



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Chairman, Montgomery County Planning Board

October 31, 2002

8
11-7-02

MEMORANDUM

TO: Malcolm Shaneman, Development Review Division

FROM: ^{CM} Callum Murray, Community-Based Planning Division

SUBJECT: Pre-Preliminary Plans – Greenbriar Preserve and The Estates at Greenbriar Preserve

The above pre-preliminary plans are for one contiguous area of 139.76 acres designated as the Lower Greenbriar Properties in the April 2002 Approved and Adopted Potomac Subregion Master Plan. Greenbriar Preserve (Greenbriar) is comprised of the Weihe and Piney Grove Land Company properties and extends to 68.44 acres. The Estates at Greenbriar Preserve (The Estates) is comprised of the Tipton and Semmes properties and extends to 71.32 acres.

The entire property was rezoned from the RE-2 Zone (Residential, One-family, 2-Acre) to the RNC Zone (Rural Neighborhood Cluster) by Sectional Map Amendment on October 15, 2002. On October 22, 2002, the County Council granted water and sewer category change approval to W3 – S3 conditional on approval of a preliminary plan using the optional cluster method of development.

The April 2002 Approved and Adopted Potomac Subregion Master Plan makes the following recommendations regarding the Lower Greenbriar properties:

1. The properties must be subject to a single development application, or in the alternative, two applications, each of which must include at least 40 percent of the housing units and 40 percent of the dedicated open space.

Comment: The two pre-preliminary plans were prepared by one engineering firm. Each includes 50 percent of the housing units. Greenbriar and The Estates include 56 and 44 percent respectively of the dedicated open space. The Master Plan condition is met.

2. Dedicate as parkland the 60 acres west of the gas line easement and west of the northernmost tributary east of the gas line easement.

Comment: 60.1 acres of parkland is dedicated meeting the Master Plan parameters.

3. Provide sewer service via pressure system rather than by gravity.

Comment: Sewer service via two separate pressure systems is proposed.

4. The design and implementation of the pressurized waste water system serving these properties must meet the standards and satisfaction of staff in the WSSC's Engineering and Construction Team.

Comment: WSSC staff has been consulted on a regular basis and it is presumed that approval will be forthcoming to a formal preliminary plan submission.

5. Retain 70 percent open space. Stream buffers should be maximized (providing larger than minimum buffers wherever feasible) through dedication or the use of private conservation easements.

Comment: Greenbriar and The Estates retain 74.3 and 71.6 percent respectively of open space. The proposed HOA open space depicts larger than minimum stream buffers in several locations.

6. Maximum of 62 lots (based on compatibility and sewer feasibility).

Comment: The two applications depict a total of 62 lots, and sewer feasibility is assumed. The only question regarding compatibility pertains to Greenbriar, lots 1-10. When considering compatibility, one should bear in mind that these properties are severely constrained by park dedication, fragmentation by stream valleys, and bisection by gas transmission and WSSC rights-of-way. There are few areas to locate dwelling units. The RNC Zone cluster option necessitates some trade-offs, including much smaller lots than the adjoining RE-2 zoned properties. The main compatibility issue is with Lot 6, which does not appear to have a usable rear yard.

RECOMMENDATION. Approve submission of preliminary plan.

CM:ha: a:\murray2\greenbriar.doc

Item #8



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: November 01, 2002
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for November 07, 2002.

Attached are copies of plan drawings for Items #05, #06, #07, #08. These subdivision items are scheduled for Planning Board consideration on November 07, 2002. The items are further identified as follows:

Agenda Item #05 - Preliminary Plan 1-02063
Fraley Property

Agenda Item #06 - Preliminary Plan 1-03013
Pollekoff Property

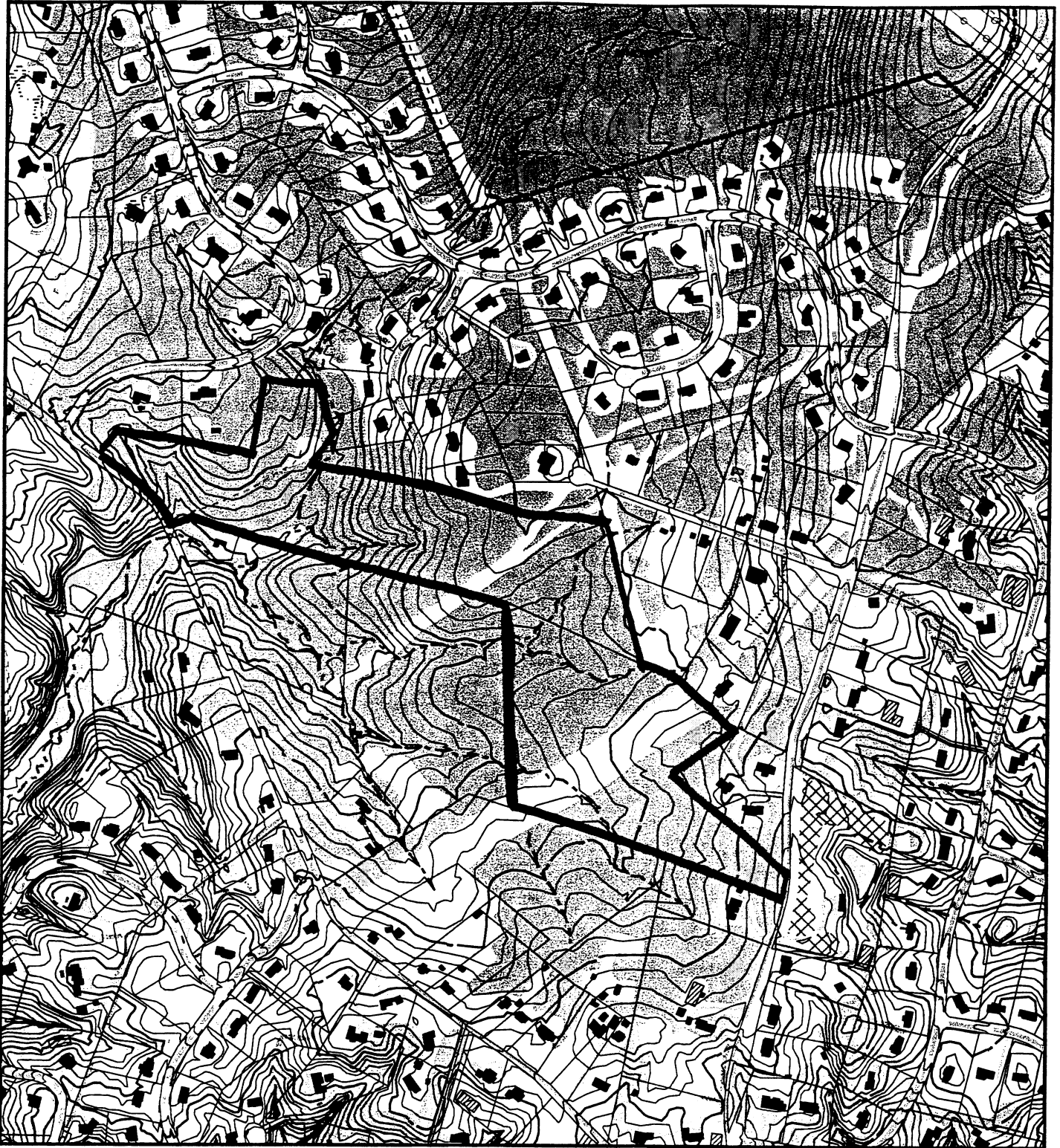
Agenda Item #07 - Pre-Preliminary Plan 7-01014
The Estate at Greenbriar Preserve

Agenda Item #08 - Preliminary Plan 7-01032
Greenbriar Preserve

Attachment

VICINITY MAP FOR

GREENBRIAR PRESERVE (7-01032)



Map compiled on October 14, 2002 at 9:32 PM | Site located on base sheet no - 216NW11

NOTICE

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

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

Key Map



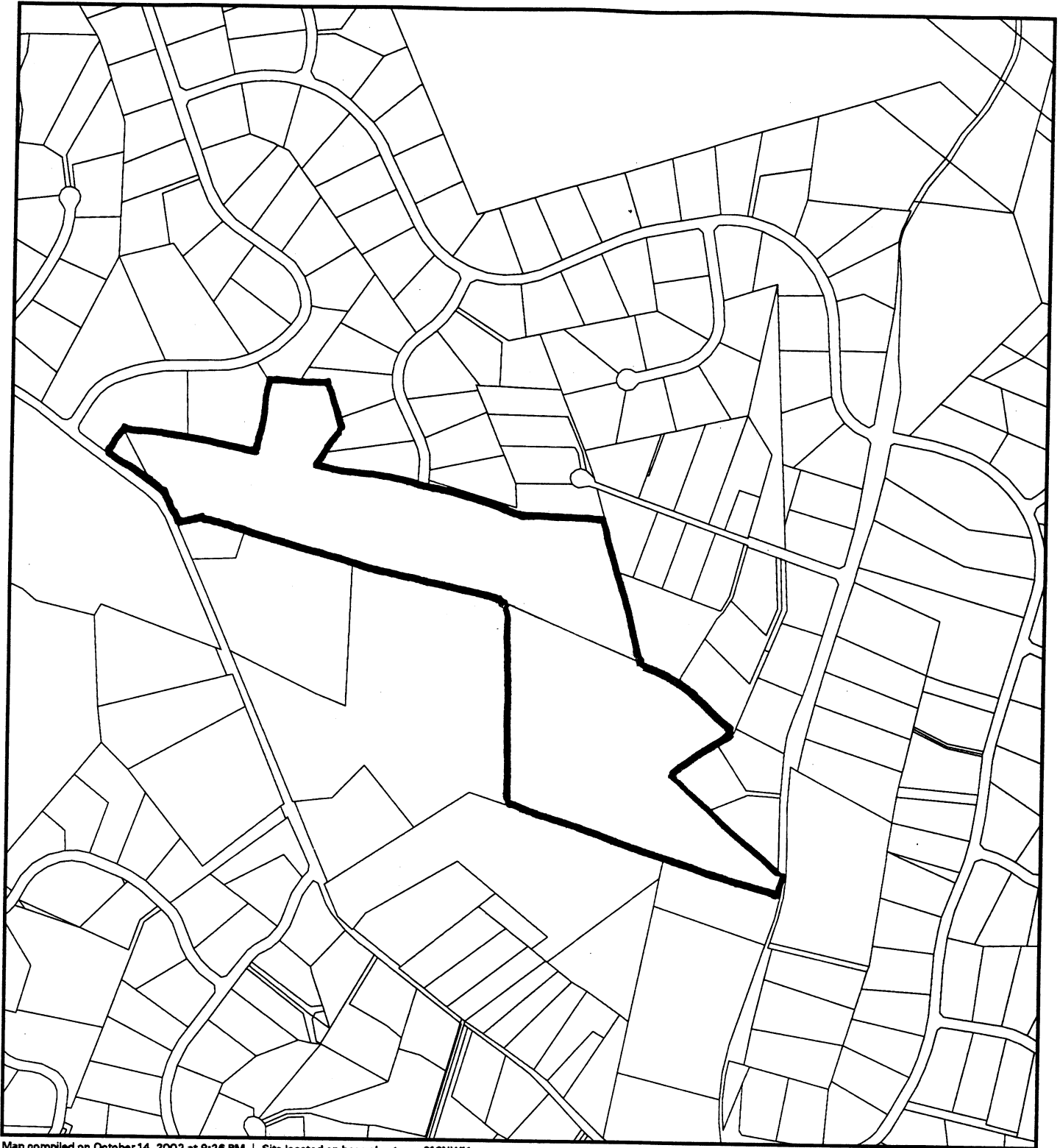
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1:9600

VICINITY MAP FOR

GREENBRIAR PRESERVE (7-01032)



Map compiled on October 14, 2002 at 9:26 PM | Site located on base sheet no - 218NW11

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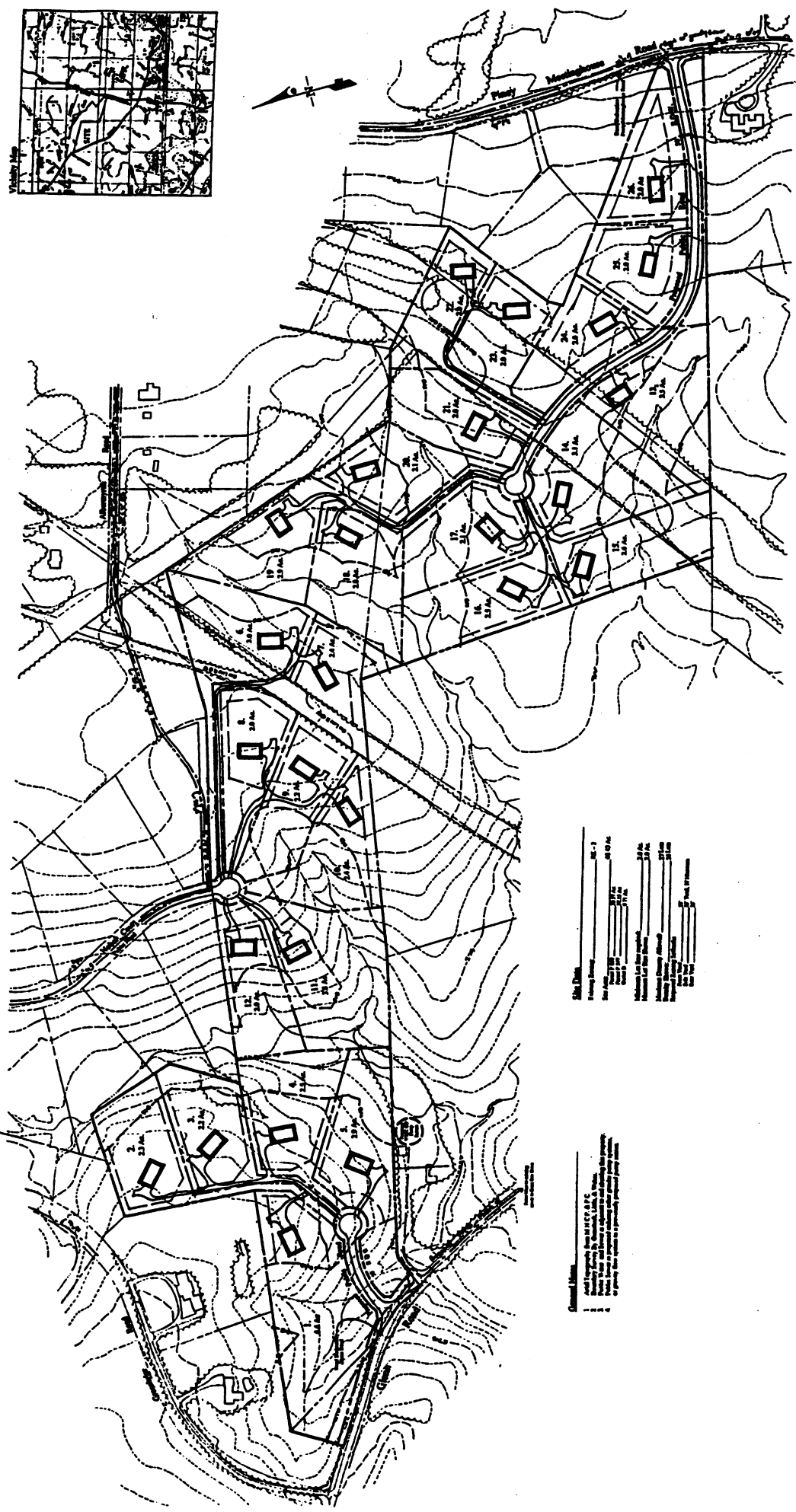
Key Map



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1 : 9600



Site Data

Planning District	MS-7
Site Area	48.0 Ac.
Lot Area	20.0 Ac.
Lot Count	15
Number of Buildings	15
Number of Units	15
Number of Parking Spaces	15
Number of Driveways	15
Number of Walkways	15
Number of Stairs	15
Number of Entrances	15

General Notes

1. All dimensions are in feet and inches.
2. All areas are in acres.
3. All areas are to be used for residential purposes.
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<p>Greenbriar Preserve</p> <p>Site Plan</p> <p>Scale: 1" = 100'</p> <p>North Arrow</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Sheet No.</td><td>1 of 1</td></tr> <tr><td>Date</td><td>10/1/00</td></tr> <tr><td>Author</td><td>J. Smith</td></tr> <tr><td>Checker</td><td>M. Jones</td></tr> <tr><td>Reviewer</td><td>K. Brown</td></tr> <tr><td>Approved</td><td>L. White</td></tr> </table>	Sheet No.	1 of 1	Date	10/1/00	Author	J. Smith	Checker	M. Jones	Reviewer	K. Brown	Approved	L. White
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