a forest mitigation bank.

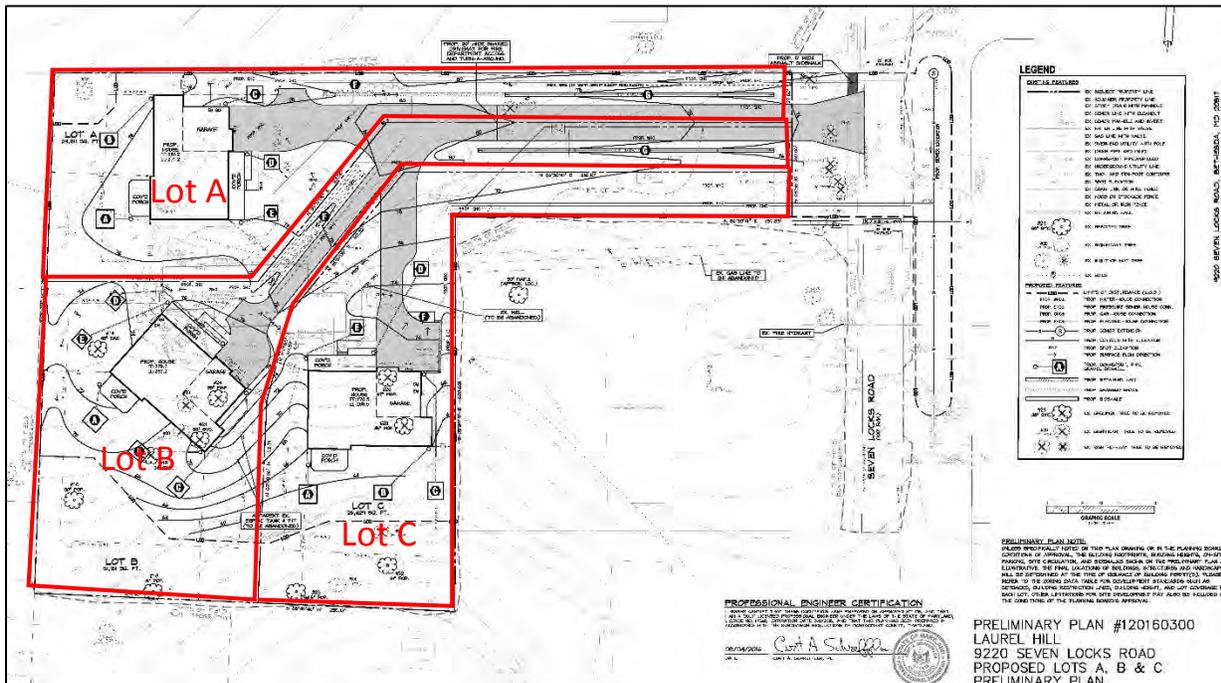


Figure 4 – Preliminary Plan

SECTION 4 – ANALYSIS AND FINDINGS - Preliminary Plan No. 120160150

1. *The Preliminary Plan substantially conforms to the Master Plan*

The 2002 Potomac Subregion Master Plan recognizes the largely developed nature of this area and recommends, “infill development of the remaining vacant properties with residential development essentially similar to what is now there...” (p 41) The specific land use recommendations for this part of the Master Plan focus on properties that were undeveloped at the time the Master Plan was prepared and on the planning area’s commercial centers.

This Application proposes creation of three lots from an existing single recorded lot and a portion of a previously platted lot. The resulting lots will be similarly configured to those in the existing neighborhood on the west side of Seven Locks Road. As discussed below, this arrangement meets the resubdivision criteria and ensures that this infill development maintains the neighborhood’s existing character.

The Application is consistent with the Master Plan’s recommendations for infill development in this part of Potomac.

2. *Public facilities will be adequate to support and service the area of the approved subdivision.*

Roads and Transportation Facilities

The transportation Adequate Public Facilities (APF) test is satisfied under the 2012-2016 Subdivision Staging Policy since the application was submitted prior to January 1, 2017. The Property is located in the Rural West Policy Area which is exempt from the APF’s Transportation Policy Area Review (TPAR) test, thus not requiring a transportation/development impact tax payment.

A traffic study is not required to satisfy the APF’s Local Area Transportation Review (LATR) test because the two new single-family detached units do not generate 30 or more peak-hour trips within the weekday morning (6:30 to 9:30 a.m.) and evening (4:00 to 7:00 p.m.) peak periods.

Other Public Facilities and Services

Other public facilities and services are available and adequate to serve the proposed lots. The Subject Property has W-3 and S-3 water and sewer service categories, respectively, and will utilize public water and sewer.

The Application was reviewed by the Department of Permitting Services, Fire Department Access and Water Supply office, and a Fire Access Plan was approved on August 8, 2016 (Attachment 5). 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 in effect at that time that the application was submitted. The Application is located in the Winston Churchill School cluster, which is not identified as a school moratorium area, and is not subject to a School Facilities Payment under the 2012-2016 Subdivision Staging Policy.

3. *The size, width, shape, and orientation of the approved lots are appropriate for the location of the subdivision, taking into account the recommendations included in the applicable master plan, and for the type of development or use contemplated.*

The Preliminary Plan meets all applicable sections of the Subdivision Regulations including the resubdivision analysis which is discussed in detail later in the Staff Report. The proposed lots size, widths, shapes and orientations are appropriate for the location of the subdivision and building type because the proposed lots maintain the rear yard to rear yard orientation with other existing lots with the exception of one surrounding lot which is a rear yard to side yard relationship. Furthermore, the pipestem lot shapes are appropriate because they harmonize with the four other pipestem lots and one lot without frontage in the Neighborhood.

The lots were reviewed for compliance with the dimensional requirements of the R-200 zone as specified in the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, frontage and can accommodate a building which can reasonably meet the width and setbacks requirements in that zone. A summary of this review is included in Table 1. The Preliminary Plan has been reviewed by other applicable county agencies, all of whom have recommended approval.

Table 1 – Development Review Table

<i>R-200</i>	Required by the Zone	Proposed for Approval
Minimum Lot Area	20,000 sq. ft.	Lot A = 24,811 sq. ft. Lot B = 31,181 sq. ft. Lot C = 26,629 sq. ft.
Minimum Lot Frontage	25 feet	Lot A = 27.50 ft. Lot B = 27.50 ft. Lot C = 25.0 ft.
Minimum Lot Width at B.R.L.	100 feet	Lot A = 100 ft. Lot B = 100 ft. Lot C = 100 ft.
Maximum Lot Coverage	25% (Maximum)	Lot A = 13.8% +/- Lot B = 11.0% +/- Lot C = 12.9% +/-
Setbacks (for all lots)		
Front	40 feet	40 feet or greater
Side, abutting Residential	12 feet min./ 25 feet total	12 feet min./ 35 feet total or greater
Rear, abutting Residential	30 feet	30 feet or greater
Building Height	If lot is greater than or equal to 15,000 sq. ft. and less than 25,000 sq. ft. = 40 feet If lot is greater than or equal to 25,000 sq. ft. and less than 40,000 sq. ft. = 45 feet	Lot A = 40 feet or lower Lot B and Lot C = 45 feet or lower
Site Plan Required	No	No

Resubdivision Criteria: Conformance with Section 50-29(b)(2)

A. Statutory Review Criteria

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

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

B. Neighborhood Delineation

In administering Section 50-29(b)(2) of the Subdivision Regulations, the Planning Board must determine the appropriate resubdivision neighborhood (“Neighborhood”) for evaluating the Application (Figure 5). In this instance, the Neighborhood selected by the Applicant, and agreed to by Staff, consists of 44 lots. The analyzed lots include only properties that are recorded by plat in the R-200 Zone, are adjacent to, or are within a reasonable distance from the Subject Property. A map and tabular summary of the lot analysis based on the resubdivision criteria is included in Figure 5 as well as Attachment 7.

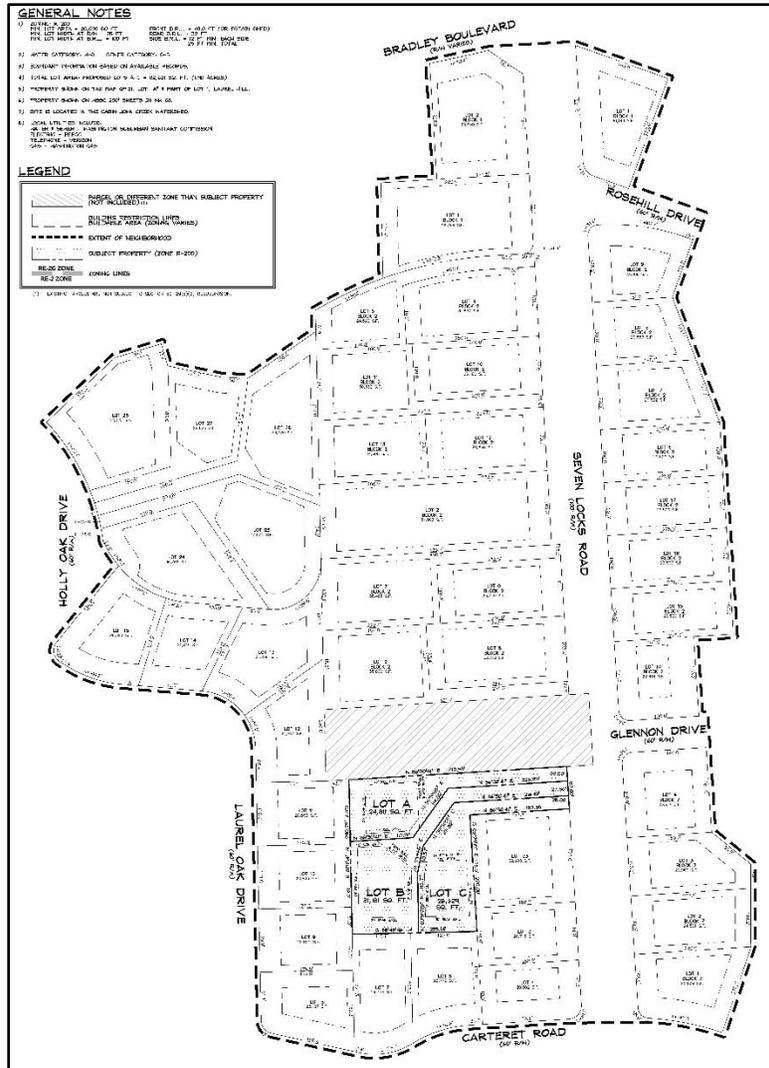


Figure 5 – Proposed Neighborhood for the Resubdivision

Comparison of Proposed Lots' Character to Existing Neighborhood Character

In performing the analysis, the resubdivision criteria were applied to the Neighborhood. The proposed lots are 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 attached tabular summary and graphic documentation support this conclusion:

Frontage:

The proposed lots are of similar character as existing lots in the Neighborhood with respect to lot frontage. The proposed lots have frontages of 27.5 feet, 27.5 feet, and 25.0 feet for Lots A, B, and C, respectively. In the Neighborhood, the range of lot frontages is between zero (0) and 385.0 feet and includes seven (7) existing pipestem lots with 25 feet of frontage.

Alignment:

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

Size:

The proposed lot sizes are in character with the size of existing lots in the Neighborhood. The lot sizes proposed by this Application are 24,811 square feet, 31,181 square feet, and 26,629 square feet for Lots A, B, and C, respectively. The range of lot sizes in the Neighborhood is between 20,557 square feet and 51,963 square feet.

Shape:

The shape of the proposed lots is in character with the shapes of the existing lots in the Neighborhood. The three proposed lots are pipestem shaped. The Neighborhood contains mostly rectangular lot shapes with seven pipestem shaped lots and three irregular shaped lots.

Width: (at the BRL)

The proposed lots are similar in character with existing lots in the Neighborhood with respect to width. The width at the front building line of all proposed lots is 100 feet. The range of lot widths within the Neighborhood is between 100 feet and 180 feet.

Area:

The proposed lots are of the same character as existing lots in the Neighborhood with respect to buildable area. The proposed lots have a buildable area of 8,795 square feet, 12,375 square feet, and 8,436 square feet for Lot A, B, and C, respectively. The range of buildable areas within the Neighborhood is between 5,880 square feet and 41,745 square feet.

Suitability for Residential Use:

The existing and proposed lots within the identified Neighborhood are all zoned RE-1 and are suitable for residential use.

4. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code Chapter 22A.*

Forest Conservation

Natural Resource Inventory/Forest Stand Delineation

The Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) #420161100 for the Property was approved on February 5, 2016. The NRI/FSD identifies the environmental features and forest resources on the Property. The Property contains no forest and there are no streams, wetlands, 100-year floodplain, stream buffers, highly erodible soils, or slopes greater than 25 percent located on or immediately adjacent to the Property. There are 28 trees greater than or equal to 24" Diameter at Breast Height (DBH) that were identified on or adjacent to the Subject Property, twelve of which are 30" DBH and greater.

Forest Conservation Plan

The Application meets the requirements of Chapter 22A of the Montgomery County Forest Conservation Law. As required by the County Forest Conservation Law (Chapter 22A of the County

Code), a Preliminary and Final Forest Conservation Plan (FCP) for the project was submitted with the Preliminary Plan (Attachment 3). The net tract area for forest conservation is 2.12 acres, which includes the 1.90-acre Property and 0.22 acres of offsite disturbance for the construction of one driveway apron, utility connections, a sewer line extension, and sidewalk along a portion of Seven Locks Road where the existing driveway apron is being removed. There is no forest on the Property and the resulting afforestation requirement of 0.32 acres will be satisfied at an offsite location.

Forest Conservation Variance

Section 22A-12(b)(3) of the Montgomery County Forest Conservation Law provides criteria that identify certain individual trees and other vegetation as high priority for retention and protection. The law requires that there be no impact to: trees that measure 30 inches or greater DBH; are part of an historic site or designated with an historic structure; are designated as 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 high priority vegetation, including disturbance to the 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. Development of the Property requires impact to trees identified as high priority for retention and protection (Protected Trees), therefore, the Applicant has submitted a variance request for these impacts. Staff recommends that a variance be granted and mitigation be required.

Variance Request – The Applicant submitted a variance request in a letter dated September 16, 2016, for the impacts/removal of trees (Attachment 8). The Applicant proposes to remove six (6) Protected Trees that are 30 inches or greater, DBH, and considered a high priority for retention under Section 22A-12(b)(3) of the County Forest Conservation Law. These trees are noted as # 14, 19, 21, 24, 25, and 28 on the FCP, listed in Table 2, and shown graphically in Figure 6. The Applicant also proposes to impact, but not remove, six (6) Protected Trees that are considered high priority for retention under Section 22A-12(b)(3) of the County Forest Conservation Law. The critical root zones of these trees will be impacted during the removal of existing impervious surfaces, the grading of the proposed lots, and the connection to utilities, including a sewer line. Details of the Protected Trees to be affected but retained are listed in Table 3 and shown graphically in Figure 6.

Table 2 - Protected Trees to be removed

Tree No.	Common Name	Botanical Name	Size (DBH)	Tree Condition	Location
14	Black Oak	<i>Quercus velutina</i>	42 inch	Good	Lot B, swm, grading
19	Sycamore	<i>Platanus occidentalis</i>	31 inch	Good	Lot B, swm, grading
21	Sycamore	<i>Platanus occidentalis</i>	38 inch	Good	Lot B, house
24	Red Maple	<i>Acer rubrum</i>	33 inch	Good	Lot B, house
25	Red Maple	<i>Acer rubrum</i>	37 inch	Poor	Lot C, house
28	Tuliptree	<i>Liriodendron tulipifera</i>	45 inch	Good	Lot C, house

Table 3 - Protected Trees to be affected but retained

Tree No.	Common Name	Botanical Name	Size (DBH)	CRZ Impact	Tree Condition	Location
16	Tuliptree	<i>Liriodendron tulipifera</i>	30 inch	24%	Good	Lot B, swm, grading
18	Tuliptree	<i>Liriodendron tulipifera</i>	41 inch	12%	Good	Lot B, swm, grading
32	Tuliptree	<i>Liriodendron tulipifera</i>	31 inch	18%	Good	Lot C, swm
35	Tuliptree	<i>Liriodendron tulipifera</i>	35 inch	13%	Good	Lot C, remove existing block wall, grading
Offsite	Red Maple	<i>Acer rubrum</i>	30 inch	6%	Good	Offsite Lot 33, east of Lot C, utility connections, grading
Offsite	Silver Maple	<i>Acer saccharinum</i>	60 inch	6%	Good	Offsite, sewer extension/connection

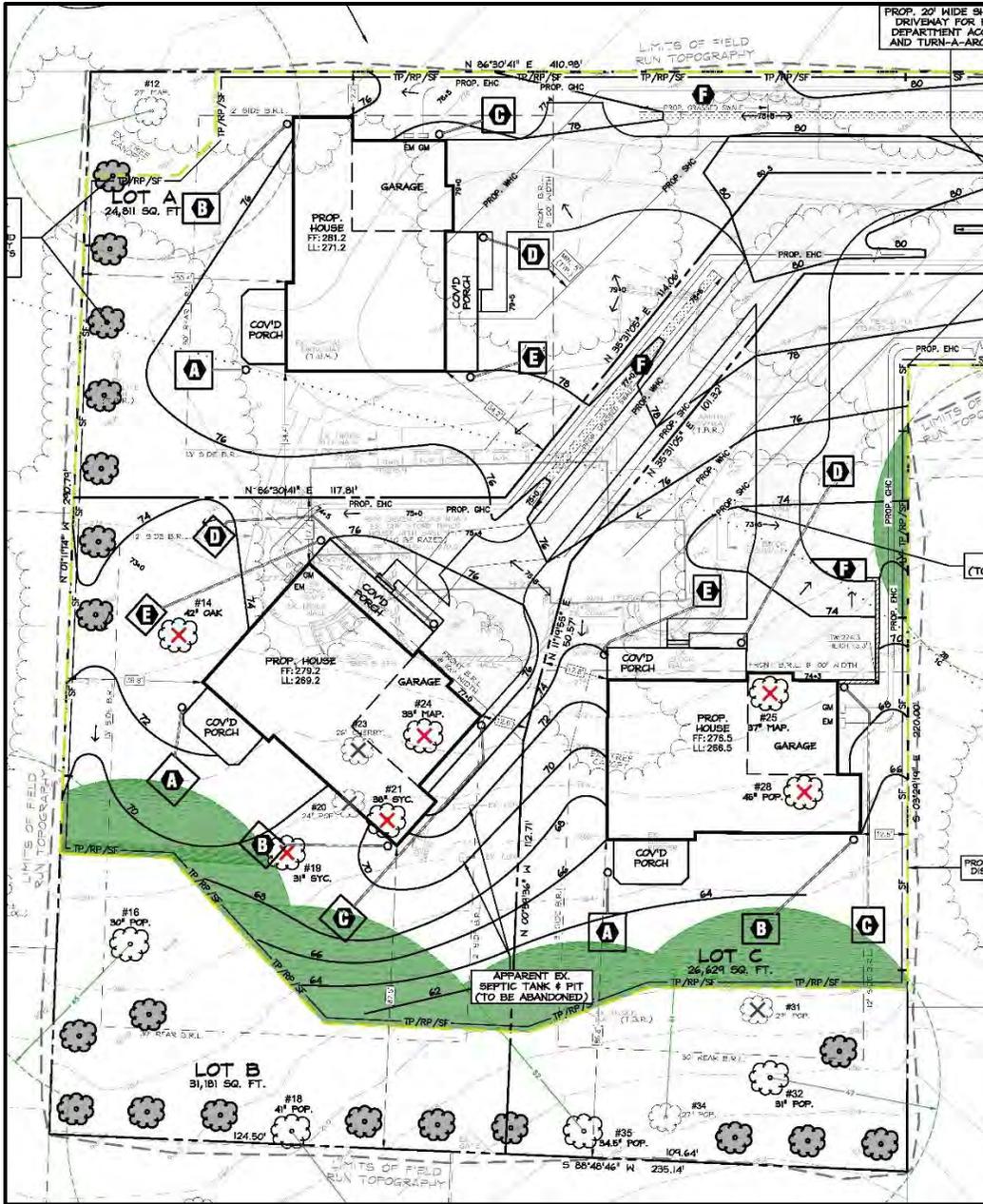


Figure 6 – Tree Variance Exhibit: six tree removals; six trees affected, but retained

Unwarranted Hardship Basis – Per Section 22A-21, a variance may only be considered if the Planning Board finds that leaving the Protected Trees in an undisturbed state would result in an unwarranted hardship, denying an applicant reasonable and significant use of the Property. The Applicant contends that an unwarranted hardship would be created due to existing conditions on the Property and the zoning and development requirements for the Property.

The Application includes ten on-site and two off-site trees subject to the variance provision, six of which will be removed by this Application. The trees to be removed are in good condition, except for Tree #25, which is rated in poor condition. The six trees proposed to be impacted but retained include

two offsite trees, all in good condition. The 1.9-acre Property is zoned R-200, and proposes the construction of three residential homes on proposed Lots A, B, and C. The location of the homes was dictated to some extent by the “pipestem” shape of the Property and the limited frontage along Seven Locks Road. There is no forest onsite; however, there are numerous large trees located throughout the Property. Several of the affected trees will be impacted by the removal of the existing features as part of any redevelopment of the Property. The configuration of the Property and limited frontage along Seven Locks Road dictates the location of the 20-foot wide driveway access which also provides the necessary fire department access and turn-a-round. The remainder of the Property is the developable area available for the construction of the proposed homes and required stormwater management features. The Protected Trees are located throughout this developable area. The six trees proposed for removal are located south of and in relative proximity to the existing house to be removed. These trees are located a little south of the center of the Property, where development would be expected to occur. The four onsite trees that will be impacted, but remain, are in the southern portion of the Property.

Staff worked with the Applicant to revise the limits of disturbance to minimize the impacts to the critical root zones of these trees as much as possible. The proposed impacts are due to necessary grading and installation of stormwater management facilities to handle runoff from the development. The two offsite trees impacted by the proposal are due to utility connections to service Lot C, and a sewer extension to an existing manhole in Seven Locks Road to service the three proposed lots. The number and location of the Protected Trees, along with the existing shape of the Property and development requirements create an unwarranted hardship. If the variance were not considered, the development anticipated on this R-200 zoned Property would not occur. Staff has reviewed this Application and finds that there would be an unwarranted hardship if a variance were not considered.

Variance Findings – Section 22A-21 of the County Forest Conservation Law sets forth the findings that must be made by the Planning Board or Planning Director, as appropriate, for a variance to be granted. Staff has made the following determination based on the required findings in the review of the variance request and the forest conservation plan:

Granting of the requested 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 on the Applicant as the disturbance to the Protected Trees is due to the reasonable development of the Property. The Protected Trees are located in the developable area of the Property and adjacent to existing structures proposed for removal. Any residential development considered for this Property, would be faced with the same considerations of locating the development on a Property with relatively narrow frontage along Seven Locks Road. Granting a variance to allow land disturbance within the developable portion of the Property and providing utility and sewer connections for the proposed homes is not unique to this Applicant. Staff believes that the granting of this variance is not 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 need for the variance is not based on conditions or circumstances which are the result of actions by the Applicant. The requested variance is based upon existing Property conditions,

including the location of the Protected Trees within the developable area of the Property and their adjacency to existing utilities and a sewer manhole.

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

The need for a variance is a result of the existing conditions and the proposed design and layout of the Property, and 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 variance will not violate State water quality standards or cause measurable degradation in water quality. No trees located within a stream buffer, wetland, or Special Protection Area will be impacted or removed as part of this Application. In addition, the Montgomery County Department of Permitting Services (MCDPS) has found the stormwater management concept for the proposed project to be acceptable as stated in a letter dated October 17, 2016 (Attachment 6). The stormwater management concept incorporates Environmental Site Design (ESD) standards.

Mitigation for Protected Trees – The Protected Trees subject to the variance provision and proposed to be removed are not within an existing forest. Mitigation for the removal of these six trees is recommended at a rate that approximates the form and function of the trees removed. Therefore, Staff is recommending that replacement occur at a ratio of approximately 1-inch caliper for every 4 inches removed, using trees that are a minimum of 3 caliper inches in size. This Application proposed to remove 226 inches in DBH, resulting in a mitigation requirement of 57 caliper inches of planted, native, canopy trees with a minimum size of 3-inch caliper. The FCP includes the planting of 19 native, canopy trees on the Property as mitigation for the removal of the six variance trees. Although these trees will not be as large as the trees lost, they will provide some immediate benefit and ultimately replace the canopy lost by the removal of these trees. Staff does not recommend mitigation for trees affected, but not removed. The affected root systems will regenerate and the functions provided restored.

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 in the Montgomery County Department of Environmental Protection for a recommendation prior to acting on the request. The request was forwarded to the County Arborist. On September 20, 2016, the County Arborist provided a letter recommending that a variance be granted with mitigation (Attachment 9).

Variance Recommendation – Staff recommends that the variance be granted with mitigation described above.

5. *All stormwater management requirements shall be met as provided in Montgomery County Code Chapter 19, Article II, titled "Storm Water Management," Sections 19-20 through 19-35.*

The Preliminary Plan received an approved stormwater concept plan from the Montgomery County Department of Permitting Services, Water Resources Section on October 17, 2016 (Attachment 8). The Application will meet stormwater management goals for each new lot via drywells, grass swales, and bio-swales.

SECTION 5 – CITIZEN CORRESPONDENCE AND ISSUES

This Application was submitted and noticed in accordance with all Planning Board adopted procedures. One sign referencing the proposed modification was posted along the Subject Property frontage. A presubmission meeting was held at the Subject Property on April 6, 2016 at 6:00 PM. Seventeen people who were not part of the Applicant's team attended the meeting and according to the minutes of that meeting, questions were raised about setbacks, lot coverage, utilities, start of construction, tree conservation, and how to provide comments to the Planning Board. According to the minutes of the meeting, the Applicant and their representatives addressed all questions.

As of the date of this report, Staff has not received any written correspondence on the Application.

SECTION 6 – CONCLUSION

The proposed lots meet all requirements established in the Subdivision Regulations, Forest Conservation Law in Chapter 22A, and the proposed use substantially conform to the recommendations of *2002 Potomac Subregion Master Plan*. The resubdivided lots are of the same character with existing lots in the Neighborhood by virtue of the resubdivision analysis. Access and public facilities will be adequate to serve the proposed lots, and the Application has been reviewed by other applicable county agencies, all of whom have recommended approval of the Preliminary Plan with the conditions provided. Therefore, approval of the Application with the conditions specified herein is recommended.

ATTACHMENTS

Attachment 1 – Statement of Justification

Attachment 2 – Preliminary Plan

Attachment 3 – Preliminary/Final Forest Conservation Plan

Attachment 4 – MCDOT Approval

Attachment 5 – MC Fire and Rescue Approval

Attachment 6 – MCDPS Stormwater Management Concept Approval, October 17, 2016

Attachment 7 – Resubdivision Neighborhood and Tables

Attachment 8 – Tree Variance Request from Applicant, September 16, 2016

Attachment 9 – County Arborist's Tree Variance Letter, September 20, 2016

Attachment 10 – Tree Variance Exhibit



STATEMENT OF JUSTIFICATION

LAUREL HILL

PROPOSED LOTS A - C

April 25, 2016

PRELIMINARY PLAN APPLICATION
M-NCPPC FILE No. 120160300

I. INTRODUCTION

Applicant, William Hartwig ("Applicant"), hereby submits this preliminary plan application for approval of a three-lot subdivision. The subject property consists of Lot A and Part of Lot 1 of Laurel Hill, as recorded in Liber 15518 / Folio 316 and Plat Book 52, Plat No. 4089 in 1955. The property is zoned R-200 and comprises 1.897 acres.

II. EXISTING CONDITIONS AND SURROUNDING AREA

The subject properties proposed for development are comprised of 1.897 acres (82,621 square feet) of land and are currently improved with a single-family home, asphalt driveway and associated appurtenances. The shape of the subject property is "Pipestem" with 80-ft of frontage. The property is located along west side of the 100-ft wide Seven Locks Road Right-of-Way. The subject property is bounded by single-family residential properties. A drainage divide runs across Lot A diagonally with the northwest corner of the lot draining to the west and the remainder of the property draining to the south. No steep slopes (>25%) exist onsite. The existing house is currently served by well and septic.

III. PROPOSED PRELIMINARY PLAN

This Application proposes the removal of the existing single-family home, asphalt driveway and associated appurtenances and proposes three (3) single-family residential lots. A shared driveway originating on Seven Locks Road will provide access to each proposed lot. The shared driveway will also provide access and turn around for Fire Department apparatus. As noted in the traffic statement included with the Application, the traffic associated with this project will be limited, especially during peak hours, with only three (3) trips projected during the AM peak and four (4) trips during the PM peak.

A pre-submittal meeting was held on April 6th at the subject property to explain the development review process and to discuss the preliminary plan. Concerns regarding proximity of the proposed dwellings to adjoining properties were expressed. Although final house locations are subject to building permit review and final design, the houses indicated on Lots A and B have been shifted to east in an effort to address neighborhood concerns. Pre-submittal Meeting Minutes are included as part of this application.



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frederick, maryland 21701
office 301.607.8031
info@casengineering.com
www.casengineering.com

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IV. COMPLIANCE WITH SUBDIVISION REGULATIONS

- **§ 50-34(e) Site for other than single-family dwellings**

This section is not applicable to the Application.

- **§ 50-34(f) Wells and septic systems**

Existing well and septic systems located onsite will be abandoned in accordance with Montgomery County Department of Permitting Services Well and Septic Department guidelines. Current water and sewer service categories are currently "W-3" and "S-3". Public water service is currently available in Seven Locks Road. Public sewer currently exists in Seven Locks Road. However, a sewer extension is proposed to bring sewer service immediately in front of the site.

- **§ 50-34(g) Staging Schedule**

The applicant or the agent must submit with the written application a recording and construction schedule which must indicate those portions of the area covered by the preliminary plan for which record plats and building permits will be sought and obtained during each of the succeeding years, up to the validity period of the APFO approval required by Sec. 50-35(k). Where a project is proposed to be built out in phases cumulatively exceeding three years, the applicant must submit a phasing schedule for approval by the Board as part of the preliminary plan. The preliminary plan establishes the validity period for the entire project.

When applicable, the phasing schedule should specifically identify the timing for the completion of construction and conveyance to unit owners of such things as common open areas and recreational facilities. In addition, the phasing schedule should indicate the timing for the provision of moderately priced dwelling units, and infrastructure improvements associated with each phase. Such a phasing schedule must be designed to have as little dependence on features (other than community-wide facilities) to be provided in subsequent phases and have minimal impact during construction on phases already built and occupied.

For projects that require site plan review, the applicant may submit the final phasing schedule, detailing the information required in this section, provided the implementation of the phasing schedule does not exceed the validity period established in the preliminary plan.

The Project will be constructed in one phase. The record plat for the Property will be recorded within the five (5)-year preliminary plan validity period. Building permits will be obtained following the recordation of the plat.

- **§ 50-34(h) Staging schedule for land containing an arts or entertainment use as a public use space**

This section is not applicable to the Application.



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- **§ 50-34(i) Increase of density**

This section is not applicable to the Application.

- **§ 50-34(j) Development rights**

The Application does not propose the transfer of development rights.

- **§ 50-34(k)**

A preliminary plan application for a subdivision to be located in a transportation management district, as designated under Chapter 42A, Article II, must contain a draft traffic mitigation agreement that meets the requirements of that article unless one has previously been submitted at the time of the project plan submittal under the optional method of development.

The Property is not located in a Transportation Management District therefore this section is not applicable to the Application.

- **§ 50-35(d) Road grade and road profile**

Before the Board finally approves a preliminary plan, the subdivider must furnish road, and pedestrian path grades and a street profile approved in preliminary form by the County Department of Transportation.

Seven Locks Road is an existing improved street and no street profile is required. This Application does not propose any pedestrian or roadway improvements beyond one new driveway apron and the addition of a small section of sidewalk where the existing driveway apron will be removed.

- **§ 50-35(k) Adequate Public Facilities**

The Planning Board must not approve a preliminary plan of subdivision unless the Board finds that public facilities will be adequate to support and service the area of the proposed subdivision. Public facilities and services to be examined for adequacy include roads and public transportation facilities, sewerage and water service, schools, police stations, firehouses, and health clinics.

Public facilities including transportation, police, and fire and health services are adequate to support the proposed development. Schools will not be adversely impacted by the Application. All major utilities necessary to service lots fronting on Seven Locks Road are immediately available and adequate pending a sewer extension. As noted above and in the traffic statement, the traffic associated with the Application will be limited. Although the residences will generate some schoolchildren, the Winston Churchill School Cluster, in which the Property lies, has sufficient capacity to accommodate the minimal increase in students generated by the Application. However, a school facilities payment will be required at the high school level prior to issuance of any building permits.



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- **§ 50-35(l) Relation to Master Plan**

In determining the acceptability of a preliminary plan submitted under this Chapter, the Planning Board must consider the applicable master plan, sector plan, or urban renewal plan. A preliminary plan must substantially conform to the applicable master plan, sector plan, or urban renewal plan, including maps and text, unless the Planning Board finds that events have occurred to render the relevant master plan, sector plan, or urban renewal plan recommendation no longer appropriate.

The subject properties are located in the Potomac Subregion Master Plan, approved and adopted in May 2002 ("Master Plan"). The Master Plan reconfirms the Property's R-200 zoning, but does not make any more specific recommendations with regard to the Property. The Application proposes development on the property consistent with the surrounding existing single family developments. The proposed densities and lot areas are compatible with those of the adjoining and confronting lots which range from 20,557 square feet to 51,963 square feet for the R-200 zoned lots.

- **§ 50-35(o) Forest Conservation**

If a forest conservation plan is required under Chapter 22A, the Board must not approve a preliminary plan or any extension until all requirements of that law for plan approval are satisfied. Compliance with a required forest conservation plan, including any plan reviewed on a preliminary or final basis, must be made a condition of any approved preliminary plan.

There is no forest located on the subject property. Six (6) specimen trees are proposed for removal. The property is subject to a Forest Conservation Plan where a Reforestation / afforestation requirement of 0.29 acres is applicable. An offsite forest conservation easement or fee-in-lieu is currently proposed to meet the requirements.

- **§ 50-35(r) Water Quality**

A Water Quality Plan is not required as part of this application.

V. CONCLUSION

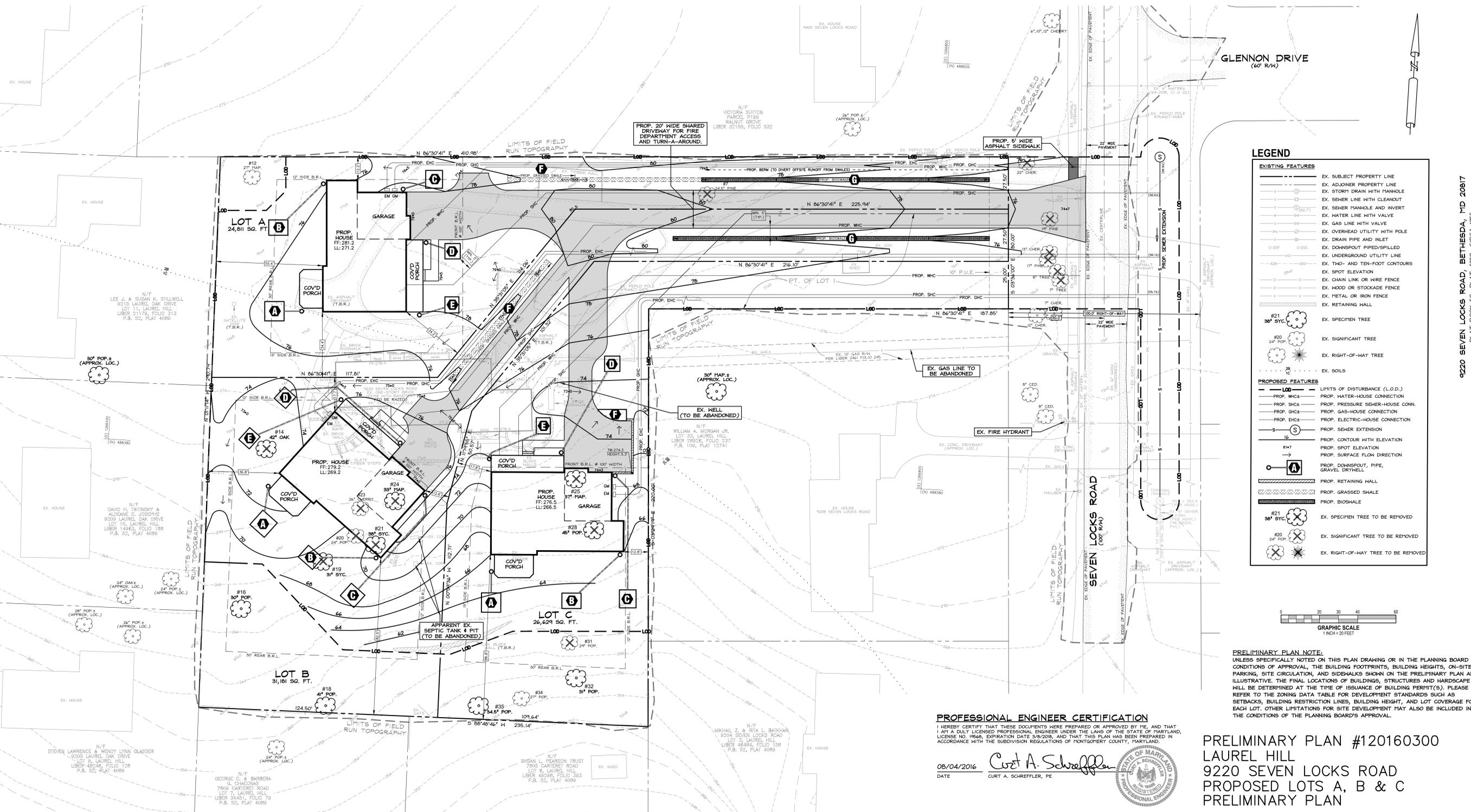
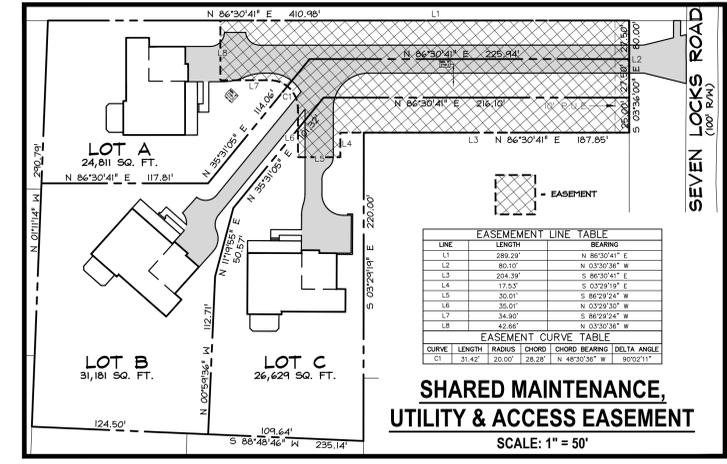
Based on the foregoing, the Applicant respectfully requests that the Planning Board grant approval of this Preliminary Plan. As explained in more detail above and by the plans submitted with the Application, the Application satisfies the findings that the Planning Board must make in approving a Preliminary Plan application under Montgomery County Code Section 50-34 and the Manual of Development Review Procedures for Montgomery County, MD.

PRELIMINARY PLAN MNCP&PC No. 120160300

Attachment 2

TREE NO.	SPECIES	BOTANICAL NAME	D.B.H. (INCHES)	CONDITION	COMMENTS
7	VIRGINIA PINE	Pinus virginiana	24.5	FAIR	VERY HEAVY IVY
12	RED MAPLE	Acer rubrum	37	GOOD	CO-DOMINATE WITH INCLUDED BARK & SEAM. WEAK STRUCTURE. HOLLOWING AT INCLUDED BARK.
14	BLACK OAK	Quercus velutina	42	GOOD	
16	TULIP POPLAR	Liriodendron tulipifera	30	GOOD	
18	TULIP POPLAR	Liriodendron tulipifera	41	GOOD	FEW DEAD LIMBS IN CANOPY
19	SYCAMORE	Platanus occidentalis	31	GOOD	HOLLOWING DETECTED FROM MALLET TESTING. TREE SHOULD BE MONITORED IN FUTURE
20	TULIP POPLAR	Liriodendron tulipifera	24	GOOD	HOLLOWING DETECTED FROM MALLET TESTING. TREE SHOULD BE MONITORED IN FUTURE (REMOVE)
21	SYCAMORE	Platanus occidentalis	38	GOOD	LEAN
23	BLACK CHERRY	Prunus serotina	26	F/P	CO-DOMINATE AT 35-FT WITH INCLUDED BARK. POOR CROWN/TRUNK RATIO. SIGNIFICANT LIMB DIEBACK (REMOVE)
24	RED MAPLE	Acer rubrum	33	GOOD	CO-DOMINATE AT 35-FT WITH INCLUDED BARK. FEW SMALL HANGERS
25	RED MAPLE	Acer rubrum	37	POOR	CO-DOMINATE WITH INCLUDED BARK & SEAM. SEVERE DECAY. HIGH PROBABILITY OF FAILURE. BRACKET FUNGUS. REMOVAL NEEDED.
28	TULIP POPLAR	Liriodendron tulipifera	45	GOOD	HEAVY IVY
31	TULIP POPLAR	Liriodendron tulipifera	29	POOR	SEVERE DECAY & HOLLOWING. POOR CROWN/TRUNK RATIO. (REMOVE)
32	TULIP POPLAR	Liriodendron tulipifera	31	POOR	CO-DOMINATE WITH TREE ADJACENT TREE WITH INCLUDED BARK. HIGH PROBABILITY OF FAILURE. MONITORING OR REMOVAL RECOMMENDED.
34	TULIP POPLAR	Liriodendron tulipifera	27	GOOD	
35	TULIP POPLAR	Liriodendron tulipifera	34.5	GOOD	HEAVY IVY
OFFSITE	RED MAPLE	Acer rubrum	30	GOOD	LOCATED OFFSITE-NOT TAGGED (ADJACENT PROPERTY - LOT 33)
OFFSITE	SILVER MAPLE	Acer spicatum	60	GOOD	LOCATED OFFSITE-NOT TAGGED (CONFRONTING PROPERTY NEAR EX. SEWER M.H. IN SEVEN LOCKS RD)

* INDICATES VARIANCE TREE
 TREE NOS. ARE FOR REFERENCE ONLY. TREES ARE NOT PHYSICALLY TAGGED IN THE FIELD.



PROFESSIONAL ENGINEER CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18648, EXPIRATION DATE 3/8/2018, AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE 08/04/2016
 CURT A. SCHREFFLER, PE

PRELIMINARY PLAN #120160300
 LAUREL HILL
 9220 SEVEN LOCKS ROAD
 PROPOSED LOTS A, B & C
 PRELIMINARY PLAN

DATE	09/20/16	PROJECT	15-509
BY	BDA	REV/ISSUE	15-509
DATE	08/22/16	BY	BDA
DATE	08/25/16	BY	BDA
DATE	08/25/16	BY	BDA
DATE	08/25/16	BY	BDA
DATE	08/25/16	BY	BDA

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 Maryland 21701
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 301-807-8045 fax
 www.casengr.com
 info@casengr.com

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LEGEND

EXISTING FEATURES

- EX. SUBJECT PROPERTY LINE
EX. ADJONER PROPERTY LINE
EX. STORM DRAIN WITH MANHOLE
EX. SEWER LINE WITH CLEANOUT
EX. SEWER MANHOLE AND INVERT
EX. WATER LINE WITH VALVE
EX. GAS LINE WITH VALVE
EX. OVERHEAD UTILITY WITH POLE
EX. DRAIN PIPE AND INLET
EX. DOWNSPOUT PIPED/SPILLED
EX. UNDERGROUND UTILITY LINE
EX. TWO- AND TEN-FOOT CONTOURS
EX. SPOT ELEVATION
EX. CHAIN LINK OR WIRE FENCE

- EX. HOOD OR STOCKADE FENCE
EX. METAL OR IRON FENCE
EX. RETAINING WALL
EX. AERIAL EXTENT OF TREE COVER
EX. SPECIMEN TREE
EX. SIGNIFICANT TREE
EX. RIGHT-OF-WAY TREE
EX. SPECIMEN OR SIGNIFICANT TREE AND CRITICAL ROOT ZONE
EX. SOILS

PROPOSED FEATURES

- LIMITS OF DISTURBANCE (L.O.D.)
PROP. WHC1
PROP. SHC1
PROP. GHC1
PROP. EHC1
PROP. SEWER EXTENSION
PROP. SILT FENCE
PROP. SPOT ELEVATION
PROP. SURFACE FLOW DIRECTION
PROP. RETAINING WALL
PROP. GRASSSED SHALE
PROP. BIOSHALE

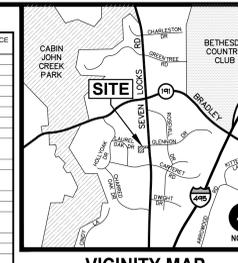
- #21 36" SYC.
#20 24" POP.
#16 30" MAP.
#18 41" MAP.
#19 31" MAP.
#21 36" SYC.
#23 36" SYC.
#24 36" SYC.
#25 36" SYC.
#28 41" MAP.
#31 31" MAP.
#32 31" MAP.
#34 27" MAP.
#35 35" MAP.
OFFSITE SILVER MAPLE
OFFSITE RED MAPLE

TREE DATA (ONSITE VARIANCE AND SIGNIFICANT TREES ONLY)

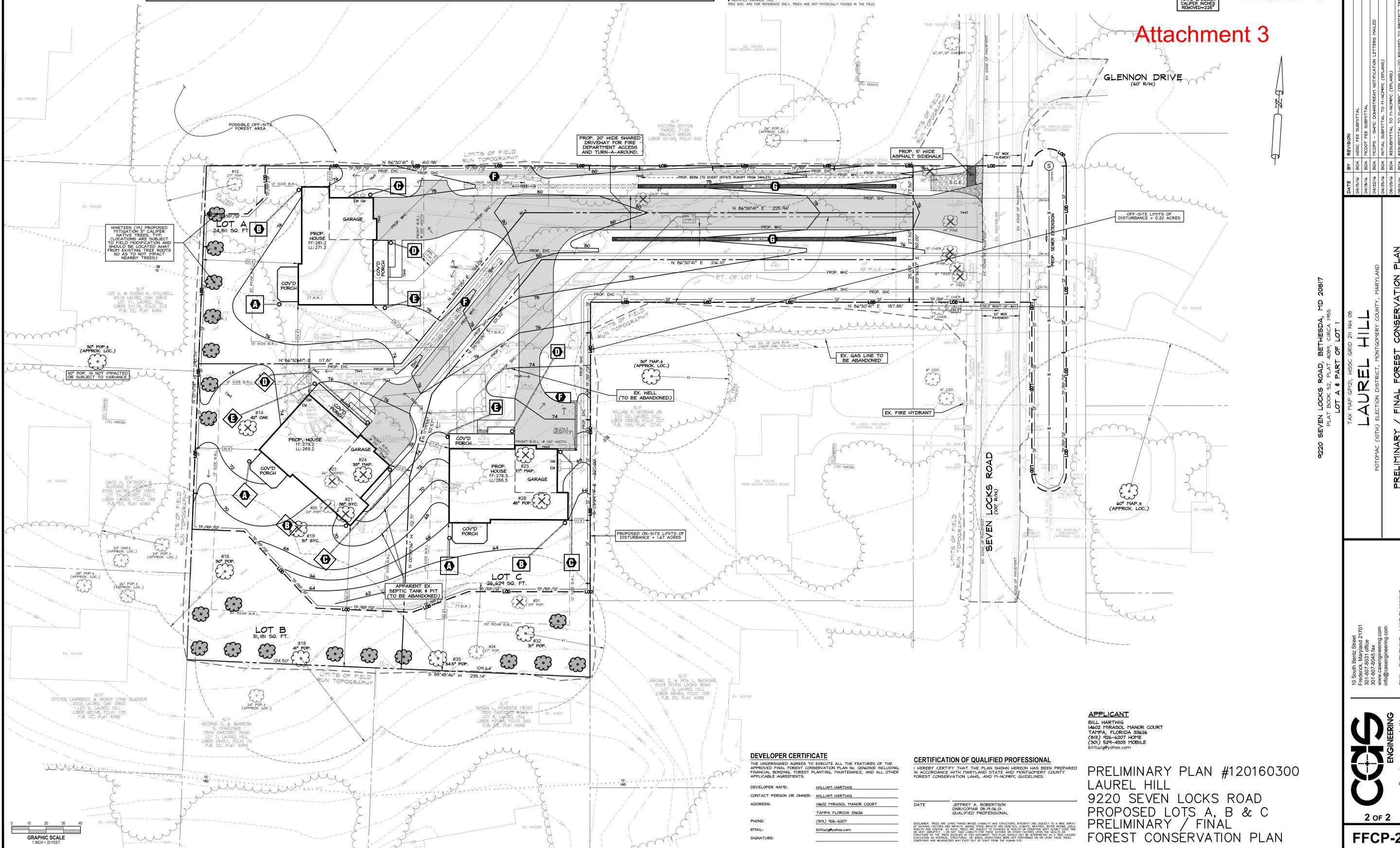
Table with columns: TREE NO., SPECIES, BOTANICAL NAME, D.B.H. (INCHES), CONDITION, COMMENTS. Lists various trees like VIRGINIA PINE, RED MAPLE, BLACK OAK, etc.

IMPACT TO TREES

Table with columns: C.R.Z. RADIUS (FT.), C.R.Z. AREA (SQ. FT.), % C.R.Z. AREA DISTURBED, TREE VARIANCE REQUEST. Lists impact metrics for various trees.



Revision table with columns: DATE, REVISION, BY, REV/NO. Lists project milestones from 09/2016 to 09/2019.



Attachment 3

9220 SEVEN LOCKS ROAD, BETHESDA, MD 20817
FLAT BOOK 52, PLAT 408A, CIRCA 1965
LOT A & PART OF LOT 1

LAUREL HILL
POTOMAC (10TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND
PRELIMINARY / FINAL FOREST CONSERVATION PLAN

10 South Bentz Street
Potsdam, Maryland 21101
tel: 301-707-8045 fax: 301-707-8045
www.casengr.com
info@casengr.com

APPLICANT: BILL HARTWIG, 14622 MIRASOL MANOR COURT, TAMPA, FLORIDA 33626. ENGINEERING logo and '2 OF 2' page indicator.

DEVELOPER CERTIFICATE
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. 120160300 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

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 FI-NCPIC GUIDELINES.

PRELIMINARY PLAN #120160300
LAUREL HILL
9220 SEVEN LOCKS ROAD
PROPOSED LOTS A, B & C
PRELIMINARY / FINAL
FOREST CONSERVATION PLAN



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Al R. Roshdieh
Director

September 15, 2016

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: Laurel Hill
Preliminary Plan No. 120160300

Dear Mr. Sigworth:

We have completed our review of the revised preliminary plan dated August, 2016. This plan was reviewed by the Development Review Committee at its meeting on May 31, 2016. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to 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. Provide necessary dedication along Seven Locks Road site frontage in accordance with the Potomac Subregion Master Plan and as necessary to accommodate the ultimate roadway cross-section.
2. The owner will be required to furnish this office with a recorded covenant whereby said owner agrees to pay a prorata share for the future construction or reconstruction of the frontage road (Seven Locks Road) whether built as a public project or by private developer under permit, prior to approval of the record plat. The deed reference for this document is to be provided on the record plat.

A sample Declaration of Covenants (for Road Improvements) document can be viewed on-line at the Montgomery County Department of Permitting Services' website at: <http://permittingervices.montgomerycountymd.gov/DPS/pdf/DeclarationOfCovenantsForRoadImprovement.pdf>.

Office of the Director

101 Monroe St., 10th Floor • Rockville, Maryland 20850 • 240-777-7170 • 240-777-7178 FAX
www.montgomerycountymd.gov/dot

3. The proposed common driveway apron needs to be constructed with Fire Department-compliant driveway returns and paved a minimum of twenty (20) feet wide within the public right-of-way. The driveway shall be per Montgomery County Standard No. MC-301.03.
4. The record plat must reflect a reciprocal ingress, egress and public utilities easement for the common driveway.
5. The private common driveway 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 the private common driveway, beyond the public right-of-way, shall be approved by the Planning Board during their review of the preliminary plan.
6. The sight distance evaluation is acceptable and is included with this letter.
7. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
8. The existing downstream County maintained culverts on Carteret Road at its intersections with Laurel Oak Drive and Holly Oak Drive are undersized. Prior to DPS approval of the record plat, the applicant will be required to reconstruct these culverts or reduce on-site runoff to not exceed the capacities of those pipes.
9. 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.
10. Relocation of utilities along Seven Locks Road to accommodate the required roadway improvements, if necessary, is the responsibility of the applicant.
11. 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 DPS Right-of-Way Plan Review Section.
12. 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:

Mr. Ryan Sigworth
Preliminary Plan No. 120160300
September 15, 2016
Page 3

- A. Sidewalk and any paving, shoulders, side drainage ditches and appurtenances along Seven Locks Road necessary to construct the common driveway.

NOTE: The Public Utility Easement is to be graded at a side slope not to exceed 4:1.

- B. Reconstruct the culverts under Carteret Road unless on-site runoff has been satisfactorily reduced.
- 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.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact William Whelan, our Development Review Area Engineer for this project at william.whelan@montgomerycountymd.gov or (240) 777-2173.

Sincerely,



Gregory M. Leck, Manager
Development Review
Office of Transportation Policy

[120160300 - Laurel Hill, MCDOT final plan review ltr.docx](#)
Enclosure (sight distance certification)

cc: William Hartwig
Brent Allgood CAS Engineering
Preliminary Plan folder
Preliminary Plan letters notebook

cc-e: Sam Farhadi MCDPS RWPR
Dan Sanayi MCDOT DTEO
William Whelan MCDOT OTP
Marie LaBaw MCDPS

Mr. Ryan Sigworth
Preliminary Plan No. 120160300
September 15, 2016
Page 4

MAILING LIST

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

William Hartwig
14602 Mirasol Manor Court
Tampa, FL 33626

Brent Allgood
CAS Engineering
10 South Bentz Street
Frederick, MD 21701



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: LAUREL HILL Preliminary Plan Number: 1- 20160300

Street Name: SEVEN LOCKS ROAD Master Plan Road Classification: RESIDENTIAL PRIMARY

Posted Speed Limit: 30 mph

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

Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right <u>323</u>	<u>YES</u>	Right _____	_____
Left <u>262</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 04/14/2016

Signature

Date

19568

PLS/P.E. MD Reg. No.



Montgomery County Review:

Approved

Disapproved:

By: [Signature]

Date: 08/10/16



**Department of Permitting Services
Fire Department Access and Water Supply Comments**

DATE: 18-Aug-16
TO: Curt Schreffler - curt@casengineering
CAS Engineering
FROM: Marie LaBaw
RE: 9220 Seven Locks Road (Proposed Lots A, B, & C, Laurel Hill)
120120300

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **18-Aug-16**. 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.



Attachment 6

DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

October 17, 2016

Mr. Brent D. Allgood
CAS Engineering
10 South Bentz Street
Frederick, MD 21701

Re: **Re: COMBINED STORMWATER
MANAGEMENT CONCEPT/SITE
DEVELOPMENT STORMWATER
MANAGEMENT PLAN** Request for
9220 Seven Locks Road
Preliminary Plan #:120160300
SM File #:281901
Tract Size/Zone:1.897 ac./R200
Total Concept Area:1.897 ac.
Lots/Block: Lot A and Part of Lot 1 Laurel Hill
To be Subdivided into 3 lots
Parcel(s): N/A
Watershed: Cabin John Creek

Dear Mr. Allgood;

Based on a review by the Department of Permitting Services Review Staff, the Combined Stormwater Management Concept/Site Development Stormwater Management Plan for the above mentioned site is **acceptable**. The Stormwater Management Concept proposes to meet required stormwater management goals via drywells, grass swales and bio-swales.

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

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. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Landscaping associated with the facilities will be reviewed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Department of Permitting Services, Water Resources Section.

Mr. Brent D. Allgood
October 17, 2016
Page 2 of 2

5. Condition #8 of the letter dated September 15, 2016 from Montgomery County Department of Transportation (DOT) states:

"The existing downstream County maintained culverts on Carteret Road at its intersections with Laurel Oak Drive and Holly Oak Drive are undersized. Prior to DPS approval of the record plat, the applicant will be required to reconstruct the culverts or to reduce on-site runoff to not exceed the capacity of those pipes."

If any on-site stormwater management is proposed as a means of reducing runoff, a revised Stormwater Management Concept will be required prior to submission of detailed engineering.

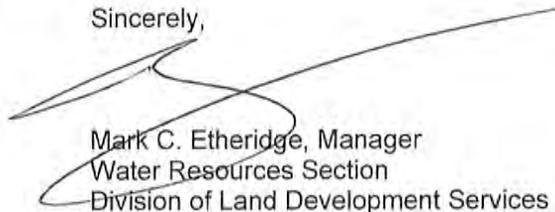
This list may not be all-inclusive and may change based on available information at the time.

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

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

If you have any questions regarding these actions, please feel free to contact Mary Fertig at mary.fertig@montgomerycountymd.gov or at 240-777-6202.

Sincerely,



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

MCE: mmf

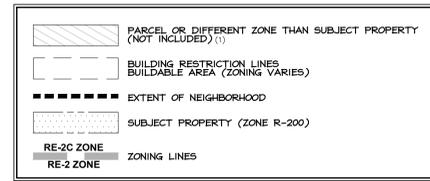
cc: C. Conlon
P. Rowe, MCDEP
SM File # 281901

ESD Acres: 1.897 ac
STRUCTURAL Acres: n/a
WAIVED Acres: n/a

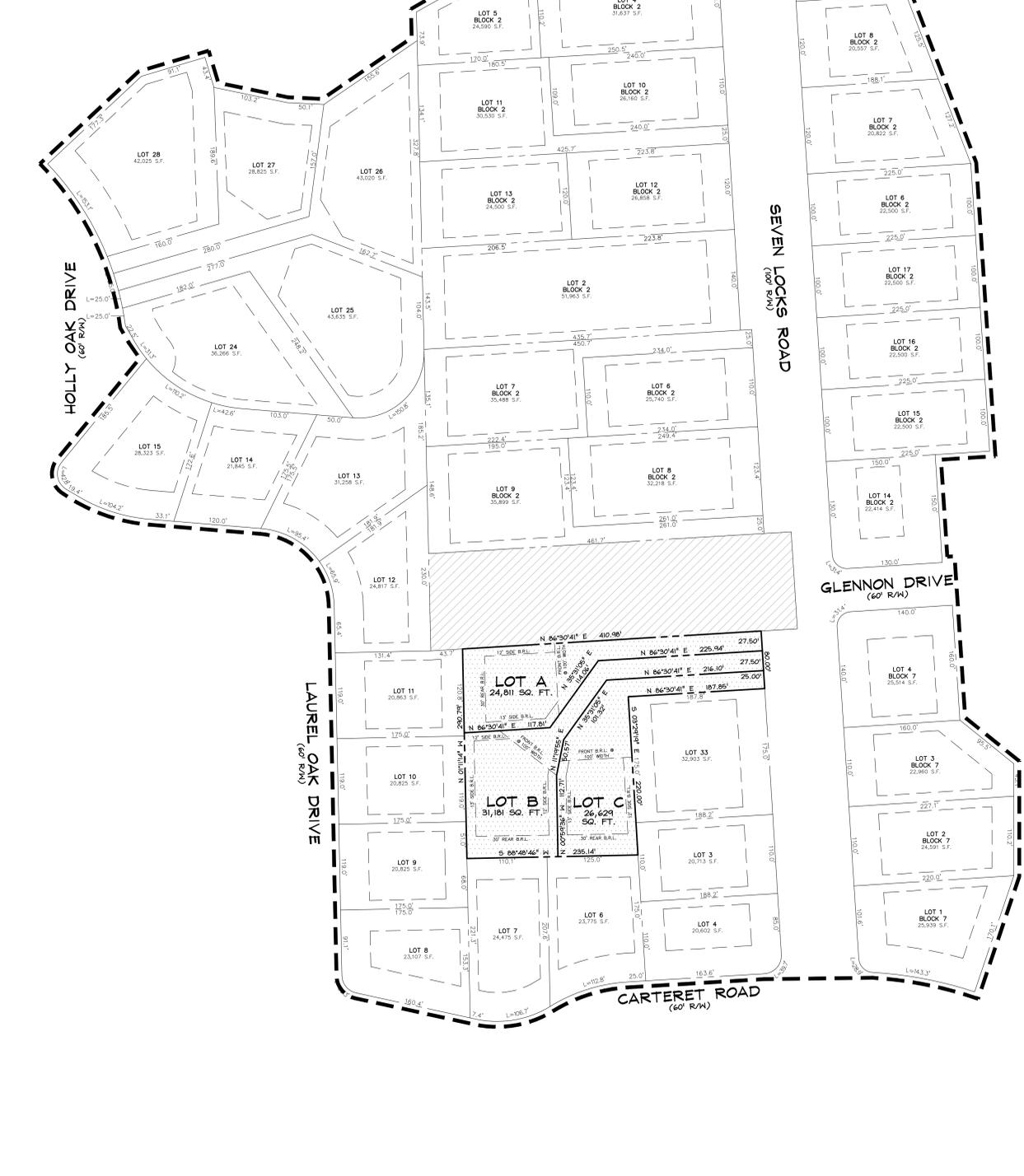
GENERAL NOTES

- 1) ZONING: R-200
MIN. LOT AREA = 20,000 SQ. FT.
MIN. LOT WIDTH AT R/W = 25 FT.
FRONT B.R.L. = 40.0 FT. (OR ESTABLISHED)
REAR B.R.L. = 30 FT.
SIDE B.R.L. = 2 FT. MIN. EACH SIDE
MIN. LOT WIDTH AT B.R.L. = 100 FT.

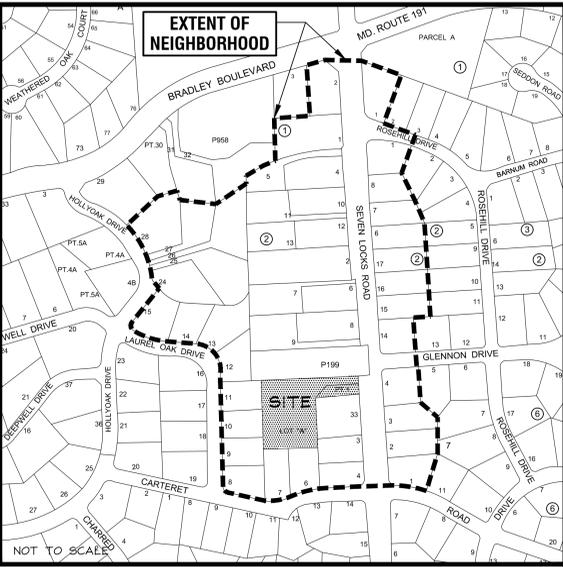
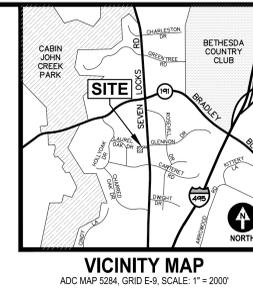
LEGEND



(1) EXISTING PARCELS ARE NOT SUBJECT TO SECTION 50-29(x)(2) RESUBDIVISION.



NOTE: THIS NEIGHBORHOOD MAP IS FOR GRAPHICAL REPRESENTATION ONLY. ALL LOT STATISTICS TAKEN FROM AVAILABLE RECORD PLATS & MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION RECORDS.



Attachment 7

Table with 7 columns: Lot, Block, Subdivision, Frontage, Alignment, Lot Size, Lot Shape, Width, Area. Contains lot size data for lots 1-33.

Table with 7 columns: Lot, Block, Subdivision, Frontage, Alignment, Lot Size, Lot Shape, Width, Area. Contains width at BRL data for lots 1-33.

Table with 7 columns: Lot, Block, Subdivision, Frontage, Alignment, Lot Size, Lot Shape, Width, Area. Contains buildable area data for lots 1-33.

Table with 7 columns: Lot, Block, Subdivision, Frontage, Alignment, Lot Size, Lot Shape, Width, Area. Contains frontage data for lots 1-33.

Project information table with columns: DATE, REVISION, BY, DATE, REVISION, BY. Includes project name and dates.

9220 SEVEN LOCKS ROAD, BETHESDA, MD 20817
PLAT BOOK 52, PLAT E-99, CIRCULAR
TAX MAP GPZ1, KSSC GRID 211 NK 08
LOT "A" & PART OF LOT 1
LAUREL HILL
BETHESDA (7TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

Professional engineer information for Bill Hartwig, including license number 21701 and contact details for Case Engineering.

PRELIMINARY PLAN #120160300
9220 SEVEN LOCKS ROAD
LOT "A" & PART OF LOT 1
PROP. LOTS A-C
LAUREL HILL
NEIGHBORHOOD MAP



Experience you can build on.

corporate office
10 south bentz street
frederick, maryland 21701
office 301.607.8031
info@casengineering.com
www.casengineering.com

civil • surveying • land planning

September 16, 2016

Attachment 8

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

Attn: Planning Area 3 Reviewer

Re: **CAS Job No. 15-509**
9220 Seven Locks Road, Bethesda, MD 20817
Lot A & Part of Lot 1, Laurel Hill, Tax Map GP121
Preliminary Plan #: 120160300
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 Final Forest Conservation Plan is attached hereto for your review and approval.

Variance Justification

The applicant, William Hartwig ("Applicant"), is requesting a variance for the impact / removal of several specimen trees located at 9220 Seven Locks Road, Bethesda, MD 20817 (Lot A and Part of Lot 1, Laurel Hill). The subject properties proposed for development are comprised of 1.897 acres (82,621 square feet) of land and are currently improved with a single-family home, asphalt driveway and associated appurtenances. The shape of the subject property is "Pipestem" with 80-ft of frontage along the the 100-ft wide Seven Locks Road Right-of-Way. The subject property is bounded by single-family residential properties. The topography of the subject property generally slopes in two directions; to the northwest at approximately 4% and to the south at approximately 15%. A drainage divide is located through the northern third of the property. There are no slopes exceeding 25% exist on-site. There is no forest on-site, however, ten (10) specimen trees exist on the subject property, with two (2) additional specimen trees located off-site and less than 50-feet from the limits of disturbance.

The property is subject to a Preliminary Plan of subdivision of which three (3) new lots are proposed where each lot will be improved with a single-family home and driveway. A reforestation / afforestation requirement of 0.32 acres has been computed for the proposed development and it will be provided through an offsite easement or through a fee in lieu.

Twelve (12) specimen trees are included in this variance request. Trees 14, 19, 21, 24, 25 and 28 are proposed for removal due to their proximity to the proposed houses, utilities, and necessary grading. All specimen trees proposed for removal are in good condition except for Tree 25 which is in poor condition. Trees 16, 18, 32, 35 and two (2) off-site specimen trees (30" Maple; 9208 Seven Locks Road and 60" Maple; 9209 Seven Locks Road) will be impacted but will not require removal. All four (4) specimen trees located on-site that are impacted are in good condition. The two (2) off-site specimen trees appear to be in fair to good condition. Their size and location are approximate. Proposed impacts to the 60" Maple include a proposed sewer extension within the Seven Locks Road Right-of-Way. Proposed impacts to the 30" Maple include retaining wall construction and grading. The following charts indicate the proposed amount of root zone disturbance to each of the twelve (12) specimen trees.

In summary, the applicant is requesting a variance for the impact to twelve (12) specimen trees, of which six (6) are proposed for removal.

Specimen Trees Proposed for Removal

Tree No.	Common Name	Botanical Name	D.B.H.	C.R.Z. Radius	C.R.Z. Area	% C.R.Z. Area Disturbed	Condition
14	Black Oak	<i>Quercus velutina</i>	42 in.	63.0 feet	12,469 s.f.	REMOVE	Good (Remove)
19	Sycamore	<i>Platanus occidentalis</i>	31 in.	46.5 feet	6,793 s.f.	REMOVE	Good (Remove) Hollowing
21	Sycamore	<i>Platanus occidentalis</i>	38 in.	57 feet	10,207 s.f.	REMOVE	Good (Remove) Lean
24	Red Maple	<i>Acer rubrum</i>	33 in.	49.5 feet	7,698 s.f.	REMOVE	Good (Remove)
25	Red Maple	<i>Acer rubrum</i>	37 in.	55.5 feet	9,677 s.f.	REMOVE	Poor (Remove) Included bark & seam. Severe decay & fungus.
28	Tulip Poplar	<i>Liriodendron tulipifera</i>	45 in.	67.5 feet	14,314 s.f.	REMOVE	Good (Remove) Heavy ivy

Specimen Trees to be Saved – Impacted

Tree No.	Common Name	Botanical Name	D.B.H.	C.R.Z. Radius	C.R.Z. Area	% C.R.Z. Area Disturbed	Condition
16	Tulip Poplar	<i>Liriodendron tulipifera</i>	30 in.	45.0 feet	6,362 s.f.	23.7%	Good / Save
18	Tulip Poplar	<i>Liriodendron tulipifera</i>	41 in.	61.5 feet	11,882 s.f.	12.2%	Good / Save
32	Tulip Poplar	<i>Liriodendron tulipifera</i>	31 in.	46.5 feet	6,793 s.f.	18.1%	Good / Save
35	Tulip Poplar	<i>Liriodendron tulipifera</i>	34.5 in.	51.75 feet	8,413 s.f.	12.6%	Good / Save
Offsite – Not tagged (adjacent property – Lot 33)	Red Maple	<i>Acer rubrum</i>	30 in.	45.0 feet	6,362 s.f.	5.6%	Good / Save
Offsite – Not tagged (confronting property near ex. Sewer manhole in Seven Locks Road)	Silver Maple	<i>Acer saccharinum</i>	60 in.	90.0 feet	25,447 s.f.	5.9%	Good / 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.

Proposed Lots A, B and C have a combined area of 1.897 acres and no forest exists on-site. Although there is no forest, ten (10) specimen trees are located throughout the site. The six (6) specimen trees proposed for removal are located within and in close proximity to the buildable areas of proposed Lots A, B and C. Due to

the “pipestem” shape of existing property, the buildable areas are not adjustable nor are they large enough to enable the houses to be relocated in a way to avoid removal of these specimen trees. Removal of some of the property’s specimen trees is unavoidable.

Efforts have been made to preserve the four specimen trees (16, 18, 32 and 35), located near the perimeter of the property. Although the trees are impacted, those impacts have been located as far from the trees as possible. The off-site specimen tree; a 30” maple located on the adjacent property (9208 Seven Locks Road) is slightly impacted by the proposed development. A second off-site specimen tree; a 60” Maple located on a confronting property (9207 Seven Locks Road) is impacted by the proposed sewer extension. Due to their large critical root zones and proximity to the proposed development, disturbance to these trees is unavoidable. Both the on-site and off-site trees impacted by the proposed development and proposed for retention can be retained through typical tree preservation techniques, such as root pruning and tree protection fencing.

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

Ten (10) of the twelve (12) specimen trees that will either be removed or impacted by the proposed development are located within the buildable areas of the proposed lots. Saving all of these trees would require preserving a substantial amount of their critical root zones and as such would greatly diminish, if not eliminate the development of the three (3) proposed lots.

The off-site 60” Maple located on a confronting property is located near the proposed sewer extension within the Seven Locks Road Right-of-Way. If impact to this tree is not granted the proposed sewer extension could not be constructed and development of the property would not be feasible.

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 and met. Trees proposed for mitigation and those not removed will help improve the water quality. None of the subject trees are 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 property will be met through a 0.32-acre off-site forest conservation easement or through fee in lieu payment. Furthermore, nineteen (19) native trees are proposed as mitigation (at a rate of 4:1) for the removal of trees 14, 19, 21, 24, 25 and 28. None of the subject trees either proposed for removal or impacted are 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. Specimen tree loss is often unavoidable when developing small properties under similar zoning criteria.

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 removal and/or disturbance of the specimen trees noted above is the minimum necessary in order to redevelop the property under R-200 zoning, to meet State and County stormwater management requirements and to ensure proper surface drainage on the lots. Furthermore, the loss of certain trees and the need for a variance is often necessary and unavoidable in order to develop single-family homes on similar sized residential lots containing mature tree cover.

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, required BMP's for stormwater management, necessary grading and reasonable site appurtenances for the use and enjoyment of the property as well as the proximity of subject trees to buildable areas of the lots.

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, required BMP's for stormwater management, 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 trees being removed or impacted are not within a stream buffer or a special protection area. A Stormwater Management (SWM) Concept Plan will be reviewed and approved by Montgomery County Department of Permitting Services. Furthermore, trees proposed as mitigation will provide shade, water uptake, and water retention.

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

Sincerely,



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



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Lisa Feldt
Director

September 20, 2016

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

RE: Laurel Hill, ePlan 120160300, NRI/FSD application accepted on 1/14/2016

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.

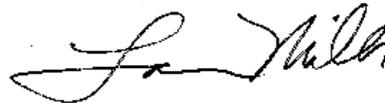
3. The disturbance of trees, or other vegetation, by the applicant does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property. Therefore, the variance can be granted under this criterion.
4. The disturbance of trees, or other vegetation, 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 meeting 'conditions of approval' pertaining to variance trees recommended by Planning staff, as well as 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: Mary Jo Kishter, Senior Planner

LEGEND

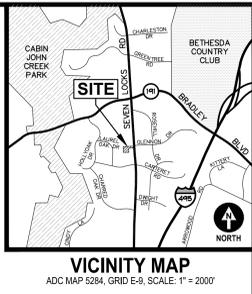
<p>EXISTING FEATURES</p> <ul style="list-style-type: none"> EX. SUBJECT PROPERTY LINE EX. ADJONER PROPERTY LINE EX. STORM DRAIN WITH MANHOLE EX. SEWER LINE WITH CLEANOUT EX. SEWER MANHOLE AND INVERT EX. WATER LINE WITH VALVE EX. GAS LINE WITH VALVE EX. OVERHEAD UTILITY WITH POLE EX. DRAIN PIPE AND INLET EX. DOWNSPOUT PIPED/SPILLED EX. UNDERGROUND UTILITY LINE EX. TWO- AND TEN-FOOT CONTOURS EX. SPOT ELEVATION EX. CHAIN LINK OR WIRE FENCE EX. HOOD OR STOCKADE FENCE EX. METAL OR IRON FENCE EX. RETAINING WALL EX. AERIAL EXTENT OF TREE COVER EX. SPECIMEN TREE EX. SIGNIFICANT TREE EX. RIGHT-OF-WAY TREE EX. SPECIMEN OR SIGNIFICANT TREE AND CRITICAL ROOT ZONE EX. SOILS 		<p>PROPOSED FEATURES</p> <ul style="list-style-type: none"> LOD PROP. WHC1 PROP. GHCL PROP. EHC1 S 16 6147 PROP. RETAINING WALL PROP. GRASSSED SHALE PROP. BIOSHALE LIMITS OF DISTURBANCE (L.O.D.) PROP. WATER-HOUSE CONNECTION PROP. SEWER-HOUSE CONNECTION PROP. GAS-HOUSE CONNECTION PROP. ELECTRIC-HOUSE CONNECTION PROP. SEWER EXTENSION PROP. CONTOUR WITH ELEVATION PROP. SPOT ELEVATION PROP. SURFACE FLOW DIRECTION PROP. DOWNSPOUT, PIPE, GRAVEL DRINKELL 		<p>SYMBOLS</p> <ul style="list-style-type: none"> #21 36" SYC. #20 24" POP. TP/RP/SF TP/RP/SF TP/RP/SF EX. SPECIMEN TREE TO BE REMOVED EX. SIGNIFICANT TREE TO BE REMOVED EX. RIGHT-OF-WAY TREE TO BE REMOVED PROP. SILT FENCE PROP. TREE PROTECTION & ROOT PRUNING TRENCH PROP. TREE PROTECTION ROOT PRUNING TRENCH & SILT FENCE PROP. MITIGATION TREE EX. SPECIMEN TREE CRITICAL ROOT ZONE TO BE REMOVED 	
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TREE DATA (ONSITE VARIANCE AND SIGNIFICANT TREES ONLY)

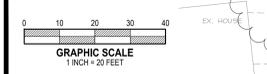
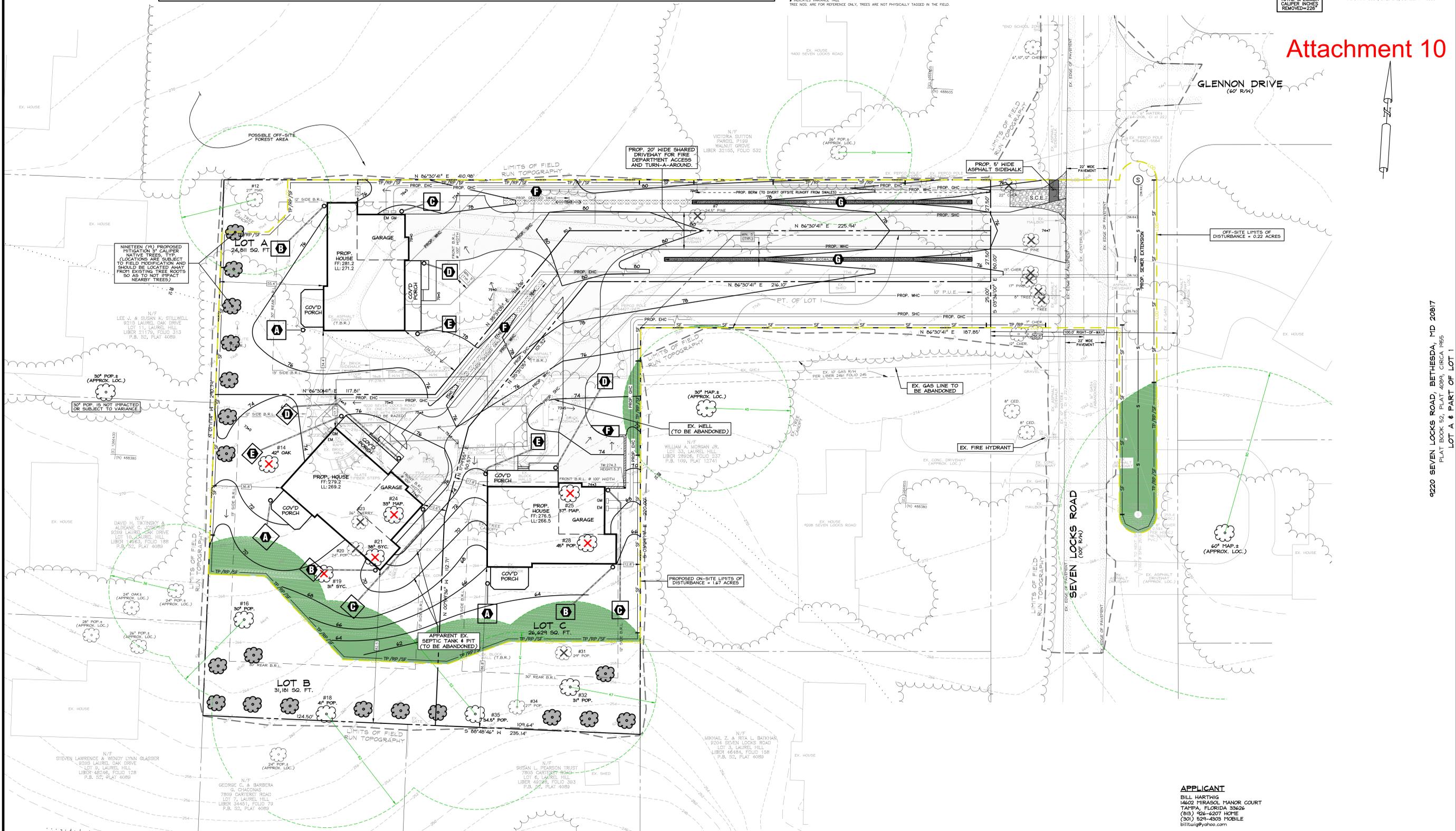
TREE NO.	SPECIES	BOTANICAL NAME	D.B.H. (INCHES)	CONDITION	COMMENTS	C.R.Z. RADIUS (FT.)	C.R.Z. AREA (SQ. FT.)	% C.R.Z. AREA DISTURBED	TREE VARIANCE REQUEST
#7	VIRGINIA PINE	Pinus virginiana	24.5	FAR	VERY HEAVY IVY	36.75	4,243	100.0%	REMOVE
#12	RED MAPLE	Acer rubrum	27	GOOD	CO-DOMINATE WITH INCLUDED BARK & SEAM. WEAK STRUCTURE, HOLLOWING AT INCLUDED BARK.	40.5	5,153	32.4%	C.R.Z. DIST.
#14	BLACK OAK	Quercus velutina	42	GOOD		63	12,489	100.0%	REMOVE
#16	TULIP POPLAR	Liriodendron tulipifera	30	GOOD		45	6,362	23.7%	C.R.Z. DIST.
#18	TULIP POPLAR	Liriodendron tulipifera	41	GOOD	FEW DEAD LIMBS IN CANOPY	61.5	11,882	12.2%	C.R.Z. DIST.
#19	SYCAMORE	Platanus occidentalis	31	GOOD	HOLLOWING DETECTED FROM MALLETT TESTING. TREE SHOULD BE MONITORED IN FUTURE.	46.5	6,793	100.0%	REMOVE
#20	TULIP POPLAR	Liriodendron tulipifera	24	GOOD	HOLLOWING DETECTED FROM MALLETT TESTING. TREE SHOULD BE MONITORED IN FUTURE (REMOVE).	36	4,072	100.0%	REMOVE
#21	SYCAMORE	Platanus occidentalis	38	GOOD	LEAN	57	10,207	100.0%	REMOVE
#23	BLACK CHERRY	Prunus serotina	28	F.P.P.	CO-DOMINATE AT 35-FT WITH INCLUDED BARK. POOR CROWN/TRUNK RATIO. SIGNIFICANT LIMB DEBACK (REMOVE).	39	4,778	100.0%	REMOVE
#24	RED MAPLE	Acer rubrum	33	GOOD	CO-DOMINATE AT 35-FT WITH INCLUDED BARK. FEW SMALL HANGERS.	49.5	7,698	100.0%	REMOVE
#25	RED MAPLE	Acer rubrum	37	POOR	CO-DOMINATE WITH INCLUDED BARK & SEAM. SEVERE DECAY. HIGH PROBABILITY OF FAILURE. BRACKET FUNGUS. REMOVAL NEEDED.	55.5	9,677	100.0%	REMOVE
#28	TULIP POPLAR	Liriodendron tulipifera	45	GOOD	HEAVY IVY	67.5	14,374	100.0%	REMOVE
#31	TULIP POPLAR	Liriodendron tulipifera	29	POOR	SEVERE DECAY & HOLLOWING (REMOVE)	43.5	5,945	100.0%	REMOVE
#32	TULIP POPLAR	Liriodendron tulipifera	31	GOOD	CO-DOMINATE WITH TREE ADJACENT TREE WITH INCLUDED BARK. HIGH PROBABILITY OF FAILURE. MONITORING OR REMOVAL RECOMMENDED.	46.5	6,793	18.1%	C.R.Z. DIST.
#34	TULIP POPLAR	Liriodendron tulipifera	27	GOOD		40.5	5,153	4.2%	C.R.Z. DIST.
#35	TULIP POPLAR	Liriodendron tulipifera	34.5	GOOD	HEAVY IVY	51.75	8,413	12.6%	C.R.Z. DIST.
OFFSITE RED MAPLE	Acer rubrum	30	GOOD	LOCATED OFFSITE-NOT TAGGED (ADJACENT PROPERTY - LOT 33)	45	6,362	5.6%	C.R.Z. DIST.	
OFFSITE SILVER MAPLE	Acer spicatum	40	GOOD	LOCATED OFFSITE-NOT TAGGED (CONFRONTING PROPERTY NEAR EX. SEWER M.H. IN SEVEN LOCKS RD)	60	25,447	5.8%	C.R.Z. DIST.	

IMPACT TO TREES

TOTAL SPECIMEN CALIPER INCHES REMOVED=228



Attachment 10



DATE: 11/2016	PROJECT: 15-509
BY: BDA	REVISION: TREE VARIANCE EXHIBIT TO INCRC
SCALE: 1"=50'	APPROVAL: CAS

LAUREL HILL
TAX MAP GR121, MS5C GRID 211 WK 08
LOT A & PART OF LOT 1

LAUREL HILL
POTOMAC (10TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

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Tampa, Florida 33606
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info@casengineering.com

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1 OF 1

APPLICANT
BILL HARTHIG
14622 MIRASOL MANOR COURT
TAMPA, FLORIDA 33626
(813) 926-6207 HOME
(301) 824-4303 MOBILE
billh@yaho.com

PRELIMINARY PLAN #120160300
LAUREL HILL
9220 SEVEN LOCKS ROAD
PROPOSED LOTS A, B & C
TREE VARIANCE EXHIBIT