



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

MCPB
Item #
12/7/06



MEMORANDUM

DATE: November 15, 2006

TO: Montgomery County Planning Board

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

FROM: Erin Grayson (301-495-4598) *EG*
Development Review Division

REVIEW TYPE: Preliminary Plan of Subdivision

APPLYING FOR: Resubdivision of Lots 6, 7, 8 to create 3 smaller lots, Beallsville Subdivision

PROJECT NAME: Beallsville Property
CASE #: 120060960
REVIEW BASIS: Chapter 50, including Sec. 50-29 (b)(2), Montgomery County Subdivision Regulations

ZONE: RDT
LOCATION: On Darnestown Rd (MD 28), 4500 feet north of West Hunter Road.
MASTER PLAN: Preservation of Agricultural & Rural Open Space

APPLICANT: Montgomery County MNCPPC
ENGINEER: KCI Technologies, Inc.

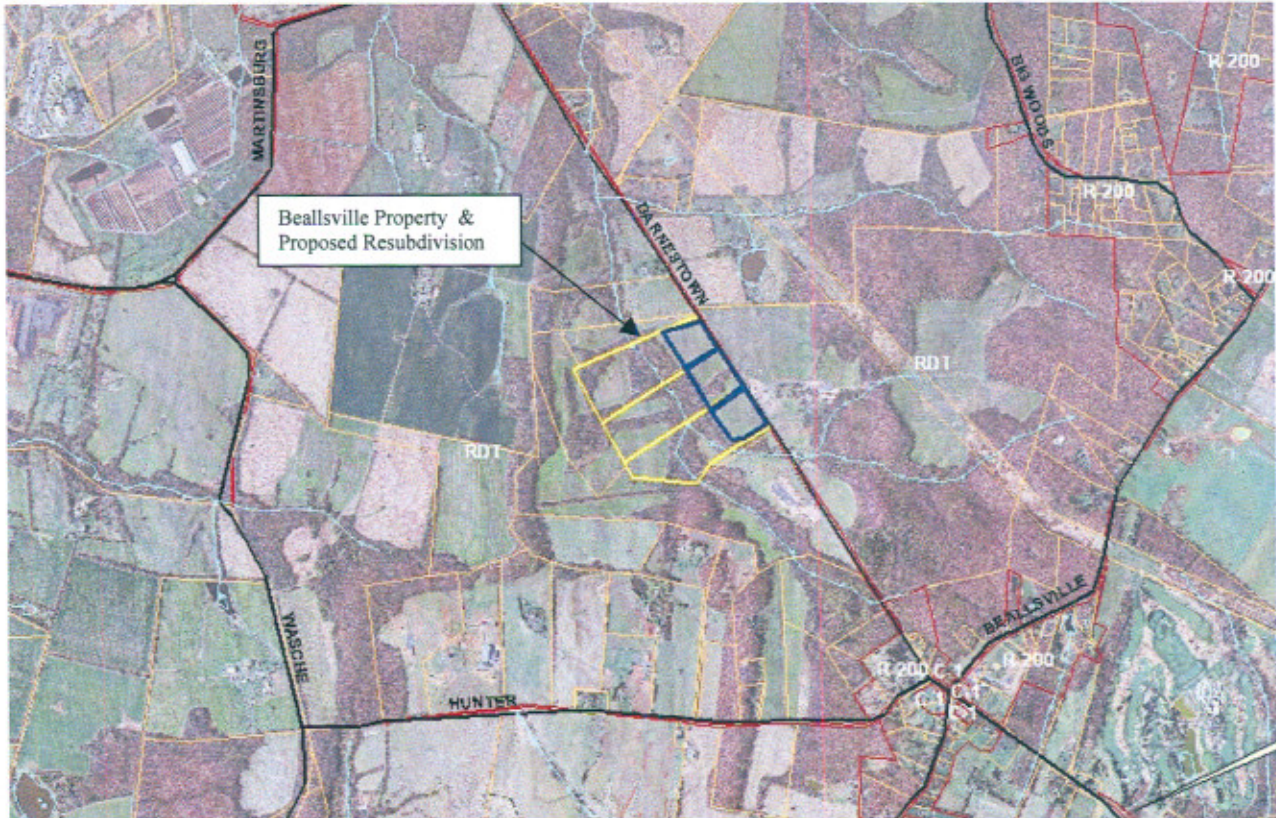
FILING DATE: April 24, 2006
HEARING DATE: December 7, 2006

RECOMMENDATION: Approval subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 3 lots for 3 dwelling units and 1 outlot.
- 2) The applicant shall comply with the conditions of approval for the preliminary forest conservation plan (initialed) and dated October 26, 2006. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits, as applicable. The conditions include:
 - a) Required site inspections by MNCPPC enforcement staff per Section 110 of the Forest Conservation Regulations.
 - b) Placement of split rail fence or similar type fencing around the on-lot conservation easement on lot 10.
- 3) The applicant shall provide a paved shoulder for the signed shared bikeway along the Darnestown Road frontage of the property.
- 4) Record plat to reflect a Category I easement over all areas of stream valley buffers and forest conservation areas.
- 5) Record plat to reflect common ingress/egress and utility easements over all shared driveways, if required by SHA as part of access permits.
- 6) The applicant shall comply with the conditions of approval of the MCDPS stormwater management approval dated November 18, 2005, unless otherwise amended.
- 7) The record plat shall reflect dedication of 57.77 acres to MNCPPC for park purposes.
- 8) The applicant shall comply with conditions of MCDPWT letter dated May 19, 2006, unless otherwise amended.
- 9) The applicant shall comply with conditions of SHA letter dated June 20, 2006, unless otherwise amended.
- 10) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
- 11) Other necessary easements.

SITE DESCRIPTION

The subject property, pictured on the following page and in Attachment A (Vicinity Map), consists of 3 lots with a total tract area of 81.21 acres. The property lies within the RDT zone. It is located on Darnestown Road, northwest of the intersection of Darnestown Road and Beallsville Road. Unrecorded parcels, also zoned RDT, surround the subject property. The site is located in the Little Moncacy Watershed (Use Class I-P). There are 32.86 acres of forest onsite. Multiple streams bisect the property as well as a 100-year flood plain. There are 24.99 acres of stream buffer onsite. Public water and sewer is not available to the subject property. There are no homes or outbuildings currently on the site.



PROJECT DESCRIPTION

The preliminary plan proposes to resubdivide existing lots 6, 7 and 8 in the Beallsville Subdivision, which were platted in 2003. The applicant seeks to create three reconfigured, buildable lots (9, 10, 11) in the subdivision. Proposed lot 9 is 6.94 acres in size, proposed lot 10 is 9.05 acres and proposed lot 11 is 7.45 acres. The applicant intends to incorporate the remainder of lots 6, 7, and 8 into surrounding MNCPPC parkland. This remainder includes 57.77 acres, shown as Outlot A on the preliminary plan. The plan includes retention of 34.34 acres of forest on the property: 2.83 acres of forest on proposed lot 10 and 31.51 acres on Outlot A. Proposed lots 9, 10, and 11 will be served by private well and standard septic systems.

(Attachment B – Proposed Plan)

ANALYSIS AND FINDINGS

Master Plan Compliance

The Preservation of Agriculture and Rural Open Space Master Plan does not specifically identify the subject property for discussion but does give general guidance and recommendations regarding zoning and land use. The master plan supports continuation of agricultural practices as the preferred use in the RDT zone but also allows for low-density residential development. The

preliminary plan submitted by the applicant proposes to continue agricultural practices by increasing the size of MNCPPC parkland available for equestrian activities. While the proposed resubdivision reduces the size and agricultural capacity of existing lots 6, 7, and 8 by creating 3 smaller, buildable lots, agricultural uses can continue. The proposed plan complies with the base density of 1 dwelling unit per 25 acres in the RDT zone. The proposed subdivision complies with the recommendations adopted in the Preservation of Agriculture & Rural Open Space Master Plan in that it preserves agricultural uses while creating low-density residential development.

Transportation

The proposed lots do not generate 30 or more vehicle trips during the morning or evening peak-hours. Therefore, the application is not subject to Local Area Transportation Review.

Environment

The Beallsville Property is subject to the forest conservation law. Under Forest Conservation Section 22A-12(f) of the Montgomery County Code (the minimum retention section), properties in agricultural resource areas must retain or plant up to a certain threshold (percentage) of forest onsite. The applicant proposes to retain 34.34 acres of forest, which will exceed both the minimum retention and the standard conservation thresholds for the site. The retained forest will be permanently protected through 3.26 acres of Category I Conservation Easement on lot 10, which contains 2.8 acres of forest. On Outlot A, which is to remain MNCPPC Parks property, 31.51 acres of forest will be protected. The plan meets all applicable requirements of the county Forest Conservation Law.

The proposed stormwater management plan includes on-site water quality control and onsite recharge via rooftop disconnect, diversion swales and drywells. The MCDPS Stormwater Management Section approved the stormwater management concept for the project on November 18, 2005.

Compliance with the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections, including the requirements for resubdivision as discussed below. Access and public facilities will be adequate to support the proposed lots and uses. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision.

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

agencies, all of whom have recommended approval of the plan (see Attachment C for agency correspondence).

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

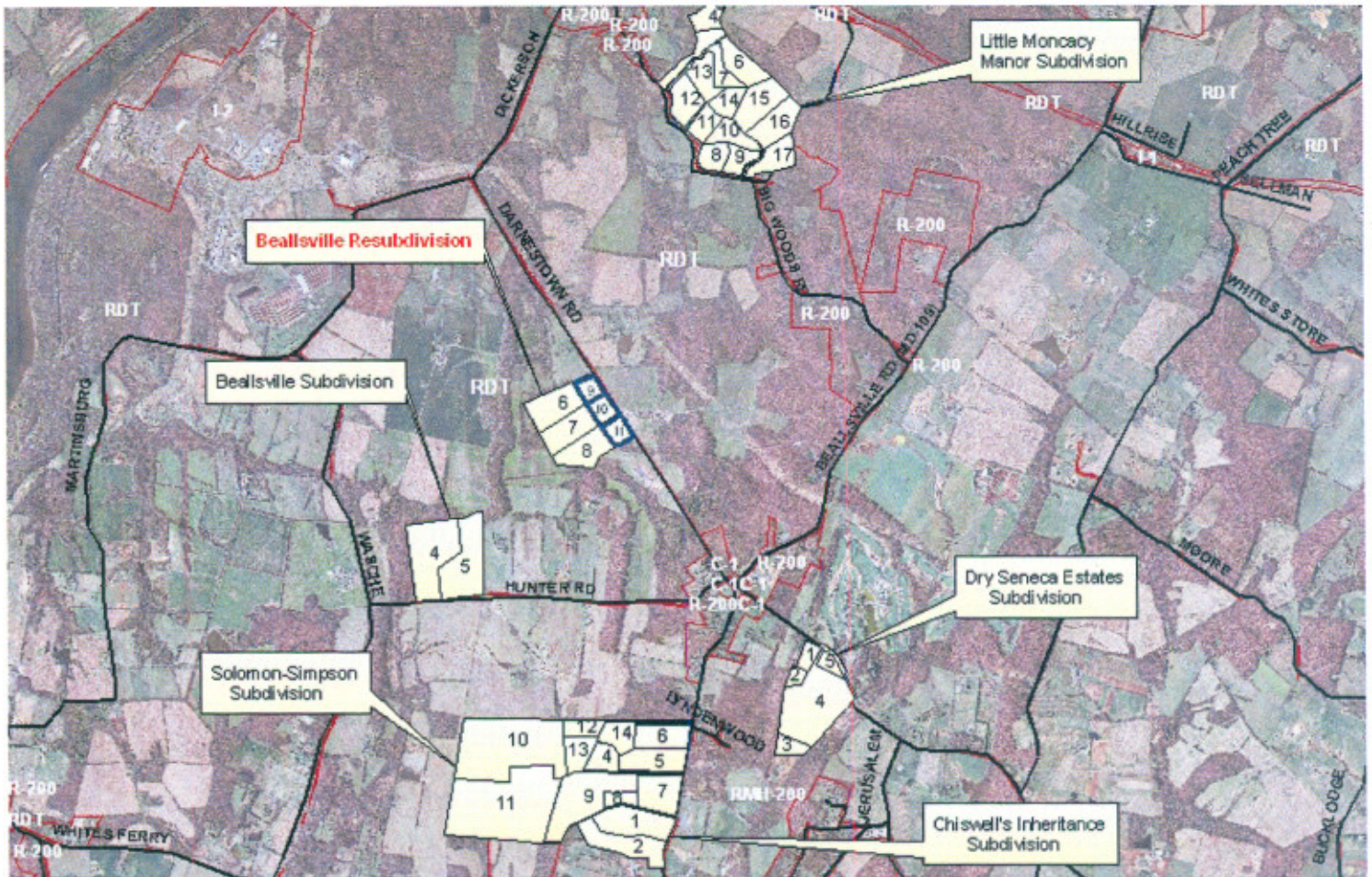
A. Statutory Review Criteria

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

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

B. Neighborhood Delineation

In administering Section 50-29(b)(2) of the Subdivision Regulations, the Planning Board must determine the appropriate “neighborhood” for evaluating the application. In this instance, the Neighborhood selected by the applicant, and agreed to by staff, consists of 33 lots. These lots and corresponding subdivisions are depicted on the following page. The neighborhood includes all lots within a one-mile radius of the subject property that were subdivided under the current RDT zoning classification to meet the standards of the zone. This neighborhood was chosen due to the absence of subdivided property directly adjacent to or confronting the site. The designated neighborhood provides an adequate sample of the lot and development pattern of the area. A tabular summary of the area based on the resubdivision criteria is included in Attachment D (Table 2: Neighborhood Delineation Data).



C. Analysis

Comparison of the Character of Proposed Lots to Existing

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

Frontage:

In a Neighborhood of 33 lots, lot frontages range from 25 feet to 1150 feet. The proposed lots fall within this range, at 378, 679 and 568 feet. As a result, the proposed lots will be of the same character as existing lots in the neighborhood with respect to lot frontage.

Alignment:

Seven lots in the proposed neighborhood are angular, 1 lot is a corner lot and the remaining 25 lots are perpendicular in terms of alignment. The 3 proposed lots are

perpendicular and will, therefore, be in the same character as the majority of existing lots in the neighborhood.

Size:

The lot sizes in the delineated Neighborhood range from 4.02 acres to 90.30 acres. Approximately 24% of lots in the neighborhood are smaller than 10 acres in size. The proposed lots are 6.93, 9.05, and 7.45 acres in size and, therefore, fall within the smallest quarter of lots within the neighborhood with respect to size. The proposed lots do fall within the range and will be of the same character as existing lots in the neighborhood, but will be among the smallest lots with respect to the size criterion.

Shape:

Sixteen of the 33 lots in the neighborhood are irregular or irregular/pipestem in regards to lot shape. The remaining 17 lots are rectangular or rectangular/pipestem. The proposed lots are all rectangular in shape and will, therefore, be in character with shapes of the existing lots.

Width:

The lot widths at the front building restriction line in the existing Neighborhood range from 100 feet to 1714 feet. The proposed lots will have widths of 338, 639 and 528 feet. Nine of the 33 lots have lot widths exceeding 800 feet, while the remaining 25 lots fall below 800 feet. The proposed lots will be in character with existing lots in the neighborhood with respect to width.

Buildable Area:

In a neighborhood of 33 lots, lot areas range from 2.80 acres to 82.09 acres in buildable area. The proposed lots have areas of 5.38, 7.08 and 5.73 acres. The proposed lots will be of the same character as other lots in the neighborhood with respect to buildable area.

Suitability for Residential Use: The existing and the proposed lots are zoned rural density transfer and one-family detached dwelling units are a permitted use in the zone.

Citizen Correspondence and Issues

On April 3, 2006 adjacent and confronting owners were notified of the submittal of the Beallsville Property preliminary plan to MNCPPC for review. There have not been any letters of concern sent by citizens or citizen groups in regards to this application as of the date of this report.

CONCLUSION

Section 50-29(b)(2) of the Subdivision Regulations specifies seven criteria with which resubdivided lots must comply. They are street frontage, alignment, size, shape, width, area and suitability for residential use within the existing block, neighborhood or subdivision. As set

forth above, the two proposed lots are of the same character as the existing lots in the defined neighborhood with respect to each of the resubdivision criteria, and therefore, comply with Section 50-29(b)(2) of the Subdivision Regulations. The proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance, and comply with the recommendations of the Preservation of Agriculture & Rural Open Space Master Plan. Access and public facilities will be adequate to serve the proposed lots, and the application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

Attachments

Attachment A – Vicinity Map

Attachment B – Proposed Development Plan

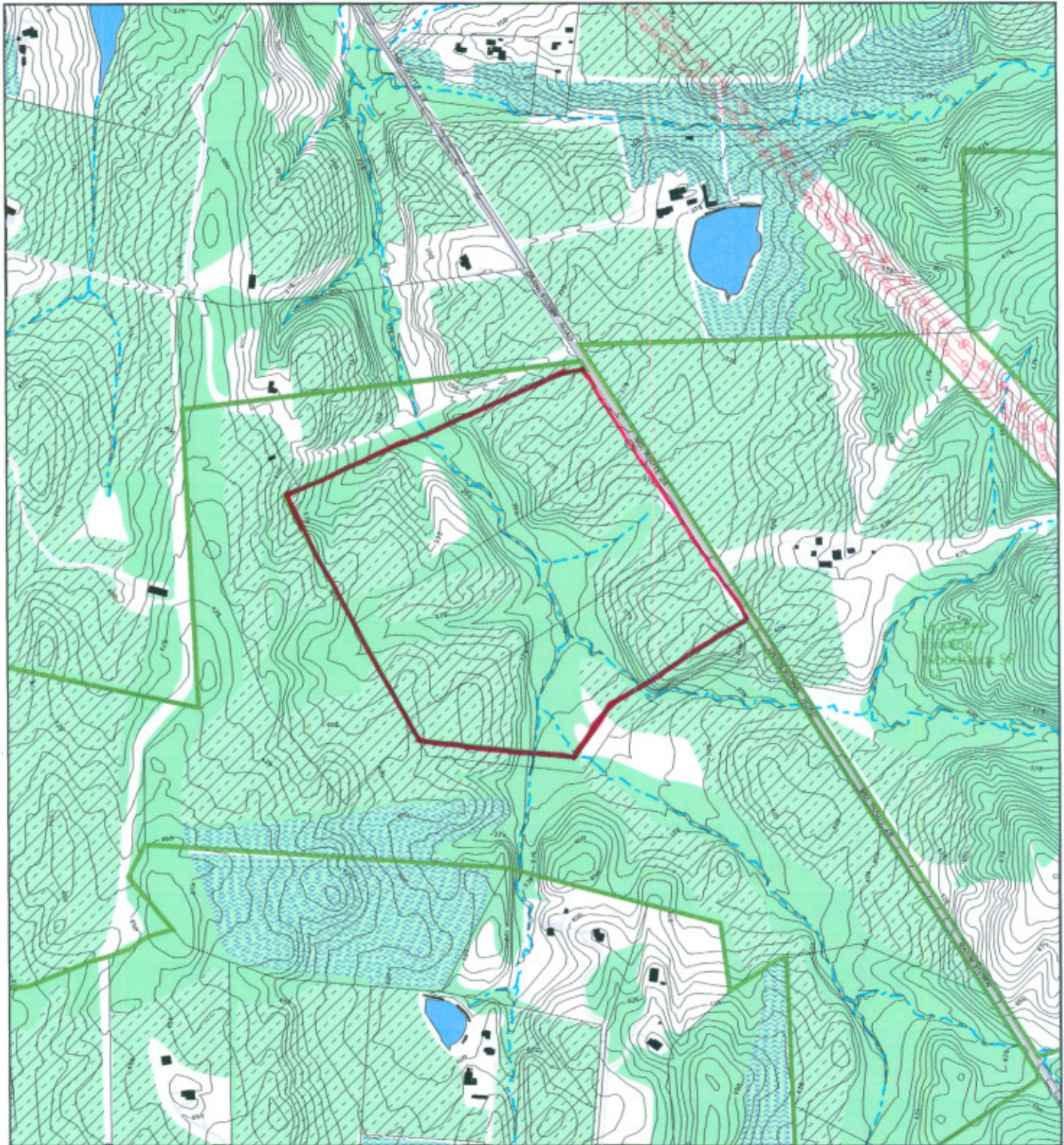
Attachment C – Agency Correspondence

Attachment D – Table 2: Neighborhood Delineation Data

TABLE 1: Plan Checklist and Data Table

Plan Name: Beallsville Property				
Plan Number: 120060960				
Zoning: RDT				
# of Lots: 6				
# of Outlots: 0				
Dev. Type: Standard				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	40,000 sq. ft.	6.94 acres is the minimum proposed	EG	11/21/2006
Lot Width	125 ft.	Must meet minimum	EG	11/21/2006
Lot Frontage	25 ft.	Must meet minimum	EG	11/21/2006
Setbacks				
Front	50 ft. Min.	Must meet minimum	EG	11/21/2006
Side	20 ft. Min./40 ft. total	Must meet minimum	EG	11/21/2006
Rear	35 ft. Min.	Must meet minimum	EG	11/21/2006
Height	50 ft. Max.	May not exceed maximum	EG	11/21/2006
Max Resid'l d.u. or Comm'l s.f. per Zoning	1 dwelling unit/ 25 acres	3 dwelling units/ 81.21 acres	EG	11/21/2006
MPDUs	N/A			
TDRs	N/A			
Site Plan Req'd?	No			
FINDINGS				
<i>SUBDIVISION</i>				
Lot frontage on Public Street	Yes		EG	11/21/2006
Road dedication and frontage improvements	Yes		Agency letters	DPWT 5/19/2006 SHA 6/20/2006
Environmental Guidelines	Yes		Staff memo	11/7/2006
Forest Conservation	Yes		Staff memo	11/7/2006
Master Plan Compliance	Yes		EG	11/21/2006
Other				
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management	Yes		Agency letter	11/18/2005
Water and Sewer (WSSC)	N/A		Agency Comments	4/24/06
Well and Septic	Yes		Agency letter	As shown on plat
Local Area Traffic Review	N/A		Staff memo	4/24/2006
Fire and Rescue	Yes		Agency letter	4/24/2006

BEALLSVILLE PROPERTY



Map compiled on November 22, 2006 at 10:52 AM | Site located on base sheet no - 228NW20

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

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



N



1 inch = 800 feet
1 : 9600

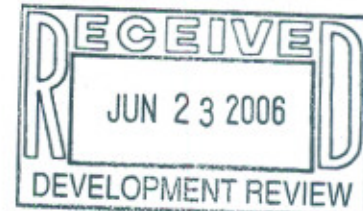
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3700



Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

MARYLAND DEPARTMENT OF TRANSPORTATION

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*



June 20, 2006

Ms. Cathy Conlon
Supervisor, Development Review
Subdivision Division
Maryland National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Re: Montgomery County
Beallsville Property
File No. 1-20060960
MD 28 (east side)
Mile Post: 3.35

Dear Ms. Conlon:

The State Highway Administration (SHA) appreciates the opportunity to review the pre-preliminary plan application for the proposed 3-lot residential development. We offer the following comments:

- The applicant must submit a sight distance evaluation on SHA worksheets.
- We recommend that the proposed separate entrances for lots 9 & 10 be consolidated into one use-in-common driveway entrance.
- It is our understanding that M-NCPPC's Transportation Planning Office is requiring the applicant to construct a class II bikeway – widen southbound MD 28 to provide a bike compatible shoulder across the entire development frontage with MD 28.
- Right-of-way dedications need to be in accordance with the Master Plan of Highways. SHA will require that right-of-way dedications be platted to SHA standards. These plats must be submitted in hard copy format for review and final issuance. Please contact Mr. Daniel Andrews of the Plats and Surveys Division at 410-545-8860 for additional information. You may also e-mail Mr. Andrews at dandrews@sha.state.md.us.
- The proposed MD 28 entrance and bikeway is subject to the terms and conditions of a residential access permit which must be received from SHA's District #3 Utilities office. The applicant should contact this office at 301-513-7350.

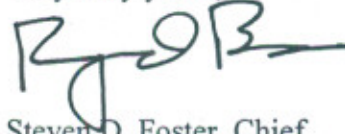
My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

Ms. Catherine Conlon
Page Two

If you have any questions or require additional information, please contact Ray Burns at 410-545-5592 or our toll free number in Maryland only 1-800-876-4742.

Very truly yours,



for Steven D. Foster, Chief
Engineering Access Permits Division

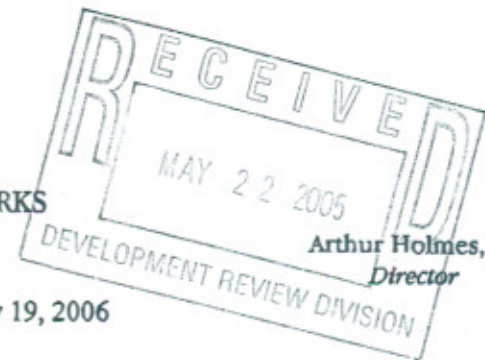
SDF/rbb

cc: KCI Technologies, Inc. / 14502 Greenview Drive, Suite 100, Laurel, MD 20708
Mr. Sam Farhadi \ Montgomery County DPW&T *sent via e-mail*
Mr. Ted Beeghly *sent via e-mail*
Mr. Augustine Rebish *sent via e-mail*



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive



May 19, 2006

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

RE: Preliminary Plan #1-20060960
Beallsville Property, Lots 9, 10 & 11

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 3/22/06. This plan was reviewed by the Development Review Committee at its meeting on 4/24/06. We recommend approval of the plan subject to the following comments:

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

1. Show/label all existing planimetric and topographic details specifically paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways as well as existing rights of way and easements on the preliminary plan.
2. Necessary dedication for Darnestown Road in accordance with the master plan.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. Wells and septic systems cannot be located within the right of way nor slope or drainage easements.
5. Access and improvements along Darnestown Road (MD 28) as required by the Maryland State Highway Administration.
6. Revise the plan as necessary to meet the requirements of the Montgomery County Department of Permitting Services with regard to wells and/or septic systems.



Division of Operations

101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878
240/777-6000, TTY 240/777-6013, FAX 240/777-6030

Ms. Catherine Conlon
Preliminary Plan No. 1-20060960
Date May 19, 2006
Page 2

7. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.

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

Sincerely,



Sam Farhadi, P.E., Senior Planning Specialist
Development Review Group
Traffic Engineering and Operations Section
Division Of Operations

m:/subdivision/farhas01/preliminary plans/ 1-20060960, Beallsville Property lots 9,10&11.doc

Enclosures 0

cc: Bill Gries, MNCPPC
Caryn Williams, KCI Technologies
Joseph Y. Cheung; DPS RWPPR
Christina Contreras; DPS RWPPR
Sarah Navid; DPS RWPPR
Shahriar Etemadi; M-NCPPC TP
Gregory Leck, DPWT TEOS
Raymond Burns, MSHA
Preliminary Plan Folder
Preliminary Plans Note Book



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

November 18, 2005

Ms. Caryn Williams
KCI Technologies, Inc.
14502 Greenview Drive, #100
Laurel, MD 20878

Re: Stormwater Management **CONCEPT** Request
for Beallsville, Lots 9, 10, 11
SM File #: 220292
Tract Size/Zone: 22.84 acres/RDT
Total Concept Area: 1.95 acres
Lots/Block: lots 9, 10, 11
Watershed: Little Monocacy River

Dear Ms. Williams:

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

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

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

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

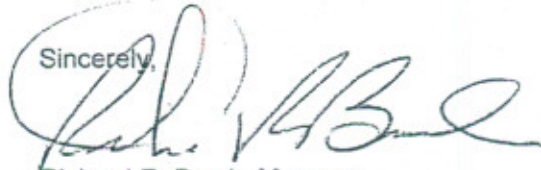
Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

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 William Campbell at 240-777-6345.

Sincerely,



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

RRB:dm

cc: C. Conlon
S. Federline
SM File # 220292

QN - less than 2cfs; Acres: 1.95
QL - onsite; Acres: 1.95
Recharge is provided



**THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION**

Montgomery County Planning Department
8787 Georgia Avenue, Silver Spring, Maryland 20910

MEMORANDUM

TO: Cathy Conlon, Supervisor, Development Review

VIA: Stephen Federline, Supervisor, Environmental Planning *sf*

FROM: Josh Penn, Environmental Planning *JP*

DATE: November 7, 2006

SUBJECT: **Preliminary Plan # 1200609680 - Beallsville Property**

RECOMMENDATION

The Environmental Planning staff has reviewed the preliminary plan referenced above. Staff recommends approval of the preliminary plan of subdivision with the following conditions:

1) Compliance with all conditions of approval of the preliminary forest conservation plan initialed and dated October 26, 2006. The applicant shall satisfy all conditions prior to recording of plat(s), or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits.

- a) Required site inspections by M-NCPPC enforcement staff per Section 110 of the Forest Conservation Regulations.
- b) Placement of split-rail fence or similar type fencing around the on-lot conservation easement on lot 10

DISCUSSION

The Beallsville property is a 81.2-acre site north of the intersection of Beallsville Road and Darnestown Road. The site is in the Little Monocacy watershed, a Use I-P watershed. There 34.34 acres of forest and multiple streams bi-secting the property. The property is zoned RDT.

Environmental Guidelines

The Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) #4-06132 for this site was approved on February 27, 2006. The NRI/FSD identifies the environmental constraints and forest resources on the subject property. The 81.2-acre site includes 24.99 acres of stream buffer and 32.86* acres of forest.

**The amount of forest increased slightly between the NRI/FSD and The PFCP due to more detailed information on property boundaries that were available at the time of the NRI/FSD*

Forest Conservation

The applicant submitted a preliminary forest conservation plan as part of the preliminary plan of subdivision. Under Forest Conservation Section 22A-12(f) of the Montgomery County Code (the minimum retention section), properties in agricultural resource areas must retain or plant up to a certain threshold (percentage) of forest onsite.

The applicant proposes to retain 34.34 acres of forest, which will exceed both the minimum retention and the standard conservation thresholds for the site. In addition, the 34.34 acres of forest retained also exceeds the break-even point of 6.9 acres of forest retained. The break-even point is the required amount of forest retained to avoid a forest-planting requirement. The retained forest will be permanently protected through 3.26 acres of Category I Conservation Easement on lot 10 of which 2.8 acres is forested and 31.51 acres of forest is on Outlot A, which is to remain MNCPPC Parks property.

STAFF RECOMMENDATION

Environmental Planning staff recommends approval of the preliminary plan of subdivision and the preliminary forest conservation plan. The plan complies with Section 22A of the Montgomery County Code and the M-NCPPC Environmental Guidelines.

SDF:JP:

TABLE 2: BEALLSVILLE PROPERTY - NEIGHBORHOOD DELINEATION DATA TABLE*(Ranked by Buildable Area)*

Lot No.	Original Subdivision	RESUB	Frontage (in feet)	Alignment to Street	Shape	Width at front BRL	Size (sq.ft.)	Buildable Area (sq.ft.)
9	Beallsville	Yes	378.00	Perpendicular	Rectangle	338.00	6.93	5.38
10	Beallsville	Yes	679.00	Perpendicular	Rectangle	639.00	9.05	7.08
11	Beallsville	Yes	568.00	Perpendicular	Rectangle	528.00	7.45	5.73
11	Solomon-Simpson	No	25.00	Perpendicular	Irregular/ Pipestem	510.00	90.30	82.09
10	Solomon-Simpson	No	25.00	Perpendicular	Irregular/ Pipestem	1021.00	80.00	70.56
4	Dry Seneca Estates	No	623.00	Perpendicular	Irregular/ Pipestem	583.00	51.32	43.89
9	Solomon-Simpson	No	25.00	Angular	Irregular/ Pipestem	1714.00	42.88	37.12
4	Beallsville	No	698.00	Perpendicular	Irregular	658.00	41.21	30.88
5	Beallsville	No	1002.00	Perpendicular	Irregular	962.00	35.14	36.20
1	Chiswell; Inheritance	No	598.00	Perpendicular	Rectangle	558.00	25.00	22.48
2	Chiswell; Inheritance	No	646.00	Perpendicular	Irregular	606.00	25.00	21.52
15	Little Moncacy Manor	No	25.00	Angular	Rectangle/ Pipestem	400.00	22.18	18.21
7	Solomon-Simpson	No	1024.00	Perpendicular	Rectangle	984.00	20.84	17.30
16	Little Moncacy Manor	No	25.00	Angular	Rectangle/ Pipestem	550.00	19.37	15.57
5	Solomon-Simpson	No	512.00	Perpendicular	Rectangle	472.00	19.14	16.59
6	Little Moncacy Manor	No	25.00	Perpendicular	Rectangle/ Pipestem	1370.00	17.07	12.49
6	Solomon-Simpson	No	574.00	Perpendicular	Rectangle	534.00	16.95	14.06

12	Little Moncacy Manor	No	963.00	Perpendicular	Rectangle	923.00	15.41	12.55
17	Little Moncacy Manor	No	212.00	Angular	Irregular	172.00	14.38	11.84
14	Solomon-Simpson	No	25.00	Perpendicular	Irregular/ Pipestem	552.00	13.27	9.84
13	Little Moncacy Manor	No	25.00	Perpendicular	Irregular/ Pipestem	820.00	13.16	9.76
10	Little Moncacy Manor	No	35.00	Angular	Irregular/ Pipestem	100.00	12.35	9.10
13	Solomon-Simpson	No	25.00	Perpendicular	Rectangle/ Pipestem	375.00	12.31	9.88
7	Little Moncacy Manor	No	43.00	Angular	Irregular/ Pipestem	980.00	11.63	6.66
4	Solomon-Simpson	No	25.00	Perpendicular	Rectangle/ Pipestem	770.00	10.80	8.19
14	Little Moncacy Manor	No	25.00	Perpendicular	Irregular/ Pipestem	721.00	10.66	7.74
4	Little Moncacy Manor	No	30.00	Perpendicular	Irregular/ Pipestem	351.00	10.33	6.49
8	Little Moncacy Manor	No	1150.00	Corner	Rectangle	750.00	10.01	8.14
12	Solomon-Simpson	No	25.00	Perpendicular	Rectangle/ Pipestem	395.00	9.86	6.43
11	Little Moncacy Manor	No	505.00	Perpendicular	Rectangle	465.00	9.62	7.54
9	Little Moncacy Manor	No	470.00	Perpendicular	Irregular	430.00	9.05	7.20
8	Solomon-Simpson	No	25.00	Perpendicular	Rectangle/ Pipestem	359.00	7.82	4.29
3	Dry Seneca Estates	No	50.00	Perpendicular	Rectangle/ Pipestem	816.00	6.65	4.75
1	Dry Seneca Estates	No	383.00	Perpendicular	Rectangle	343.00	5.29	3.92
5	Dry Seneca Estates	No	889.00	Angular	Irregular	841.00	4.68	2.93
2	Dry Seneca Estates	No	50.00	Perpendicular	Rectangle/ Pipestem	372.00	4.02	2.80