



April 6, 2006

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Daniel K. Hardy, Supervisor *DKH*
Transportation Planning

FROM: Ki H. Kim, Planner *KHK*
Transportation Planning

SUBJECT: DPWT Docket No. AB-676
Abandonment of Portion of Willowbrook Drive, Kentsdale Estates
Potomac

RECOMMENDATION**Staff recommends approval of the subject abandonment with the following condition:**

- The proposed abandonment does not take effect until plat recordation that redefines Lot 42 to ensure that the abandonment creates no landlocked parcels.

Staff further recommends that the Planning Board include the following language in the transmittal letter for the record:

The Planning Board has instructed the applicants to address the following issues in the subdivision submissions related to the abandonment.

1. The proposed abandonment results in changes to the access for the lots. Address the combined changes proposed for all of the affected lots of the abandonment application, including any stormwater management needs. The revised forest conservation plan must demonstrate that unnecessary fragmentation of forested areas recommended for preservation can be avoided, and that the plan maximizes opportunities for forest and tree preservation as a result of the abandonment.

2. Demonstrate that abandonment of the subject right-of-way, and subsequent access to the affected properties with private driveways, results in less impervious area and improved forest, and tree conservation than would be required if Willowbrook Drive were constructed through the property.
3. Where the opportunity exists to reduce impervious area by removing portions of the currently improved section of Willowbrook Drive, replant the area with appropriate native vegetation.

DISCUSSION

This abandonment is for a portion of the dedicated 70-foot wide right-of-way of Willowbrook Drive between Democracy Boulevard and Bells Mill Road in Potomac as shown on the general location map included in the Department of Public Works and Transportation (DPWT) February 23, 2006 referral letter (Attachment A) and the detailed abandonment plan (Attachment B). The portion of Willowbrook Drive being abandoned includes 37,579 square feet of unimproved land dedicated as right-of-way and 1,522 square feet of unimproved land dedicated for an appurtenant storm drain easement (collectively, "Unimproved Abandonment Area "A" as shown on Attachment B) and a 23,902 square foot portion immediately north of the intersection with Harvest Square Court, currently improved as an incomplete stub road ("Improved Abandonment Area "B" as shown on Attachment "B").

DPWT's referral packet includes the applicant's petition letter dated August 24, 2005. The Sketch Plan for proposed new lots was included in the applicant's petition letter as Exhibit "F" (Attachment C). In March 2006, the applicant revised the Sketch Plan and submitted it to DPWT as Amended Exhibit "F" (Attachment D). As can be seen from the amended Sketch Plan (Attachment "D"), the applicant proposes creating new lots, Lot 43 (formerly Lot 41) and Lot 44 (formerly Lot 42) incorporating unimproved abandonment "A", leaving Parcel 495 as an unsubdivided parcel, and creating two outlots, Outlot "A" and Outlot "B" on the improved abandonment area "B". The applicant's August 24, 2005 petition letter is also attached (Attachment E).

Staff recommends approval of the requested abandonment with the recommended condition and supporting comments. The right-of-way being abandoned is adjacent to properties that are the subject of a preliminary plan of subdivision and forest conservation plan approval, 1-97056. The abandonment of the right-of-way and subsequent re-design of access to the lots approved on the preliminary plan results in changes to the approved forest conservation plan, and will require submission of a new stormwater management plan. All these issues need to be addressed at the time of record plats subsequent to the Council's approval of the subject abandonment. The history and status of plan submissions that include and are affected by the right-of-way area, as well as a detailed discussion on issues are described in the Environmental Planning staff's letter dated April 6, 2006 (a copy attached as Attachment F).

The 2002 Approved and Adopted Potomac Subregion Master Plan recommended the reclassification of Willowbrook Drive from a primary residential road to a secondary residential road and that continuity between Tuckerman Lane and Democracy Boulevard not be required during the subdivision process. That change has been implemented and Willowbrook Drive is no longer on the Master Plan of Highways as a primary residential road. The connection is not required to meet current or anticipated transportation planning or County Code requirements and the abandonment is reasonable and justified. Willowbrook Drive provides the only access to Lot 42, as it is currently defined. The applicant will need to redefine Lot 42 to ensure that the abandonment creates no landlocked parcels. Based on the revised sketch plan for proposed new lots in Attachment "D", the abandonment will not result in any landlocked parcels.

Staff finds that the abandonment of this portion of Willowbrook Drive creates an opportunity to further reduce impervious surface and improve forest conservation beyond the extent envisioned in the prior preliminary plan 1-97056. The applicants do not have a consolidated site plan at this time. Staff finds that it is appropriate for the Planning Board to consider the abandonment process at this time as planimetric details of future development are not integral to the findings required for roadway closure or abandonment in Section 49 of the County Code. However, staff also recommends that the opportunities for improved environmental preservation created by the abandonment be explicitly considered in subsequent subdivision actions for all lots and parcels affected by the abandonment as described in the petition.

Staff concludes that the right-of-way being abandoned is not necessary "for present public use or anticipated for public use in the foreseeable future."

KHK:gw
Attachments

mno to MCPB re AB-676 Portion of Willowbrook Dr in Potomac



R 0252 U
FEB 26 2006

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

February 23, 2006

Mr. Derick Berlage, Chairman
Maryland-National Capital Park and
Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Request for Comments on Proposed Abandonment
AB676 – Abandonment of a portion of
Willowbrook Drive, Kentsdale Estates, Potomac

Dear Mr. Berlage:

The purpose of this letter is to request M-NCPPC comments on the proposed abandonment of a portion of Willowbrook Drive, Kentsdale Estates, in Potomac. The abandonment request was made by Linowes and Blocher on behalf of its clients, Vasawani Place Corporation, Trustee of Potomac Hills Trust 1, and Sonina Properties, LLC, Trustee of Potomac Hills Trust 2, the applicants. For your reference I have enclosed a copy of the petitioner's request along with other information concerning this matter.

I would greatly appreciate receiving your comments by April 23, 2006.

If either you or your staff need additional information or have questions, please call me at 240-777-7254.

Sincerely,

Michael S. Cassidy
Michael S. Cassidy

Enclosures



Property Acquisition

REQUEST FOR COMMENTS BY APRIL 23, 2006

AB676

ABANDONMENT OF A PORTION OF WILLOWBROOK DRIVE

KENTSDALE ESTATES, POTOMAC

Pursuant to Section 49-62 of the Montgomery County Code 2004, the County Executive or his designee shall conduct a Public Hearing

**10:30 a.m. on Thursday March 23, 2006
101 Monroe Street, EOB 10th Floor Large Conference Room
Rockville, Maryland 20850**

to consider an application received from Linowes and Blocher, on behalf of its clients, Vasawani Place Corporation, Trustee of Potomac Hills Trust 1, and Sonina Properties, LLC, Trustee of Potomac Hills Trust 2, the applicants, seeking abandonment of a portion of Willowbrook Drive, Kentsdale Estates, Potomac.

After the aforementioned Hearing, the Hearing Officer shall report his findings and recommendations to the County Executive for further consideration as prescribed by County Code.

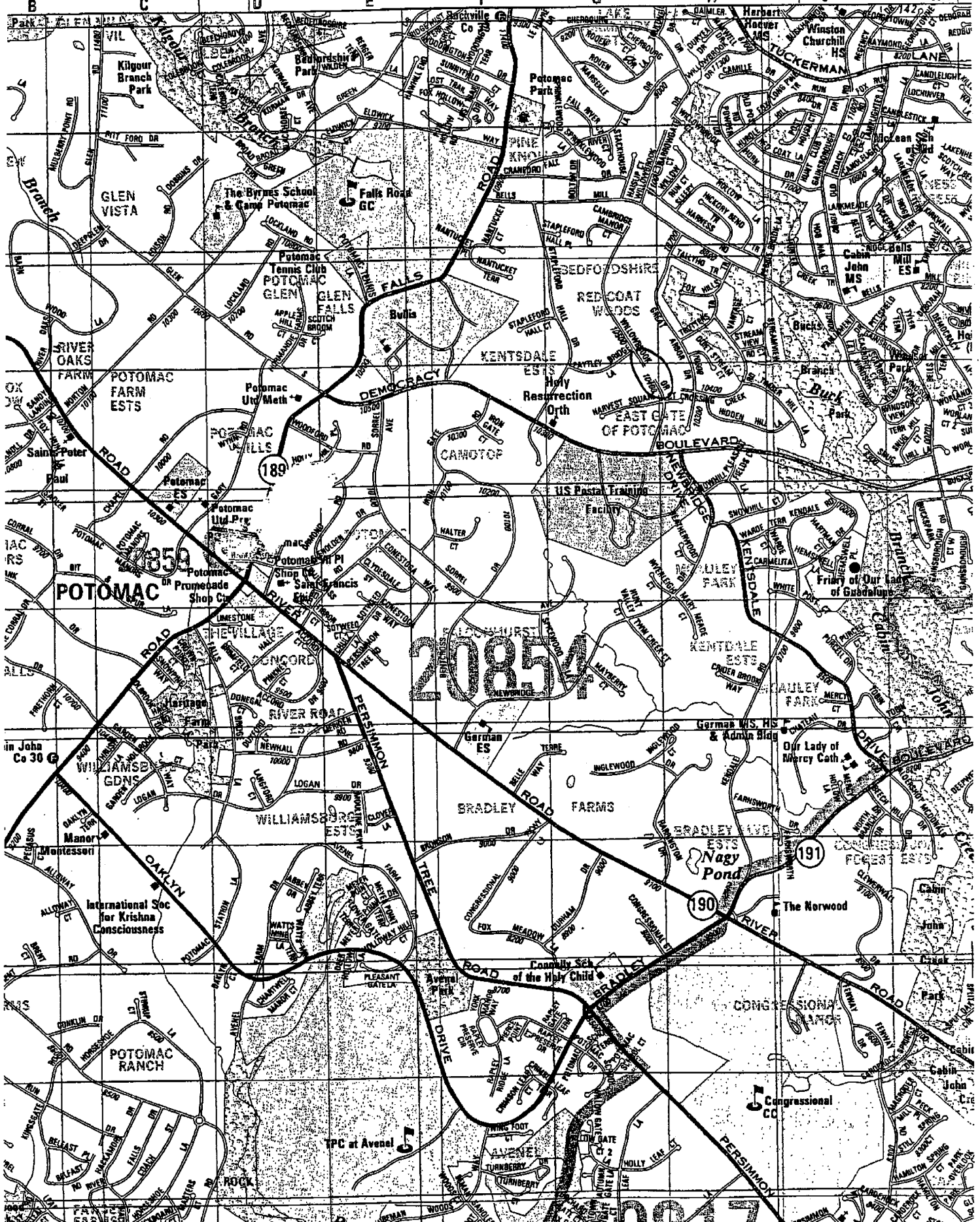
**Please send your comments by April 23, 2006, to
Mike Cassedy
Real Estate
Department of Public Works and Transportation
101 Monroe Street – 10th Floor
Rockville, Maryland 20850**

If you have any questions concerning this matter, please call me at 240-777-7254 or e-mail me at michael.cassedy@montgomerycountymd.gov

740,000 FT 10 NW 77°12'30"

9 NW

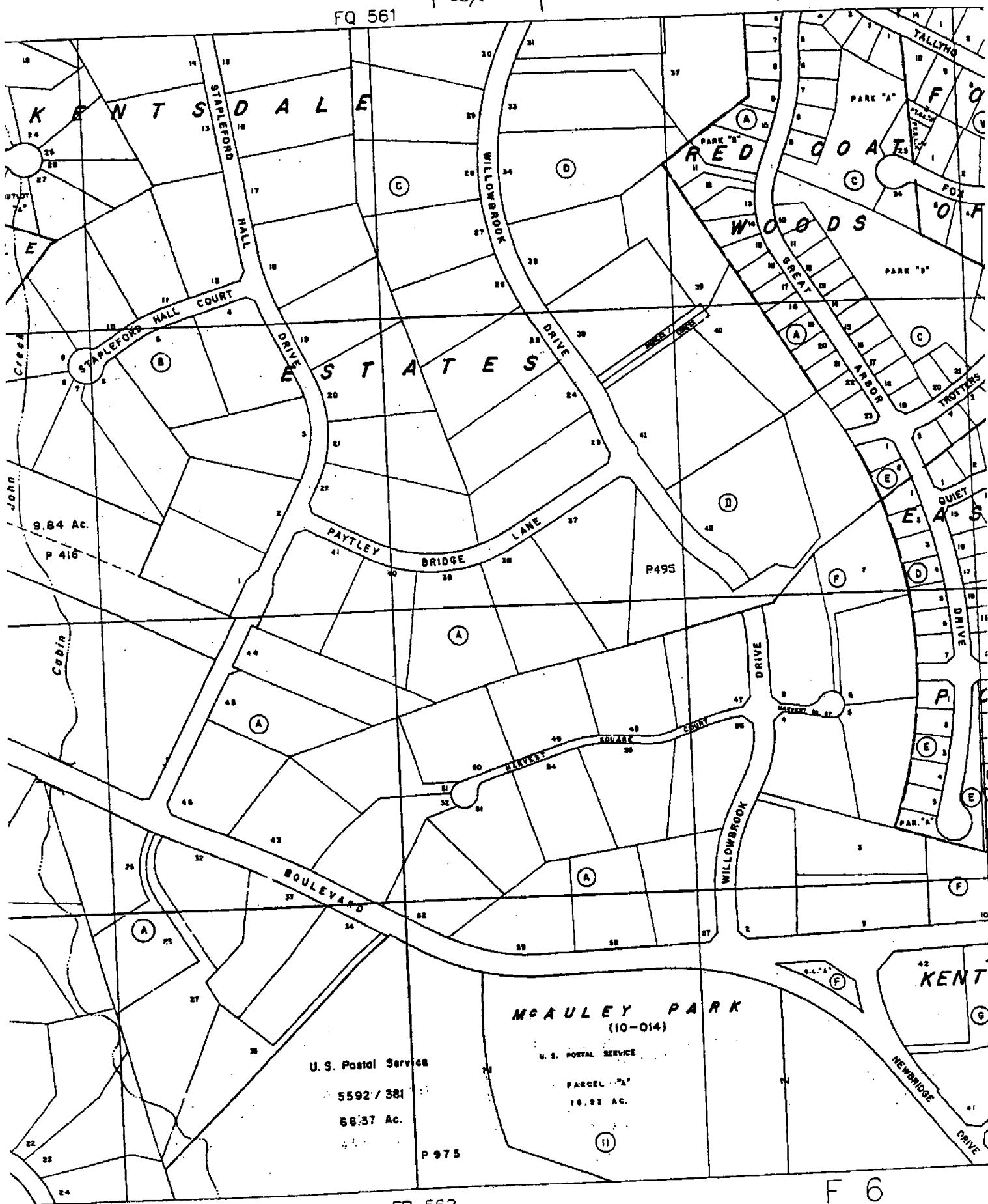
750,000 FT 8 NW



Tax Map FP 63

F 6

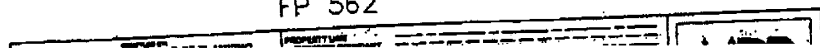
FQ 561

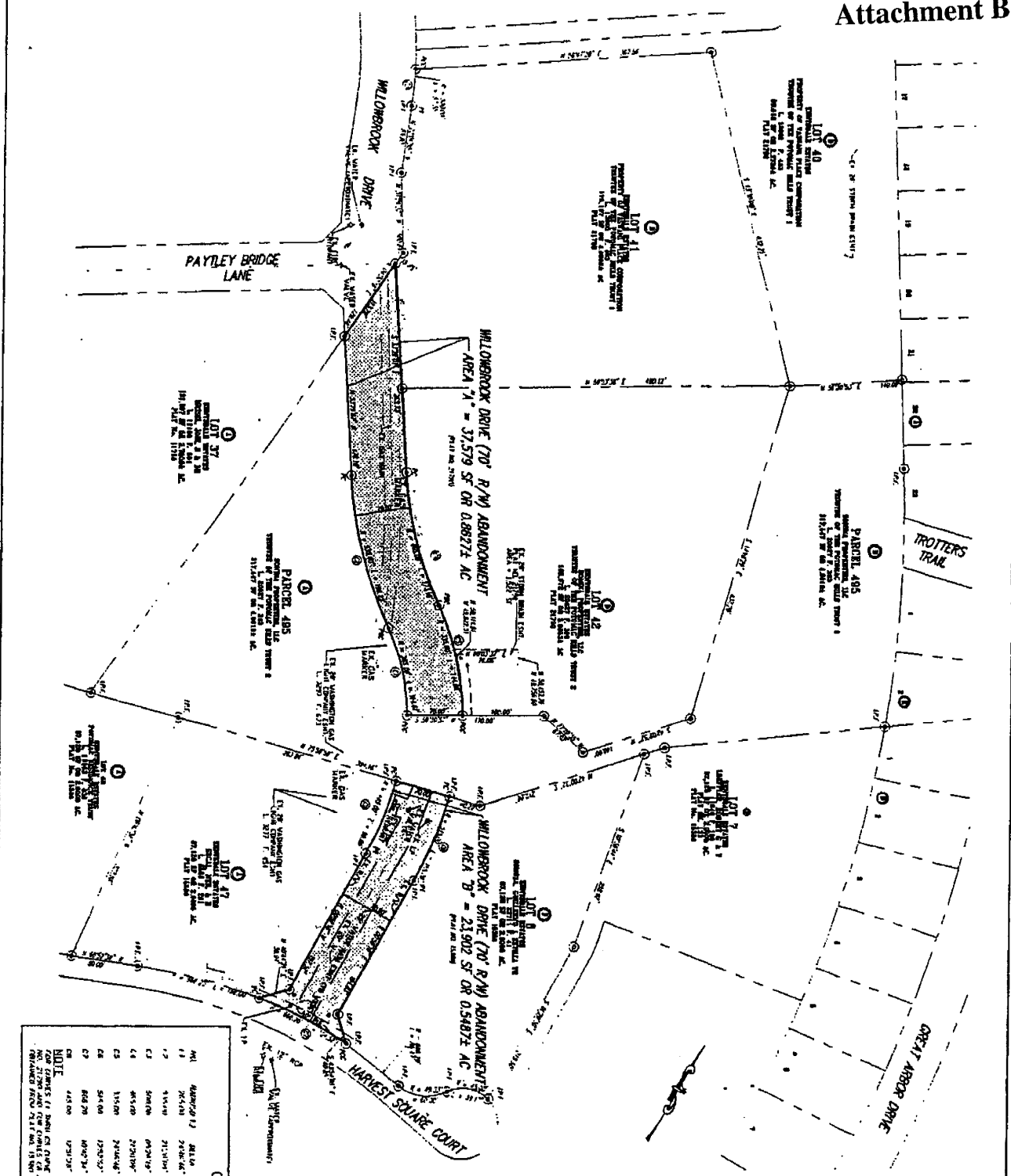


FP 562

F 6

MONTGOMER

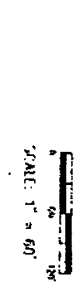




CURVE DATA

NO.	ABANDONED	AREA	WILLOWBROOK	FUNCTION	WILLOWBROOK	ABANDONED
1	37,579	0.8672	114.0	114.0	114.0	114.0
2	21,902	0.5487	114.0	114.0	114.0	114.0
3	37,579	0.8672	114.0	114.0	114.0	114.0
4	21,902	0.5487	114.0	114.0	114.0	114.0
5	37,579	0.8672	114.0	114.0	114.0	114.0
6	21,902	0.5487	114.0	114.0	114.0	114.0
7	37,579	0.8672	114.0	114.0	114.0	114.0
8	21,902	0.5487	114.0	114.0	114.0	114.0
9	37,579	0.8672	114.0	114.0	114.0	114.0
10	21,902	0.5487	114.0	114.0	114.0	114.0
11	37,579	0.8672	114.0	114.0	114.0	114.0
12	21,902	0.5487	114.0	114.0	114.0	114.0

NOTE: CURVE DATA IS BASED ON CURVE DATA WAS OBTAINED FROM THE RECORD DRAWING FOR THE PROJECT.



- NOTES**
1. RECORDS & PLANS FOR THE PROJECT ARE IN THE RECORDS OF THE COUNTY ENGINEER.
 2. THE ABANDONMENT OF THE PARCELS SHOWN ON THIS PLAN IS SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER.
 3. THE ABANDONMENT OF THE PARCELS SHOWN ON THIS PLAN IS SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER.
 4. THE ABANDONMENT OF THE PARCELS SHOWN ON THIS PLAN IS SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER.
 5. THE ABANDONMENT OF THE PARCELS SHOWN ON THIS PLAN IS SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER.

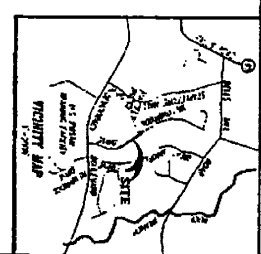
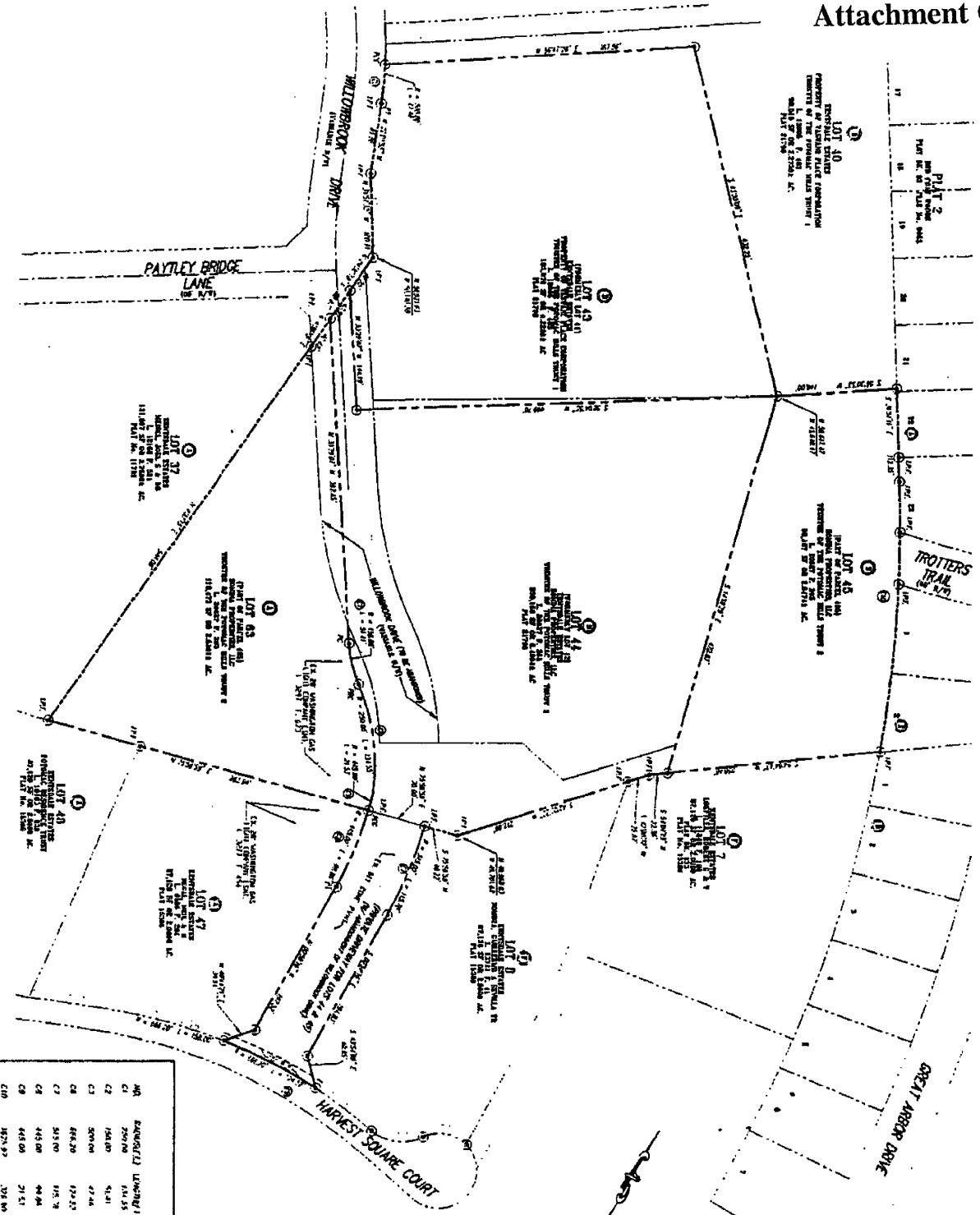


EXHIBIT "A"		ABANDONMENT PLAN		WILLOWBROOK DRIVE		DESIGN ENGINEERING INCORPORATED	
DATE: 1-26-04	DRAWN: RCL	PROJECT NO.: 2107	DATE: 1-26-04	(BETWEEN PAYLEY BRIDGE LANE & HARVEST SQUARE COURT)		ENGINEERING PLANNING	
SCALE: 1" = 60'	DESIGNED: PJA	PLANNED: RCL	CHECKED: PJA	MONTGOMERY ELECTRON DISTRICT NO. 10		POTOMAC ELECTRON DISTRICT NO. 10	
SHEET: 1 OF 1	CHECKED: PJA			MONTGOMERY COUNTY, MARYLAND		1224-7-3000 801 W. WASHINGTON STREET, WASHINGTON, D.C. 20004 TEL: 202-738-1173 FAX: 202-738-0694	

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY



CURVE DATA			
NO.	BEARING	LENGTH (L)	RADIUS (R)
C1	S 89° 55' 00" W	61.55	61.55
C2	S 89° 55' 00" W	61.55	61.55
C3	S 89° 55' 00" W	61.55	61.55
C4	S 89° 55' 00" W	61.55	61.55
C5	S 89° 55' 00" W	61.55	61.55
C6	S 89° 55' 00" W	61.55	61.55
C7	S 89° 55' 00" W	61.55	61.55
C8	S 89° 55' 00" W	61.55	61.55
C9	S 89° 55' 00" W	61.55	61.55
C10	S 89° 55' 00" W	61.55	61.55

NOTES

1. REVISIONS & NOTES FOR LOTS 43 & 44, INCLUDING REVISIONS MADE FOR ADJUSTMENTS AND "S" CURVE OF 4.21 INCHES RADIUS, 20' CHORD, 1.50' OFFSETS ON EACH SIDE FROM PLAT 100.
2. ALL ERECS, CONDITIONS, AGREEMENTS, EASEMENTS, AND INCUMBRANCES, ACCORDING TO THE ORIGINAL PLAT, ARE HEREBY ACCEPTED AND WILL BE OBSERVED AND NOT BE AFFECTED BY THIS PLAN.
3. THE PROPERTY LINES AND BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON THE SURVEY OF THE PROPERTY BY THE SURVEYOR, AND THE SURVEYOR'S RECORDS ARE THE AUTHORITY THEREON.
4. THE SURVEY OF THE PROPERTY WAS MADE BY THE SURVEYOR ON THE 15th DAY OF APRIL, 1988.
5. THE SURVEYOR'S RECORDS ARE KEPT AT HIS OFFICE, 1000 W. WASHINGTON ST., WASHINGTON, D.C. 20004.
6. THE SURVEYOR'S RECORDS ARE KEPT AT HIS OFFICE, 1000 W. WASHINGTON ST., WASHINGTON, D.C. 20004.
7. THE SURVEYOR'S RECORDS ARE KEPT AT HIS OFFICE, 1000 W. WASHINGTON ST., WASHINGTON, D.C. 20004.
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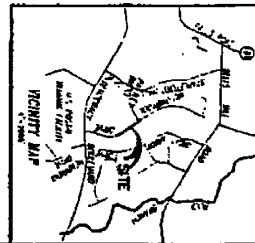


EXHIBIT "F"

DATE	2-24-04	FILE	SKETCH PLAN W/ ROAD CLOSURE
SCALE	1"=40'	DRAWN	BJL
SHEET	1 OF 1	CHECKED	PLA

LOT 43, 44 & 45 (BLOCK D) AND LOT 63 (BLOCK A)

RESUBDIVISION OF LOTS 41 & 42 TO 45, 55 & 56 OF PLAT 100, MONTGOMERY COUNTY, MARYLAND

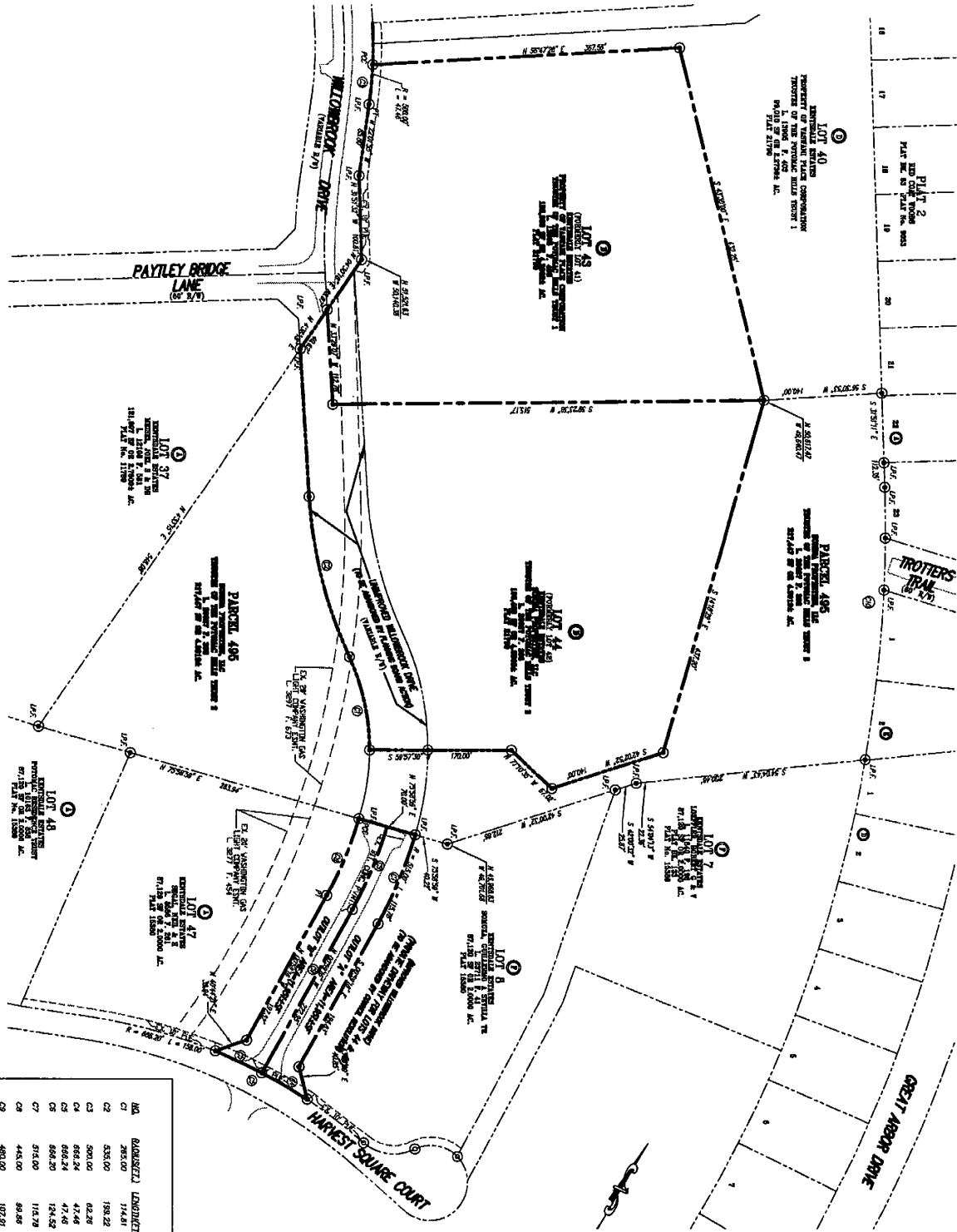
DESIGN ENGINEERING INCORPORATED

REGISTERED PROFESSIONAL ENGINEERS

1000 W. WASHINGTON ST., WASHINGTON, D.C. 20004

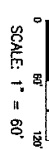
TEL: 202-331-1111 FAX: 202-331-1111

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY



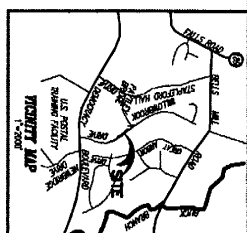
NOTES

1. RECORDS & DISTANCES FOR LOTS 41 & 44 INCLUDING DISTANCES FROM PLAT 21700, RECORDS & DISTANCES FOR LOTS 42 & 47 INCLUDING WILLOWBROOK DRIVE ABANDONMENT AREA, HERE COINED FROM PLAT 21700.
2. ALL ZONES, CONDITIONS, ABANDONMENT, LIMITATIONS, AND THE PLANNING BOARD'S COMMENTS ON THE RECORDING OF THIS PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THE PROPERTY SHOWN HEREON TO BE DETERMINED BY THE PLANNING BOARD. THE RECORDING OF THIS PLAN, UNDER ANY OTHER TITLE, SHALL BE VOID TO THE EXTENT OF CONFLICT WITH THE RECORDING OF THIS PLAN. THE PLANNING BOARD'S COMMENTS ON THE RECORDING OF THIS PLAN ARE LIMITED TO THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
3. PROPERTY LINES SHOWN AS FOUND ON PLAT 21700 LARGELY FIELD SURVEY SHALL BE SET ON TO BE REMOVED IN 4. ZONED: RE-2
5. THIS SUBDIVISION PLAN IS NOT INTENDED TO SHOW ANY MATTER AFFECTING THE OWNERSHIP AND USE, NOR ENTRY MATTER RESPECTING THE CONVEYANCE AND USE OF THE PROPERTY, THE EXAMINATION OF THIS REPORT OR TO DETECT OR NOTE ALL MATTERS AFFECTING TITLE.
6. TAX MAP: PP 43
7. PRELIMINARY PLAN #1-31089 (LOTS 43, 44, 45 & 48)
8. THE APPROX. OF THIS PLAN IS PREPARED UPON THE ACCURACY AND AVAILABILITY OF PUBLIC WATER AND SEWER REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST FOREST CONSERVATION PLAN AND APPROPRIATE ABANDONMENT FROM TO RESUME OF A SEWAGE CONTROL PLAN.
9. THE LOT HATCHING ARE LIMITED TO USES AND CONDITIONS AS SHOWN IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
10. SITE WAS ORIGINALLY SUBMITTED IN M.S.S.C. DATA. CONDOMINIUMS SHOW IN COORDINATE MIGHT BE CONVERTED TO COORDINATE TO HAD BY SETTING DEVELOPED BY THE U.S. ARMY CORPS OF ENGINEERS CALLED TOPOSWORN.
11. PROPOSED WATERMAIN EASEMENT FOR EX. WATERMAIN, NOT SHOWN.
12. EXISTING STORM DRAIN EASEMENT PLANNED FOR ABANDONMENT IS NOT SHOWN.



SCALE: 1" = 60'

NO.	BEARING	DISTANCE	ANGLE	BEARING	DISTANCE
C1	283.00	118.22	144.81	N 44°09'11" W	2170.00*
C2	535.00	158.22	100.28	N 88°07' W	2170.00*
C3	300.00	62.28	41.44	N 24°40'44" W	1028.19*
C4	362.24	47.46	62.24	S 86°40'57" E	1028.19*
C5	474.46	31.15	12.24	N 69°28'35" E	1028.19*
C6	664.20	124.58	62.74	N 07°28'51" E	1942.41*
C7	712.00	112.78	58.14	S 07°28'42" E	1252.32*
C8	443.00	89.86	50.14	N 68°45' N	1251.78*
C9	480.00	107.61	54.18	N 07°28'45" E	1252.32*
C10	1625.97	326.80	164.00	S 29°35'17" E	1121.09*



AMENDED EXHIBIT "F"

DATE: 3-22-06
 TITLE: RECORD PLAT
 W/ WILLOWBROOK DRIVE ABANDONMENT

DATE	DESCRIPTION

SCALE: 1"=60'
 DRAWN: BCJ PROJ NO: 04297
 SHEET: 1 OF 1
 CHECKED: PLA PLOT INST: DEI-2.ctb

REVISIONS

DATE	DESCRIPTION

LOTS 43, 44 BLOCK "D" & OUTLOTS "A" & "B" (BLOCK "O")
 RESUBDIVISION OF LOTS 41 & 42 (BLOCK "O")
 KENTSDALE ESTATES, POTOMAC ELECTRON DISTRICT NO. 10
 MONTGOMERY COUNTY, MARYLAND

DEI DESIGN ENGINEERING INCORPORATED

FULL SERVICE ENGINEERING & RELATED SERVICES
 1822-A FLOWER HILL WAY GAITHERSBURG, MARYLAND 20879
 PHONE: (301) 928-1172 FAX: (301) 255-9699
 CONTACT: PRITAN ARORA E-MAIL: p.arora@dei.us.com

LINOWES
AND | **BLOCHER LLP**
ATTORNEYS AT LAW

August 24, 2005

C. Robert Dalrymple
301.961.5208
bdalrymple@linowes-law.com

By Overnight

The Honorable Douglas M. Duncan
County Executive
Montgomery County, Maryland
101 Monroe Street, Second Floor
Rockville, Maryland 20850

Re: Petition for right-of-way abandonment--Willowbrook Drive (north of Democracy Boulevard and south of Bells Mill Road)

Dear Mr. Duncan:

I am enclosing with this letter a Petition for Right-of-Way Abandonment for a portion of Willowbrook Drive between Democracy Boulevard and Bells Mill Road in Potomac, Maryland. I am concurrently sending a copy of the Petition to Michael Cassedy of the Department of Public Works and Transportation, along with a check in the amount of \$2500 made payable to Montgomery County, Maryland representing the Petition fee (all per the instructions of Mr. Cassedy).

The proposed abandonment impacts both improved and unimproved right-of-way, but we are simultaneously seeking the abandonment of both in a consolidated fashion after consulting with representatives of your staff and of the staff of the Maryland National Capital Park and Planning Commission. All of the impacted property owners for the proposed abandonment are in support of the Petition and have executed the petition as evidence of the support (I am acting as agent for two of the property owners). This abandonment will effectively terminate Willowbrook Drive between Democracy Boulevard and Bells Mill Road at Harvest Square Court to the south and at Paytley Bridge Lane to the north, this being the recommendation for this roadway in the recently adopted Potomac Master Plan. The termination of Willowbrook Drive at Harvest Square Court and Paytley Bridge Lane is also the logical termination point for purposes of county maintenance and for public access.

Pursuant to an agreement between the property owners impacted by this abandonment, the right-of-way will be transferred to two of the property owners through the typical preliminary

L&B 498047v1/04714.0001

The Honorable Douglas M. Duncan
August 24, 2005
Page 2

plan of subdivision process after the County Council has, by resolution, approved this abandonment. This is all explained further in the Petition and in the supporting documents attached with the Petition.

Please advise if any additional information is necessary to facilitate the processing of this abandonment petition, and we will work with Mr. Cassedy in terms of establishing the process for this request. Thank you.

Best regards,

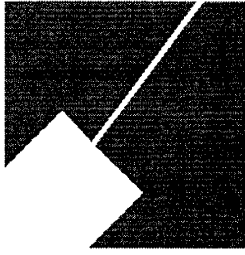
LINOWES AND BLOCHER LLP

C. Robert Dalrymple

CRD:lrđ

cc: Michael Cassedy
Vera Chawla
Roma Malkani
Benson Klein, Esquire
Lorena Sevilla Somoza, Trustee

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

MEMORANDUM

Date: April 6, 2006

To: Dan Hardy, Countywide Planning Division, Transportation Planning

From: Pamela Rowe, Countywide Planning Division, Environmental Planning

Subject: Abandonment Case AB-676
Abandonment of a portion of Willowbrook Dr., Kentsdale Estates

Recommendation

Environmental Planning staff recommends approval of the abandonment application. Issues that should be addressed in subsequent plan submissions resulting from the abandonment are outlined below.

Discussion

The subject right-of-way consists of a moderately sloping forested area. The ROW is adjacent to properties that are the subject of a preliminary plan of subdivision and forest conservation plan, 1-97056. The following bullets provide the history and status of plan submissions that include and are affected by the ROW area:

- Preliminary Plan of subdivision Preliminary Forest Conservation Plan 1-97056, approved May 22, 1997
 - Approved plans include Willowbrook Drive improved
- Request for an extension to the validity date for Kentsdale Estates approved by the Planning Board on June 29, 2000. Extension granted to December 29, 2000.
- Record plat for lots 39 – 42 approved on December 8, 2000
- Final Forest Conservation Plan, approved July 30, 2001
 - Approved plans include Willowbrook Drive improved
- Amendment 1 to Final Forest Conservation Plan received September 2002
 - Amendment is for Lot 41 only
 - Shows Willowbrook Drive as approved on the preliminary plan.
- Staff provided comments to applicant. Applicant never finalized amendment and amendment not approved. Amendment 2 to Final Forest Conservation Plan received February 2005
 - Amendment is for Lot 41 only
 - Shows Willowbrook Drive as approved on the preliminary plan.

- Staff provided comments to the applicant. Applicant never finalized amendment and amendment not approved.
- Amendment 3 to Final Forest Conservation Plan received April 2005
 - Amendment is for lot 44 (formerly 42), lot 45 and lot 63.
 - Shows Willowbrook Drive abandoned, with private access to Lots 44, 45, and 63
 - Staff provided comments to applicant. Applicant never finalized amendment and amendment not approved
- Amendment 4 to Final Forest Conservation Plan received February 2006
 - Amendment is for lot 41 only
 - Shows Willowbrook Drive as approved on the preliminary plan.
 - Staff provided comments to applicant. Applicant is in the process of finalizing staff comments.

The abandonment of the ROW and subsequent re-design of access to the lots approved on the preliminary plan results in changes to the approved forest conservation plan, and will require submission of a new stormwater management plan. The amendments to the Forest Conservation Plan that are currently proposed show access on private driveways that results in significantly more impervious area and greater limits of disturbance than shown with the original access from Willowbrook Drive as a public street.

In addition, staff recommends that the paved section of roadway to be abandoned south of the properties be removed, and native vegetation planted, rather than maintaining impervious area for a private driveway, if adequate access can be had from the terminus of Willowbrook Dr. at Paytley Bridge Lane.

Summary of Issues that need to be addressed by subsequent plan submissions:

1. The proposed abandonment results in changes to the access for the lots. Address the combined changes proposed for all of the affected lots of the abandonment application, including any stormwater management needs. The revised forest conservation plan must demonstrate that unnecessary fragmentation of forested areas recommended for preservation can be avoided, and that the plan maximizes opportunities for forest and tree preservation as a result of the abandonment.
2. Demonstrate that abandonment of the subject ROW, and subsequent access to the affected properties with private driveways, results in less impervious area and improved forest and tree conservation than would required if Willowbrook Dr were constructed through the property.
3. Where the opportunity exists to reduce impervious area by removing portions of the currently improved section of Willowbrook Dr., replant the area with appropriate native vegetation.