



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

MCPB
Item # _____
December 7, 2006



MEMORANDUM

DATE: November 1, 2006

TO: Montgomery County Planning Board

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

FROM: Dolores Kinney, Senior Planner (301) 495-1321 *DK*
Development Review

REVIEW TYPE: Preliminary Plan of Subdivision, Parcels 279, 391 and 150
APPLYING FOR: 11 one-family detached dwelling units

PROJECT NAME: Western Breeze Subdivision
CASE #: 120061050
REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: RE-2
LOCATION: Located on the east side of River Road (MD 190), approximately 800 feet south of the intersection with Drews Court

MASTER PLAN: Potomac
APPLICANT: WB Limited Partnership
ENGINEER: Site Solutions, Inc.
FILING DATE: April 19, 2006
HEARING DATE: December 7, 2006

STAFF RECOMMENDATION: Approval, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 11 lots for the construction of 11 residential dwelling units.
- 2) The proposed development shall comply with the conditions of the preliminary forest conservation plan. 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 as applicable. The final FCP shall include:
 - a) Forest Planting Plan, to include details of densely-planted native edge to the forestation areas, for the 4.41 acres shown on the preliminary forest conservation plan (PPCF) revised July 18, 2006;
 - b) Tree protection plan to protect trees along the edges of Forest Save "A" and "B" shown on the PFCP;
 - c) Details and location of permanent signage along inside perimeter of forest conservation easement;
- 3) Record plat of subdivision shall reflect a Category One forest conservation easement over all areas of stream buffer, forest planting, and forest conservation, as shown on PFCP.
- 4) Compliance with conditions of MCDPWT letter dated, June 1, 2006, unless otherwise amended.
- 5) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
- 6) The record plat shall reflect a public use easement over all private streets.
- 7) Compliance with the conditions of approval of the MCDPS stormwater management approval dated July 7, 2006.
- 8) The applicant shall comply with conditions of MCDPS (Health Dept.) septic approval dated September 28, 2006.
- 9) 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.
- 10) Other necessary easements.

SITE DESCRIPTION:

The property, identified as Parcels 279, 169 and 150 (Subject Property), is located on the east side of River Road (MD 190), approximately 800 feet south of the intersection with Drews Court (Attachment A). Located in the Watts Branch Watershed, the Subject Property is surrounded by low-density residential properties and currently contains two (2) dwellings which will be removed. The Subject Property contains 27.93 acres and is zoned RE-2.

PROJECT DESCRIPTION:

This is a preliminary plan application to create 11 residential lots for the construction of 11 new dwellings (Attachment B). Access to the site will be via a private street from River Road. Public water and private septic sewer will serve the site.

ANALYSIS AND FINDINGS

Master Plan Compliance

The Potomac Master Plan did not specifically address the Subject Property but highlighted parcels recommended for changes in use and/or density. The master plan supports the retention and reconfirmation of existing zoning for all developed, underdeveloped, and undeveloped land in the subregion, except for those sites recommended for change. The Subject Property is not identified for change in use or density. The proposed preliminary plan is consistent with the master plan because it retains the one-family detached zoning.

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.

Environmental

Environmental Guidelines

The plan meets all applicable requirements for protection of environmentally sensitive areas.

Forest conservation

The site contains approximately 2.42 acres of forest, 1.80 acres of which are to be preserved, including all the existing forest within the stream buffer. The forest clearing of 0.62 acres results in a planting requirement of 4.41 acres, all of which will take place onsite, including planting of the entire unforested stream buffer area.

It has been staff practice to require physical demarcations (such as split rail fencing) of forest planting areas within lots, since these areas are often subject to violations by the homeowner. On these 2 acre+ lots, the applicant is proposing to create a strong natural barrier consisting of native trees and shrubs in lieu of a fence. Permanent signage will be located at appropriate locations along the conservation easement edge. Staff supports this concept as an acceptable alternative to split rail fence on this property.

Stormwater Management

The MCDPS Stormwater Management Section approved the stormwater management concept for the project on July 7, 2006, which includes topsoiling prior to permanent vegetation stabilization, engineered sediment control plan and drywells.

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. Access and public facilities will be adequate to support the proposed lots and uses. The proposed lot sizes, width, shape and orientation are appropriate for the location of the subdivision.

The lots were reviewed for compliance with the dimensional requirements for the RE-2 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 Attachment C. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

Community Outreach

This plan submittal pre-dated new requirements for a pre-submission meeting with neighboring residents, however, written notice was given by the applicant and staff of the plan submittal and the public hearing. As of the date of this report, no citizen correspondence has been received.

CONCLUSION:

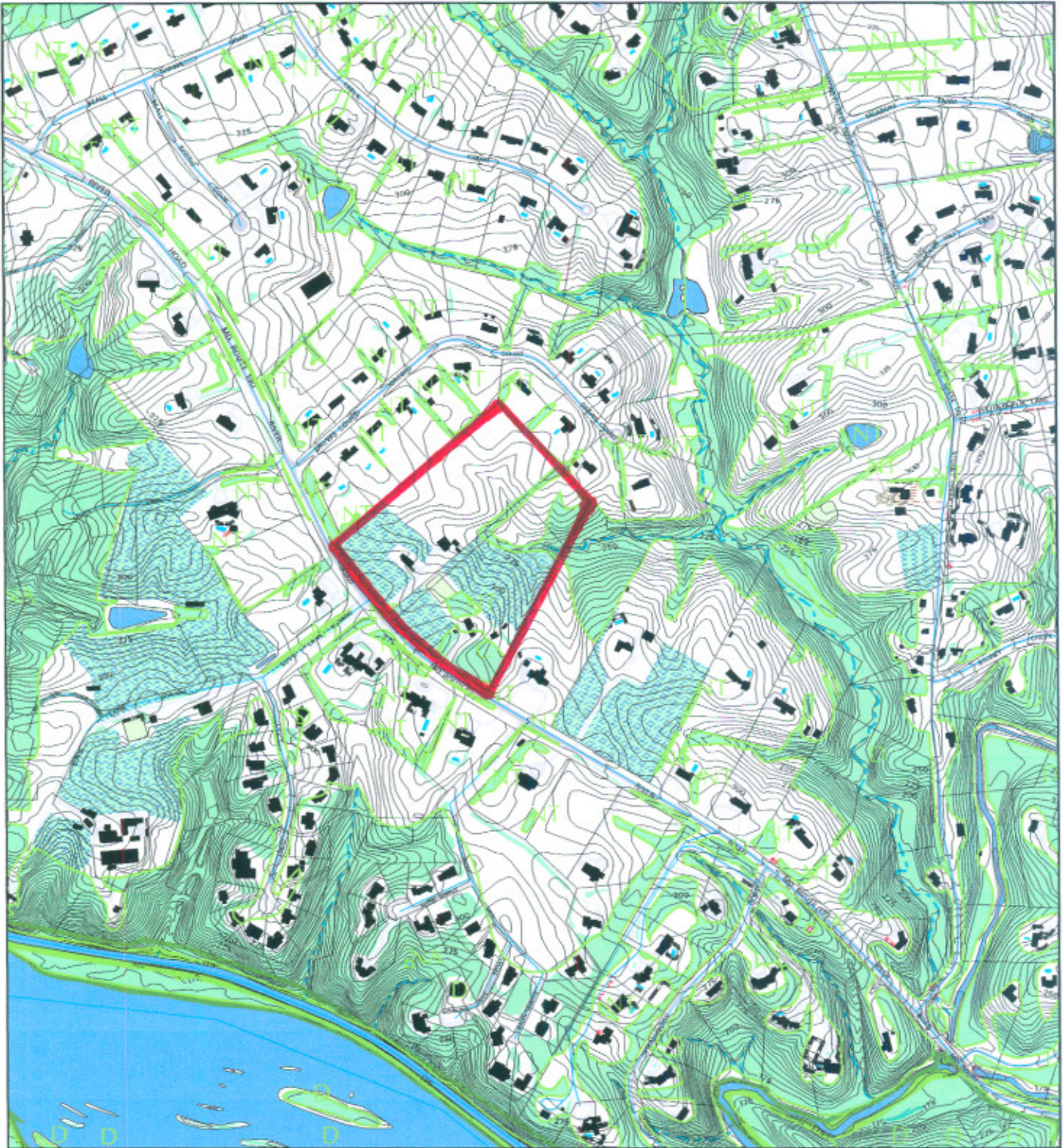
The proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance, and comply with the recommendations of the RE-2 Master Plan. Access and public facilities will be adequate to serve the proposed lots, and the application has been reviewed by other applicable county agencies, all of which 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	Preliminary Plan
Attachment C	Data Table

WESTERN BREEZE SUBDIVISION (120061050)

ATTACHMENT A



Map compiled on November 22, 2006 at 10:16 AM | Site located on base sheet no - 215NW13

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



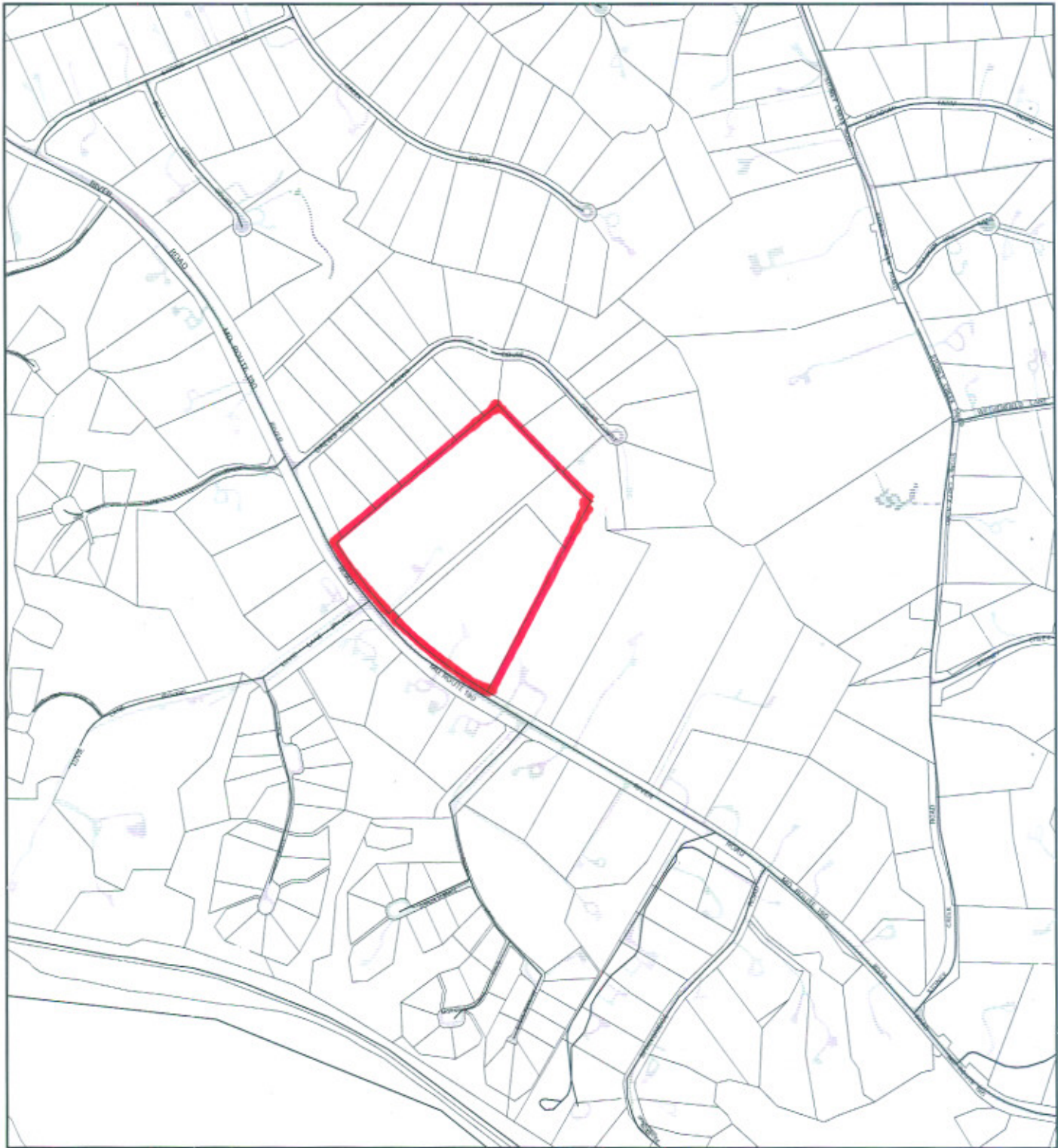
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1 inch = 800 feet
1 : 9600

WESTERN BREEZE SUBDIVISION (120061050)



Map compiled on November 22, 2006 at 10:21 AM | Site located on base sheet no - 215NW13

NOTICE

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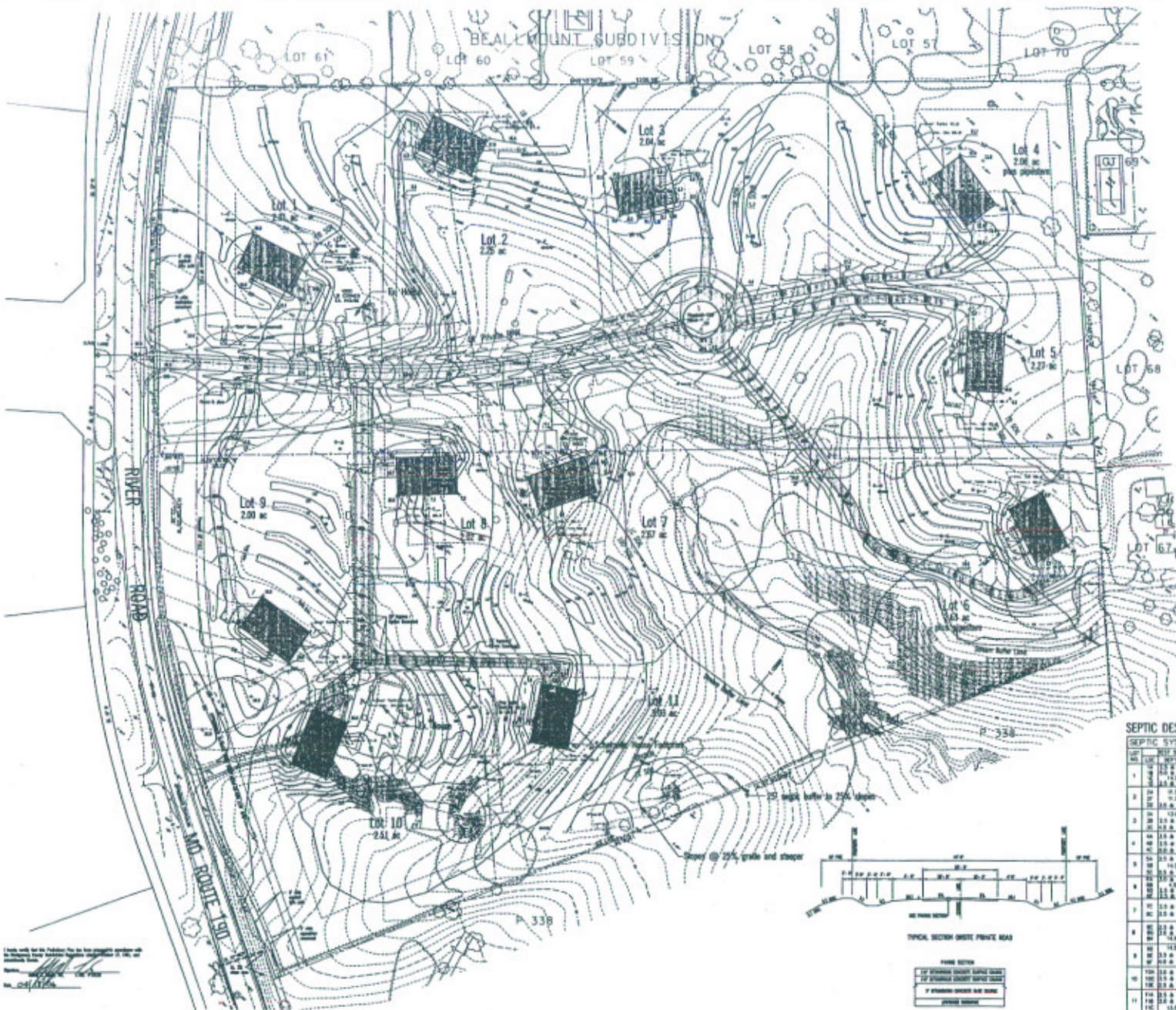
Key Map



Research & Technology Center



1 inch = 800 feet
1 : 9600



SITE DATA

1. Zoning: RE-2
2. Gross Tract Area: 27.5 Acres (From Survey)
3. Minimum Lot Area Permitted: 2.0 Acres
4. Number of Lots Proposed: 11
5. Public water connection & private septic systems are proposed
6. Approximate River Road R/W Dedication: 1.25 Acres

Development Standards per RE-2 Zone

STANDARD	REQUIRED	PROPOSED
Minimum lot area	2.0 acres	2.00 acres
Minimum lot width	-	-
- # Front building lines	100 feet	150 feet
- # Street lines	25 feet	25 feet
Minimum setback from street	50 feet	50 feet
Minimum setback from adjoining lot	-	-
- One side	17 feet	17 feet
- Sides of both sides	35 feet	35 feet
- Rear	35 feet	35 feet
Maximum building height	50 feet	50 feet (not to exceed)
Maximum % building coverage	25%	15%

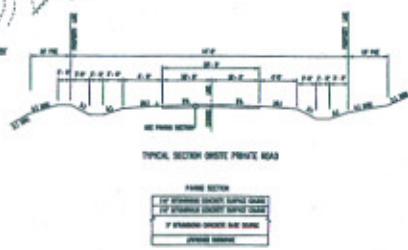
General Notes

1. Boundary, top, tree lines and existing surface features information is from a land survey by Fowler Associates, Inc. and aerial topography dated 2006.
2. Subject property is located in the Watts Branch watershed.



SEPTIC DESIGN CHART / LOTS 1 through 11

LOT	LOT AREA (AC)	SEPTIC SYSTEM	TYPE	DIAMETER (IN)	DEPTH (FT)	MIN. INLET ELEV. (FT)	MIN. OUTLET ELEV. (FT)	MIN. INLET FLOW (GPD)	MIN. OUTLET FLOW (GPD)	MIN. INLET FLOW (GPD)	MIN. OUTLET FLOW (GPD)	COMMENTS
1	2.01	18" x 18" x 12'	18"	8'	1000	217	214.7	212.8	212.8	212.8	212.8	
2	2.25	18" x 18" x 12'	18"	8'	1000	217	214.8	212.9	212.9	212.9	212.9	
3	2.04	18" x 18" x 12'	18"	8'	1000	217	214.8	212.9	212.9	212.9	212.9	
4	2.06	18" x 18" x 12'	18"	8'	1000	217	214.8	212.9	212.9	212.9	212.9	
5	2.27	18" x 18" x 12'	18"	8'	1000	217	214.8	212.9	212.9	212.9	212.9	
6	2.03	18" x 18" x 12'	18"	8'	1000	217	214.8	212.9	212.9	212.9	212.9	
7	2.23	18" x 18" x 12'	18"	8'	1000	217	214.8	212.9	212.9	212.9	212.9	
8	2.01	18" x 18" x 12'	18"	8'	1000	217	214.8	212.9	212.9	212.9	212.9	
9	2.00	18" x 18" x 12'	18"	8'	1000	217	214.8	212.9	212.9	212.9	212.9	
10	2.41	18" x 18" x 12'	18"	8'	1000	217	214.8	212.9	212.9	212.9	212.9	
11	2.05	18" x 18" x 12'	18"	8'	1000	217	214.8	212.9	212.9	212.9	212.9	



SITE SOLUTIONS, INC.
 10000 Black Horse Road, Suite 100
 Charlottesville, Maryland 22909-0000
 (811) 507-0000 Fax (811) 507-7750
 Planning, Engineering, Landscape Architecture

OWNED:
 W. Lindal Peterson
 3556 Oak House Place
 Falls Church, Virginia 22042

PRELIMINARY PLAN
WESTERN BREEZE SUBDIVISION
 PARCELS 1071, 1072 and 1100
 GUNSTONVALE HOUSING DISTRICT - NORTHFERRY COUNTY, VIRGINIA

DATE	1/11/07
SCALE	1" = 50'
PROJECT	WESTERN BREEZE SUBDIVISION
DATE	1/11/07
SCALE	1" = 50'
PROJECT	WESTERN BREEZE SUBDIVISION

Preliminary Plan Data Table and Checklist

Plan Name: Western Breeze				
Plan Number: 120061050				
Zoning: RE-2				
# of Lots: 11				
# of Outlots: 0				
Dev. Type: 11 one-family detached dwelling units				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	87,120 sq.ft.	87,120 sq.ft. is minimum proposed	<i>Dmi</i>	November 1, 2006
Lot Width	150 ft.	Meets minimum	<i>Dmi</i>	November 1, 2006
Lot Frontage	25 ft.	Meets minimum	<i>Dmi</i>	November 1, 2006
Setbacks				November 1, 2006
Front	50 ft. Min.	Must meet minimum	<i>Dmi</i>	November 1, 2006
Side	17 ft. Min./ 35 ft. total	Must meet minimum	<i>Dmi</i>	November 1, 2006
Rear	35 ft. Min.	Must meet minimum	<i>Dmi</i>	November 1, 2006
Height	50 ft. Max.	May not exceed maximum	<i>Dmi</i>	November 1, 2006
Max Resid'l d.u. or Comm'l s.f. per Zoning	14 dwelling units	11 dwelling units	<i>Dmi</i>	November 1, 2006
Site Plan Req'd?	No	No		November 1, 2006
FINDINGS				
SUBDIVISION				
Lot frontage on Public Street	Yes		<i>Dmi</i>	November 1, 2006
Road dedication and frontage improvements	Yes		DPWT Memo	June 1, 2006
Environmental Guidelines	Yes		Environmental Memo	November 17, 2006
Forest Conservation	Yes		Environmental Memo	November 17, 2006
Master Plan Compliance	Yes		<i>Dmi</i>	November 1, 2006
ADEQUATE PUBLIC FACILITIES				
Stormwater Management	Yes		DPS Memo	July 7, 2006
Water and Sewer (WSSC)	Yes		WSSC Memo	May 22, 2006
Well and Septic	Yes		DPS	Sept. 28, 2006
Local Area Traffic Review	N/A			
Fire and Rescue	Yes		MCDFRS Memo	July 31, 2006