



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

MCPB
Item #
9/4/08



MEMORANDUM

DATE: July 7, 2008

TO: Montgomery County Planning Board

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

FROM: Patrick Butler, Planner (301-495-4561) *PB*
Development Review Division

REVIEW TYPE: Preliminary Plan of Subdivision

APPLYING FOR: Resubdivision of Part of Lot 7 to permit replacement of an existing one-family detached dwelling unit

PROJECT NAME: Great Falls Estates
CASE #: 120080200
REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: RE-2
LOCATION: Alloway Drive, approximately 400 feet east of Stanmore Drive
MASTER PLAN: Potomac

APPLICANT: William J. & Dianne Shaw
ENGINEER: P.G. Associates, Inc.

FILING DATE: November 7, 2007
HEARING DATE: September 4, 2008

RECOMMENDATION: Approval subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 1 lot for replacement of a one-family residential dwelling unit.
- 2) The applicant must comply with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permit, as applicable.
- 3) The applicant must comply with the conditions of the MCDPS stormwater management concept approval dated February 28, 2008.
- 4) The applicant must comply with the conditions of the MCDPS, Well and Septic Section approval dated May 5, 2008.
- 5) The applicant must comply with the conditions of the Montgomery County Department of Public Works and Transportation (MCDPWT) letter dated April 21, 2008, unless otherwise amended.
- 6) The applicant must satisfy provisions for access and improvements as required by MCDPWT prior to recordation of plat.
- 7) 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 resolution.
- 8) Other necessary easements must be shown on the record plat.

SITE DESCRIPTION (Attachment A – Vicinity Map)

The Subject Property, as shown below and in Attachment A, consists of 2.00 acres in the RE-2 zone. The Property is part of a recorded lot, located on Alloway Drive, approximately 400 feet east of Stanmore Drive in the Potomac Master Plan area. A one-family detached residential dwelling unit currently exists on the Property with driveway access from Alloway Drive.

There are no streams located on the property, but there is a drainage swale that runs along the northern and eastern property line before exiting the site via culvert under Alloway Drive. The site has four small areas of steep slopes, and does not contain highly erodible soils.



PROJECT DESCRIPTION (Attachment B – Proposed Plan)

The applicant proposes to resubdivide the Subject Property and create one lot for one one-family detached dwelling unit. The proposed lot is 2.00 acres in size, and is served by public water, and a private standard septic system. The applicant is proposing to demolish the existing dwelling unit and rebuild on the property.

ANALYSIS AND FINDINGS

Master Plan Compliance

The Potomac Subregion 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 in the Plan. The Plan does not specifically identify the subject property, and therefore suggests that RE-2 zoning be maintained and is appropriate for the site. The proposed application has been reviewed by jurisdictional agencies, and it has been determined that the proposed use will not adversely impact environmental, land use and zoning, transportation, or community facilities as identified by the Plan. The proposed application is consistent with the Potomac Subregion Master Plan in that it is consistent with residential development in the RE-2 zone.

Public Facilities

Roads and Transportation Facilities

The proposed lot does not generate any additional vehicle trips during the morning or evening peak-hours. Therefore, the application is not subject to Local Area Transportation or Policy Area Mobility Reviews. Alloway Drive is a secondary street, requiring 60 feet of right-of-way. Sixty feet of right-of-way currently exists, therefore, additional dedication is not required. Sidewalks are not required for lots in the RE-2 zone and no sidewalk currently exists on either side of Alloway Drive. Proposed vehicle and pedestrian access for the subdivision will be safe and adequate with the proposed private improvements.

Other Public Facilities and Services

Other public facilities and services are available and will be adequate to serve the proposed dwelling unit. The application meets the Montgomery County Fire and Rescue Service requirements for fire and rescue vehicle access. Other public facilities and services, such as schools, police stations, firehouses and health services are currently operating within the standards set by the Growth Policy Resolution currently in effect. Electrical and telecommunications services are also available to serve the Property. The Subject Property is not within a school moratorium area and is not subject to a School Facilities Payment.

Environment

Stormwater Management & Sediment Control

The MCDPS Stormwater Management Section approved the stormwater management concept for the project on February 28, 2008. The stormwater management concept includes on-site water quality control and recharge via drywells for the rooftop area, and the use of pervious concrete for the driveways. Channel protection is not required because the one-year post-development peak discharge is less than two cubic feet per second.

Environmental Guidelines

Environmental Planning staff approved the Natural Resource Inventory/Forest Stand Delineation for the site on October 25, 2007. The NRI/FSD identifies the environmental constraints on the subject property and areas of forest. There are no streams, wetland, forests, or environmental buffers on site.

Forest Conservation

The applicant submitted a preliminary forest conservation plan as part of the preliminary plan of subdivision. Under section 22A-12 of the Montgomery County code properties must plant or retain a certain percentage of the forest. The proposed project has a 0.40 acre afforestation planting requirement. The applicant is proposing to meet this requirement either off-site or with an in-lieu payment. The exact location or method will be determined prior to approval of the

final forest conservation plan at the sediment and erosion control permit stage of this development.

Tree Save

The subject property and immediately adjacent areas contain 53 trees larger than 24 inches in diameter at breast height (DBH). The applicant has provided an arborist report dated June 4, 2008 which outlines the care and tree protection recommendations for all these trees. Of the 53 large and specimen trees present, eight are recommended for removal due to proximity to the new construction and major impacts to the root systems and seven trees require specific tree save measures.

Compliance with the Subdivision Regulations and Zoning Ordinance (Attachment C – Agency Correspondence)

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. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision.

The lot was reviewed for compliance with the dimensional requirements for the RE-2 zone as specified in the Zoning Ordinance. The proposed lot will meet 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.

Conformance with Section 50-29(b)(2) (Attachment D – Neighborhood Map & Resubdivision Data Table)

A. Statutory Review Criteria

In order to approve an application for resubdivision, the Planning Board must find that the proposed lot 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 20 lots. From Falls

Road, the Subject Property can be accessed by Alloway Drive and Stanmore Drive, therefore, the Neighborhood includes lots along Alloway Drive adjacent to and confronting the Subject Property, and lots located to the rear of the subject property on Stanmore Drive and north of Stanmore Drive. All the lots share the same zoning classification as the Subject Property. The designated Neighborhood provides an adequate sample of the lot and development pattern of the area.

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 the designated Neighborhood, lot frontage ranges from 25 feet to 430 feet. The proposed lot has 197 feet of frontage on Alloway Drive. **The proposed lot falls in the midrange of the Neighborhood, therefore, the lot will be of the same character as existing lots in the Neighborhood with respect to lot frontage.**

Alignment: In terms of alignment, the road network is curvilinear and the lots in the Neighborhood are perpendicular to Alloway Drive and Stanmore Drive. The proposed lot is also perpendicular in alignment. **The proposed lot is of the same character as existing lots with respect to the alignment criterion.**

Size: Lot sizes in the Neighborhood range from 2.00 acres to 7.39 acres, however, 19 of the 20 lots included in the Neighborhood range in size from 2.00 acres to 2.93 acres. Also, 3 of the existing lots are 2.00 acres in size. The proposed lot is 2.00013 acres, which the applicant verified by survey and recorded deeds. **The proposed lot size is in character with the size of existing lots in the neighborhood.**

Shape: With respect to shape, 3 lots in the delineated Neighborhood are rectangular, 14 lots are irregular, and 3 lots are pipestems. The proposed lot is irregular. **The shape of the proposed lot will be in character with shapes of the existing lots.**

Width: Lot widths in the Neighborhood range from 180 feet to 425 feet. The proposed lot has a lot width of 200 feet, while five of the twenty lots included in the Neighborhood have a width of 205 feet and less. **The proposed lot will be in character with existing lots in the neighborhood with respect to width.**

Area: When evaluating buildable area, lots in the Neighborhood range from 1.25 acres to 5.9 acres of buildable area, but nineteen of the twenty lots in the Neighborhood range from 1.25 acres to 1.94 acres of buildable area. The proposed lot falls within this range at

1.34 acres. **The proposed lot 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 residential and the land is suitable for residential use.

Citizen Correspondence and Issues

This preliminary plan application pre-dated requirements for pre-submission meetings and site posting, but adjacent and confronting property owners and local civic and homeowners associations did receive written notice that the application had been filed. The same individuals, and others who asked to become parties of record during the review, also received written notice of the Planning Board hearing date. As of the date of this report, no written correspondence has been received, but staff did have a field meeting and several conversations with neighbors regarding several issues related to the proposed development.

The primary concern was raised by the owner of existing Lot 29, Block H directly across the street from the proposed development, and reiterated by other neighbors. This lot has an existing storm drain easement which contains a drainage swale that receives stormwater runoff from the Subject Property via a culvert under Alloway Drive. The water flowing to this culvert comes not only from the Subject Property, but also from other properties to the north. In addition, the culvert picks up stormwater runoff from the stormdrain in Alloway Drive. Under existing conditions, the amount of water flowing in the drainage swale during storm events is significant. It has resulted in erosion around the end of the culvert, erosion of the swale with undermining of existing trees, and in flooding and extended periods of wetness in the property owner's yard. The concern is that the existing situation may become worse because of the runoff from the extremely large house being planned for the proposed lot.

As required by the County's stormwater management regulations, the proposed plan has been engineered to safely convey offsite stormwater runoff through the Subject Property to the existing culvert, and to control runoff from all new onsite hard surfaces. The conveyance is provided by a pipe that will pick water up in the rear of the proposed house and carry it around to the side yard where it will flow overland to the culvert. The onsite control will be provided by dry wells at all the roof down-spouts and an infiltration trench along the driveway that are designed to hold the first inch of stormwater runoff during a rain event. Although the onsite controls will not reduce the impact of offsite stormwater on the existing drainage swale, they will reduce the amount of water that is contributed by the Subject Property in the most frequently occurring storms. As designed, the onsite controls will capture stormwater runoff from the hard surfaces during most storms and allow it to be infiltrated into the ground. During larger storms, the onsite controls will delay the flow of runoff from this site to the existing drainage swale, and thus, lower the overall amount of water concentrating in the swale during the peak flow period that occurs at the beginning of a storm event.

In response to the concerns about existing conditions in the offsite drainage swale, particularly the state of the culvert pipe, staff contacted the MCDPWT (now DOT) section that has oversight

of public storm drains and asked them to analyze the situation and determine whether county maintenance is needed. We also provided the most affected property owner with DOT's contact information. An analysis of the existing storm drain system, including the condition of the culvert pipe, was also conducted by MCDPWT as part of the review of this application. They determined that the storm drain has adequate capacity to handle runoff from the proposed development.

The neighbors are also concerned about the potential impacts to the neighborhood during construction of the proposed house, particularly the impacts of construction vehicles. In this regard they are concerned about vehicle parking that may block the street, damage to existing streets and shoulder areas that may be caused by the construction traffic, control of dirt and debris from the construction site, and safety of the construction site for children in the neighborhood during non-construction periods. Since these concerns cannot be addressed as part of the subject application, staff provided the neighbors with the contact information for the appropriate MCDPWT (DOT) and MCDPS sections that have authority for construction sites.

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 proposed lot is of the same character as the existing lots in the defined neighborhood with respect to each of the resubdivision criteria, and therefore, complies with Section 50-29(b)(2) of the Subdivision Regulations. The proposed lot also meets all other requirements established in the Subdivision Regulations and the Zoning Ordinance, and the proposed lot complies with the recommendations of the Potomac Subregion Master Plan. Access and public facilities will be adequate to serve the proposed lot, 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 Plan

Attachment C – Agency Correspondence

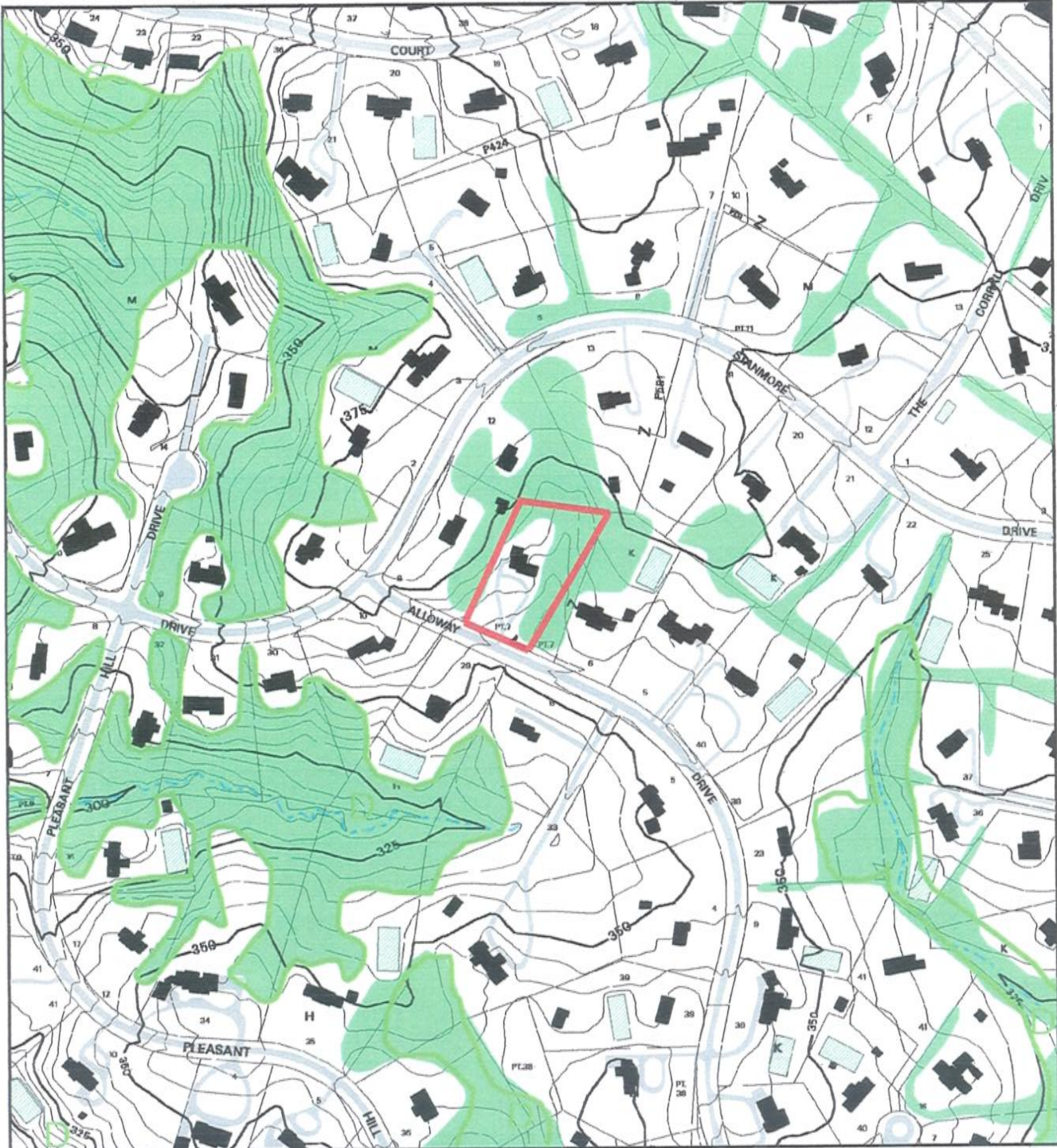
Attachment D – Neighborhood Map & Resubdivision Data Table

Table 1: Preliminary Plan Data Table and Checklist

Plan Name: Great Falls Estates				
Plan Number: 120080200				
Zoning: RE-2				
# of Lots: 1				
# of Outlots: 0				
Dev. Type: Standard				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval by the Preliminary Plan	Verified	Date
Minimum Lot Area	87,120 sq. ft.	87,125.66 sq. ft. is minimum proposed	<i>PB</i>	6/30/08
Lot Width	150 ft.	197 ft. is minimum proposed	<i>PB</i>	6/30/08
Lot Frontage	25 ft.	197 ft. is minimum proposed	<i>PB</i>	6/30/08
Setbacks				
Front	50 ft. Min.	Must meet minimum ¹	<i>PB</i>	6/30/08
Side	17 ft. Min./35 ft. total	Must meet minimum ¹	<i>PB</i>	6/30/08
Rear	35 ft. Min.	Must meet minimum ¹	<i>PB</i>	6/30/08
Height	50 ft. Max.	May not exceed maximum ¹	<i>PB</i>	6/30/08
Max Resid'l d.u. or Comm'l s.f. per Zoning	1 dwelling unit	1 dwelling unit	<i>PB</i>	6/30/08
MPDUs	No		<i>PB</i>	6/30/08
TDRs	No		<i>PB</i>	6/30/08
Site Plan Req'd?	No		<i>PB</i>	6/30/08
FINDINGS				
<i>SUBDIVISION</i>				
Lot frontage on Public Street		Yes	<i>PB</i>	6/30/08
Road dedication and frontage improvements		N/a	Agency letter	12/17/07
Environmental Guidelines		Yes	Staff memo	6/24/08
Forest Conservation		Yes	Staff memo	6/24/08
Master Plan Compliance		Yes	<i>PB</i>	6/30/08
Other (i.e., parks, historic preservation)				
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management		Yes	Agency letter	2/28/08
Water and Sewer (WSSC)		Yes	Agency comments	12/17/07
10-yr Water and Sewer Plan Compliance		Yes	Agency comments	12/17/07
Well and Septic		Yes	Agency letter	5/2/08
Local Area Traffic Review		N/a	Staff memo	12/17/07
Policy Area Mobility Review		N/a	Staff memo	12/17/07
Transportation Management Agreement		No	Staff memo	12/12/07
School Cluster in Moratorium?		No	<i>PB</i>	6/30/08
School Facilities Payment		No	<i>PB</i>	6/30/08
Fire and Rescue		Yes	Agency letter	4/29/08

¹ As determined by MCDPS at the time of building permit.

GREAT FALLS ESTATES (120080200)



Map compiled on November 08, 2007 at 5:11 PM | Sites located on base sheet no - 212NW11

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



Research & Technology Center



1 inch = 400 feet
1 : 4800



DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

April 21, 2008

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 #1-20080200
Great Falls Estates

Dear Ms. Conlon:

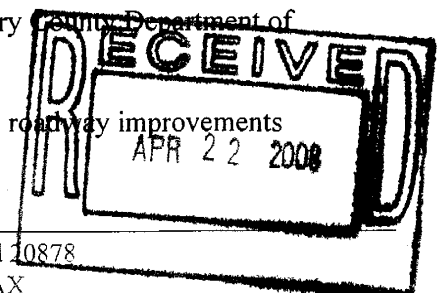
We have completed our review of the preliminary plan revised on 04/16/08. This plan was reviewed by the Development Review Committee at its meeting on December 17, 2007. We recommend approval of the plan subject to the following comments:

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. Right of way dedication for Alloway Drive as necessary.
2. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
3. Wells and septic systems cannot be located within the right of way nor slope or drainage easements.
4. The applicant has cleaned the existing driveway culvert and provided pictures and computations to demonstrate that the existing 24"x36" CMP culvert under Alloway Drive is functional and sufficient for handling 50 year storm. We have studied the provided material, visited site and have been able to verify them.
5. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
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.
7. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.

Division of Operations

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

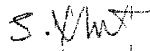


Ms. Catherine Conlon
Preliminary Plan No. 1-20080200
Date April 21, 2008
Page 2

8. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Fred Lees of our Traffic Control and Lighting Engineering Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
9. Trees in the County rights of way - species and spacing to be in accordance with the applicable DPWT standards. A tree planting permit is required from the Maryland Department of Natural Resources, State Forester's Office [(301) 854-6060], to plant trees within the public right of way.
10. Please coordinate with Department of Fire and Rescue about their requirements for emergency vehicle access.

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.
Development Review Group
Traffic Engineering and Operations Section
Division of Operations

m:/subdivision/farhas01/preliminary plans/ 1-20080200, Great Falls Estates.doc

Enclosures (1)

cc: William J & Dianne Shaw
Dean Packard, PG Associates
Joseph Y. Cheung; DPS RWPPR
Sarah Navid; DPS RWPPR
Henry Emery; DPS RWPPR
Shahriar Etemadi; M-NCPPC TP
Gregory Leck, DPWT TEOS
Preliminary Plan Folder
Preliminary Plans Note Book

C.C.

Attachment C



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Carla Reid Joyner
Director

February 28, 2008

Mr. Dean Packard
PG Associates, Inc.
932 Hungerford Drive
Rockville, MD 20850

Re: Stormwater Management **CONCEPT** Request
for Great Falls Estates
SM File #: 231037
Tract Size/Zone: 2.0 acres/Re-2
Total Concept Area: 2 acres
Lots/Block: part of lot 7/K
Watershed: Potomac River Direct

Dear Mr. Packard:

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 non structural measures. 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.



Att: Patrick

DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Carla Reid Joyner
Director

MEMORANDUM

May 5, 2008

TO: Cathy Conlon, Development Review,
Maryland National Capital Park and Planning Commission

FROM: Carla Reid, Director 
Department of Permitting Services

SUBJECT: Status of Pre-Application Plan: # 1-20080200,
Great Falls Estates, p/o Lot 7,
Block K

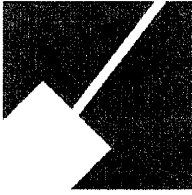
This is to notify you that the Well & Septic Section of MCDPS approved the plan received in this office on May 2, 2008.

Approved with the following reservations:

1. The record plat must be at the same scale as the preliminary plan, or submit an enlargement of the plat to match the preliminary plan.
2. All existing buildings must appear on the Record Plat.
3. All required separations from the septic area to the storm-water management systems must be maintained.

If you have any questions, contact Gene von Gunten at (240) 777-6319.

cc: Surveyor
File



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

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

MEMORANDUM

TO: Rich Weaver, Development Review

VIA: Mark Pfefferle, Environmental Planning

FROM: Josh Penn, Environmental Planning

DATE: June 24, 2008

SUBJECT: Preliminary Plan: 120080200
Great Falls Estates

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

1. Compliance with the conditions of approval of the Preliminary Forest Conservation Plan.
2. Compliance with the arborist's report dated June 4, 2008.

DISCUSSION

The Great Falls Estates property is a 2-acre site southeast of the intersection of Stanmore Drive and Alloway Drive in Potomac, Maryland. The site drains directly to the Potomac River and is rated as a Use I-P category for drinking water. There are no streams, wetland, forests, or environmental buffers on the subject site. The property is zoned RE-2. The applicant proposed to construct a new single family home. The subject site and immediately adjacent areas contain 53 large and specimen trees.

Environmental Guidelines

Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) 420072630 was approved on October 25, 2007. The NRI/FSD identifies the environmental constraints on the subject property and areas of forest. There are no streams, wetland, forests, or environmental buffers on-site.

Forest Conservation

The applicant submitted a preliminary forest conservation plan as part of the preliminary plan of subdivision. Under section 22A-12 of the Montgomery County code properties must plant or retain a certain percentage of the forest. The proposed project has a 0.40 acre afforestation requirement. The applicant is proposing to meet this requirement either off-site with an in-lieu payment. The exact location or method will be determined prior to approval of the final forest conservation plan.

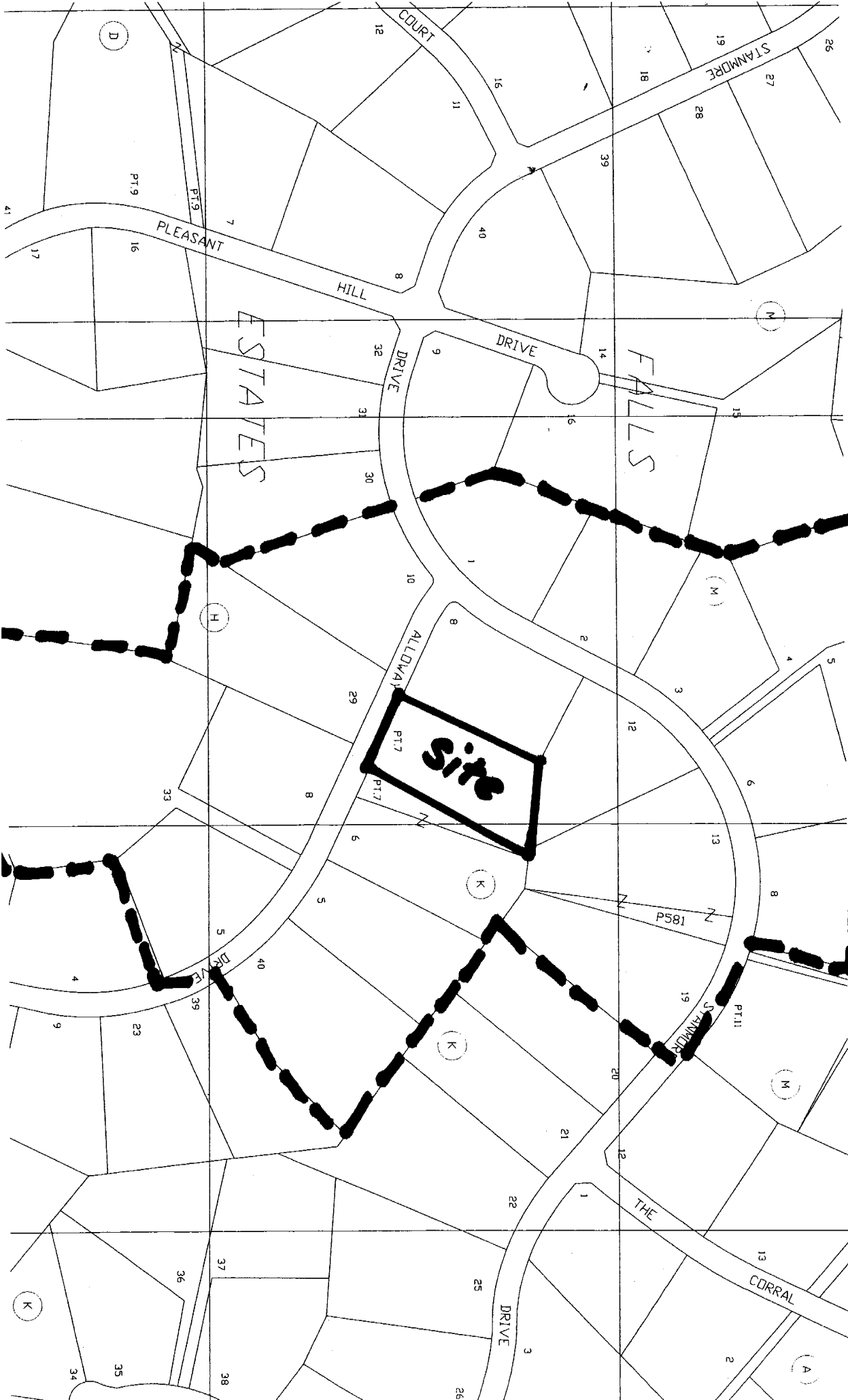
Tree Save

The subject property and immediately adjacent areas contain 53 trees larger than 24 inches in Diameter at Breast Height (DBH). The applicant has provided an arborist report dated June 4, 2008 which outlines the care and recommendations for all these trees. Of the 53 large and specimen trees present eight are recommended for removal, due to proximity to the new construction and major impacts to the root systems and seven trees require specific tree save measures.

STAFF RECOMMENDATION

Environmental Planning staff recommends approval of the preliminary plan of subdivision and the preliminary forest conservation plan subject to the conditions identified above.

Great Falls Estates Neighborhood



Great Falls Estates, Pt Lot 7

Subdivision	Lot#	Block	Frontage	Alignment	Size	Shape	Width @ BRL	Building Area
Great Falls Estates	5	H	415'	angled w/ street	2.08 Ac	Irregular	395'	1.37 Ac
Great Falls Estates	33	H	25'	panhandle	7.39 Ac	Irregular	410'	5.90 Ac
Great Falls Estates	8	H	302'	perpendicular	2.24 Ac	Rectangular	300'	1.49 Ac
Great Falls Estates	29	H	198'	perpendicular	2.86 Ac	Irregular	203'	1.88 Ac
Great Falls Estates	10	H	185'	corner	2.30 Ac	Irregular	205'	1.38 Ac
Great Falls Estates	1	M	430'	angled w/ street	2.18 Ac	Irregular	385'	1.44 Ac
Great Falls Estates	2	M	285'	perpendicular	2.10 Ac	Rectangular	287'	1.38 Ac
Great Falls Estates	3	M	210'	angled w/ street	2.00 Ac	Irregular	220"	1.32 Ac
Great Falls Estates	4	M	25'	panhandle	2.37 Ac	Irregular	330'	1.89 Ac
Great Falls Estates	5	M	25'	panhandle	2.43 Ac	Irregular	420'	1.94 Ac
Great Falls Estates	6	M	250'	angled w/ street	2.00 Ac	Irregular	278'	1.32 Ac
Great Falls Estates	8	M	265'	angled w/ street	2.10 Ac	Irregular	285'	1.38 Ac
Great Falls Estates	19	K	310'	angled w/ street	2.46 Ac	Irregular	300'	1.62 Ac
Great Falls Estates	13	K	425'	angled w/ street	2.67 Ac	Irregular	425'	1.76 Ac
Great Falls Estates	12	K	325'	angled w/ street	2.00 Ac	Irregular	325'	1.36 Ac
Great Falls Estates	8	K	240'	corner	2.08 Ac	Rectangular	220'	1.25 Ac
Great Falls Estates	6	K	168'	angled w/ street	2.11 Ac	Irregular	180'	1.39 Ac
Great Falls Estates	5	K	177'	angled w/ street	2.08 Ac	Irregular	185'	1.37 Ac
Great Falls Estates	40	K	220'	angled w/ street	2.93 Ac	Irregular	235'	1.93 Ac
Subject Lot	Pt 7	K	197'	angled w/ street	2.00 Ac	Irregular	200'	1.34Ac