

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

(301) 495-4605

Montgomery County Planning Board
Office of the Chairman

MCPB
Item # 10



MEMORANDUM

DATE: January 14, 2005

TO: Montgomery County Planning Board

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

FROM: Dolores Kinney, Senior Planner *DK*
Development Review

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Subdivision

PROJECT NAME: Highgate II

CASE #: 1-05041

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: RE-2

LOCATION: Located on the west side of Red Barn Lane, approximately 1,375 feet east of Glen Mill Road

MASTER PLAN: Potomac

APPLICANT: Scott Brickman

FILING DATE: September 28, 2004

HEARING DATE: January 20, 2005

STAFF RECOMMENDATION: Approval, pursuant to Chapter 50 of the Montgomery County Subdivision Regulations, and subject to the following conditions:

- 1) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 2) The final forest conservation plan shall include forest planting of the entire stream valley buffer area, excepting the 0.26 acre area including the red barn and barnyard, per Chapter V.C of the Environmental Guidelines regarding Special Protection Areas.
- 3) Prior to recordation of plat, compensate for 0.26 acre stream buffer encroachment for existing barn and barnyard consisting of 0.52 acres of forest planting adjoining and outside the buffer, or equivalent combination of compensation combining on lot planting, and off lot protection and/or planting within the Piney Branch SPA.
- 4) Prior to final forest conservation plan approval, protection shall be shown for two open grown trees (27" Oak and 27" Maple) fronting Red Barn Lane, which are significant to the arboreal nature of the neighborhood. Plan shall protect at least 2/3 of the critical root zones of these trees or, if the full 2/3 CRZ cannot be protected, specify and implement comparable stress reduction measures as recommended by an ISA certified arborist and found acceptable to staff.
- 5) Record plat to reflect a Category I easement over all areas of stream valley buffers and forest conservation.
- 6) Compliance with conditions of MCDPS (Health Dept.) septic approval.
- 7) Compliance with the conditions of approval of the MCDPS stormwater management approval dated December 16, 2004.
- 8) Compliance with conditions of MCDPWT letter.
- 9) Prior to record plat, applicant to demonstrate that the proposed lot is subject to the existing access, maintenance and liability agreement for Red Barn Lane.
- 10) Other necessary easements.

SITE DESCRIPTION:

The subject property, identified as Parcel 830 (Subject Property), is located on the west side of Red Barn Lane, approximately 1,375 feet east of Glen Mill Road (Attachment A). The Subject Property contains five (5) acres and is zoned RE-2. It is currently developed with a single-family dwelling, which will be removed. A stream with associated stream valley buffer exists on the property.

PROJECT DESCRIPTION:

This is an application to record the Subject Property as one (1) lot for the construction of one (1) new single-family detached dwelling (Attachment B). The proposed lot will have direct access from Red Barn Lane.

ANALYSIS

Staff's review of Preliminary Plan #1-05041, Highgate II, indicates that the plan conforms to the recommendations of the Potomac Master Plan. The proposed preliminary plan is consistent with the master plan goal to maintain the area's residential character. Staff also finds that the proposed preliminary plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations, in that public facilities will be adequate to support and service the area of the proposed subdivision. Staff further finds that the size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.

CONCLUSION:

Staff finds that Preliminary Plan #1-05041, Highgate II, conforms to the Potomac Master Plan and meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the preliminary plan.

ATTACHMENTS:

Attachment A	Vicinity Map
Attachment B	Preliminary Plan

HIGHGATE II (1-05041)



Map compiled on October 20, 2004 at 10:27 AM | Site located on base sheet no - 216NW11

NOTICE

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Key Map



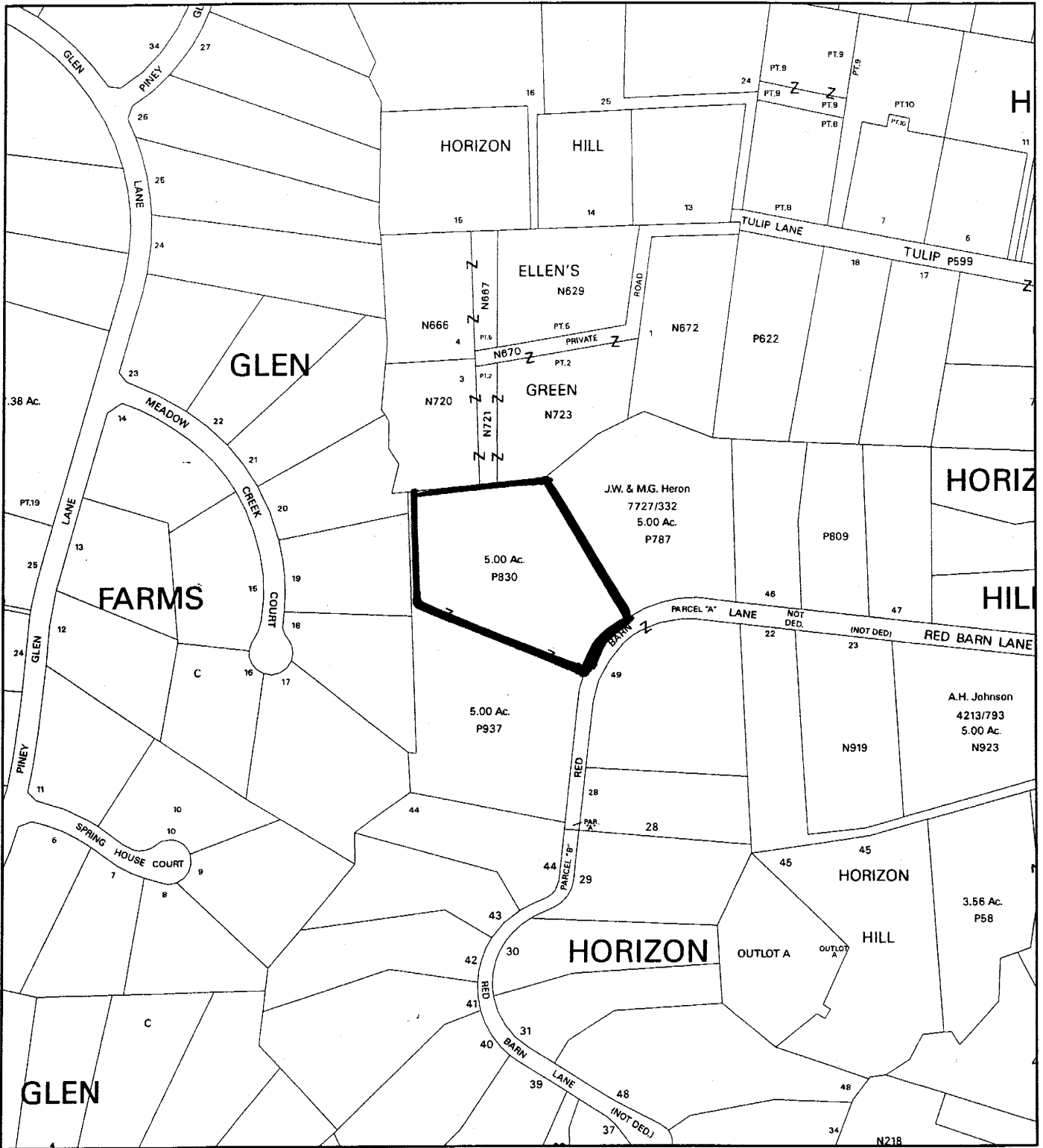
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Research & Technology Center

1 inch = 400 feet
1 : 4800

HIGHGATE II (1-05041)



Map compiled on October 20, 2004 at 10:33 AM | Site located on base sheet no - 216NW11

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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Key Map

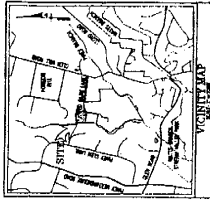


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






Research & Technology Center

0 400

1 inch = 400 feet
1 : 4800



LEGEND

-  EXISTING 8.5' TOPOGRAPHY
-  EXISTING STREAM
-  EXISTING WETLANDS
-  EXISTING 10' TREE FLOODPLAIN
-  STREAM VALLEY BUFFER
-  PROPOSED HOUSE
-  PROPOSED SEPTIC FIELD
-  SEPTIC TANK

NOTES:

1. SEE PLAN 14.00 FOR PROJECT INFO AND SITE PLAN.
2. EXISTING STREAM WIDTH: 10'.
3. EXISTING STREAM DEPTH: 2'.
4. EXISTING STREAM VELOCITY: 0.5 FT/SEC.
5. EXISTING STREAM CHANNEL TYPE: TYPE 1.
6. EXISTING STREAM CHANNEL MATERIAL: GRAVEL.
7. EXISTING STREAM CHANNEL SLOPE: 0.001.
8. EXISTING STREAM CHANNEL CURVATURE: 0.0.
9. EXISTING STREAM CHANNEL WIDTH AT SPREAD: 10'.
10. EXISTING STREAM CHANNEL WIDTH AT CHANNEL: 10'.
11. EXISTING STREAM CHANNEL WIDTH AT BED: 10'.
12. EXISTING STREAM CHANNEL WIDTH AT BANK: 10'.
13. EXISTING STREAM CHANNEL WIDTH AT POINT BAR: 10'.
14. EXISTING STREAM CHANNEL WIDTH AT POINT BAR: 10'.
15. EXISTING STREAM CHANNEL WIDTH AT POINT BAR: 10'.
16. EXISTING STREAM CHANNEL WIDTH AT POINT BAR: 10'.

DEVELOPMENT STANDARDS

Standard	Minimum	Maximum
1. SETBACK FROM EXISTING 10' TOPOGRAPHY	0' TO 10'	10'
2. SETBACK FROM EXISTING STREAM	0' TO 10'	10'
3. SETBACK FROM EXISTING WETLANDS	0' TO 10'	10'
4. SETBACK FROM EXISTING 10' TREE FLOODPLAIN	0' TO 10'	10'
5. SETBACK FROM EXISTING STREAM VALLEY BUFFER	0' TO 10'	10'
6. SETBACK FROM EXISTING HOUSE	0' TO 10'	10'
7. SETBACK FROM EXISTING SEPTIC FIELD	0' TO 10'	10'
8. SETBACK FROM EXISTING SEPTIC TANK	0' TO 10'	10'



**PRELIMINARY PLAN
HIGHTGATE II
PARCEL 001**

OWNER:
SCOTT BROCKMAN
1000 N. 1000 W.
PA. 15000

DATE: 10/23/2014

SCALE: 1" = 30'

CHECKED BY: [Signature]

DATE: 10/23/2014

NO.	REVISION	DATE	BY

CONSULTANT:
GREENHORN & O'MALLEY
1000 N. 1000 W.
PA. 15000

DATE: 10/23/2014

SCALE: 1" = 30'

CHECKED BY: [Signature]

DATE: 10/23/2014