

Country Club Village, Preliminary Plan of Subdivision 120140040

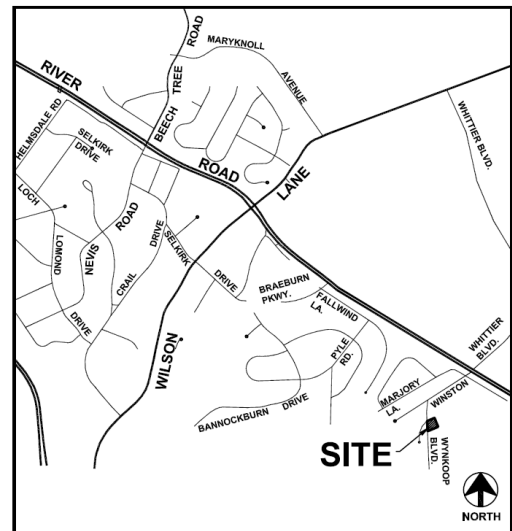
 Kathleen A. Reilly, AICP, Planner Coordinator, kathy.reilly@montgomeryplanning.org, (301) 495-4614

 Robert Kronenberg, Chief, Area 1, robert.kronenberg@montgomeryplanning.org (301) 495-2187

Staff Report Date: 3/21/14

Description

- Location: 6311 Wynkoop Blvd, Bethesda
- Zone: R-60
- Master Plan: Bethesda- Chevy Chase (1990)
- Size: 21,511 sq. ft.
- Request: Subdivide part of Parcel C into one lot
- Applicant: Charles and Jane Mahaffie
- Filing Date: 8/23/13



Summary

- Staff recommendation: **Approval with conditions** of submitted Preliminary Plan of Subdivision and Preliminary Forest Conservation Plan and approval of a waiver from four (frontage, size, width, and buildable area) of the seven resubdivision criteria contained in Section 50-38 (a) (1) of the Subdivision Regulations.
- The applicant is requesting to subdivide one parcel into 1 one -family lot.

RECOMMENDATION: Approval subject to the following conditions:

- 1) This Preliminary Plan is limited to one lot for one single family dwelling unit.
- 2) The certified Preliminary Plan must contain the following note:
“Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permit(s). Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board’s approval.”
- 3) The Planning Board has accepted the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated February 11, 2014, and hereby incorporates them as conditions of the Preliminary Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 4) Prior to recordation of the plat, the Applicant must satisfy MCDOT requirements to ensure the construction of a five (5) foot wide sidewalk along the property frontage on Wynkoop Boulevard, unless construction is waived by Montgomery County Department of Permitting Services. (MCDPS).
- 5) Prior to recordation of plat, the Applicant must satisfy the provisions for access and improvements as required by MCDOT.
- 6) The Certificate of Compliance which satisfies the 0.29 acre reforestation requirement must be submitted by the Applicant and approved by Staff prior to any clearing, grading or construction activity within the proposed development area.
- 7) The Final Forest Conservation Plan must comply with all tree protection and tree save measures shown on the approved Preliminary Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC forest conservation inspector at the pre-construction meeting.
- 8) The tree save components of the Final Forest Conservation Plan must be appropriately certified by an International Society of Arboriculture certified arborist.
- 9) The Planning Board accepts the recommendations of the MCDPS Water Resources Section in its stormwater management concept letter dated October 29, 2013, and hereby incorporates them as conditions of this approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS Stormwater Section provided that the amendments do not conflict with other conditions of this approval.
- 10) The Sediment Control Plan must be consistent with final limits of disturbance as approved on the Final Forest Conservation Plan.
- 11) The Subject Property is within the Whitman High School cluster area. The Applicant must make a School Facilities Payment to MCDPS at the middle and high school level at the one-family detached unit rates for any unit for which a building permit is issued. The timing and amount of the payment will be in accordance with Chapter 52 of the Montgomery County Code
- 12) The Adequate Public Facility (“APF”) review for the Preliminary Plan will remain valid for eighty-five (85) months from the date of mailing of this Planning Board Resolution.
- 13) The Applicant must comply with the Established Building Line for Lot 13 as shown on the Preliminary Plan dated January 20, 2014.

HISTORY

In June, 2011, a contract purchaser submitted a Preliminary Plan of Subdivision (120110260) to subdivide the property into 2 lots. One lot would be approximately 9,800 square feet while the other lot would be 11,700 square feet. Each lot had driveway access off of Wynkoop Boulevard. The site was vacant and contained numerous environmental features such as steep slopes, erodible soils and specimen trees. Staff recommended denial of the application because the application did not conform to the master plan recommendations that would ensure protection of the site's environmental features to the full extent possible during the development process. At its May 10, 2012, public hearing the Planning Board voted to deny the application based on the environmental issues identified in the staff report. A copy of the Planning Board resolution is included as Attachment A.

Subsequent to the Planning Board decision, staff met with the property owner's representative to discuss the site and concerns about the existing, on-site environmentally sensitive features including steep slopes (ranging from 15% to over 25%), highly erodible soils covering roughly 98% of the property and the onsite forest. Staff conveyed to the representative that, given these features, the site would be best developed as only one lot, thereby creating less impact to the slopes and existing onsite forest. On August 23, 2013 the applicant submitted Preliminary Plan of Subdivision (120140040), which proposes one lot for the subject site.

SITE DESCRIPTION

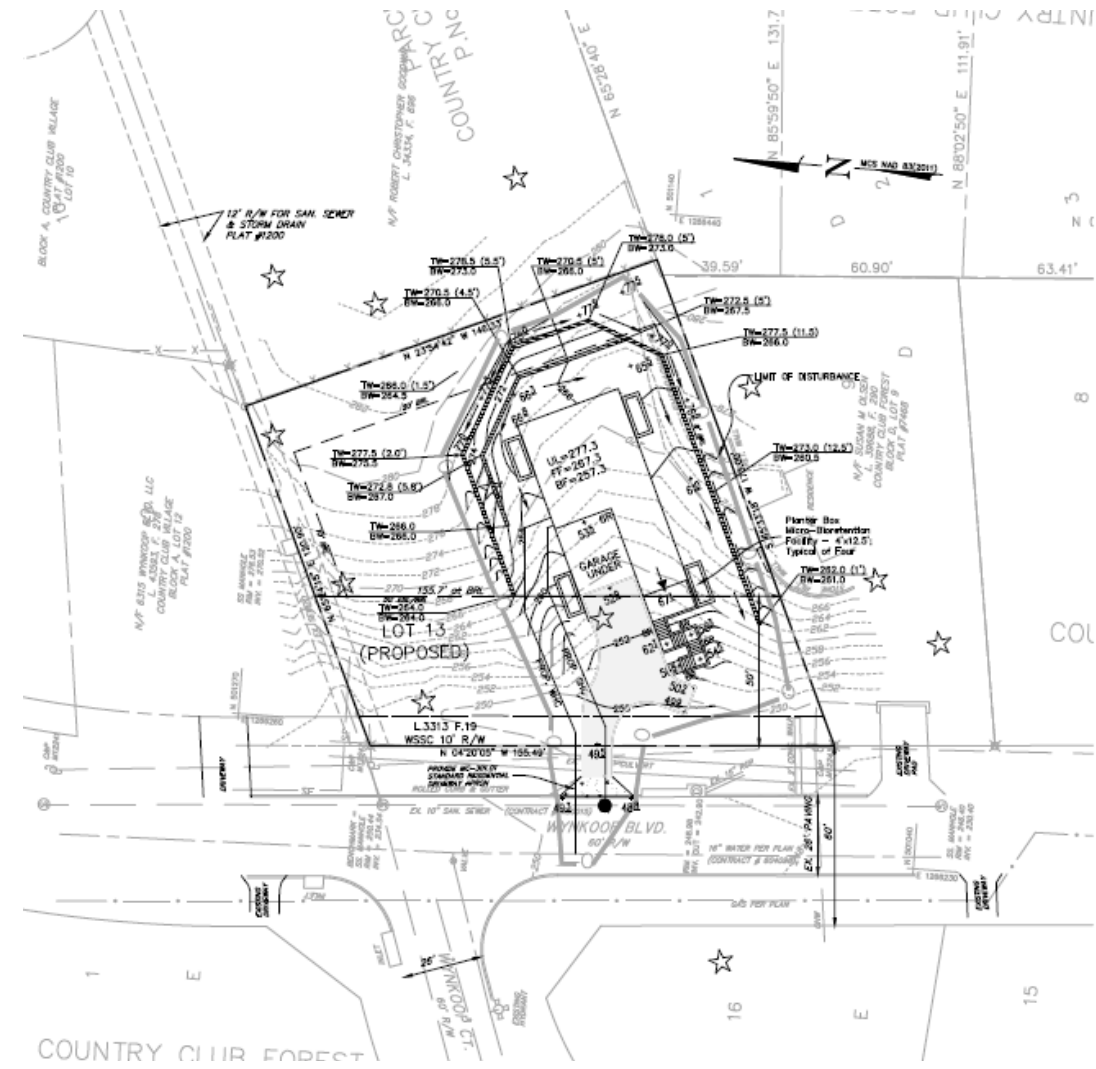
The subject property is located on the east side of Wynkoop Boulevard, approximately 350 feet south of its intersection with Winston Lane. The property is rectangular in shape, with approximately 154 feet of frontage along Wynkoop Boulevard. The property contains 21,511 square feet and is zoned R-60. It is vacant, completely forested and contains slopes of 15% to greater than 25% throughout the site.

The site is relatively flat along its street frontage and for approximately 20 feet into the site. The terrain then begins to sharply ascend across the entire property into steep slopes of over 25%. The majority of the site, approximately 98%, contains Brinklow-Blocktown Channery Silt Loam, a highly erodible soil. An existing Washington Suburban Sanitary Commission (WSSC) easement, approximately 6 feet in width, is located along the entire length of the northern property line. The subject property is located in the Potomac River watershed.

The site is identified as part of Parcel C which was subdivided in 1940 (Plat 1204). The surrounding properties to the east, south, and west are zoned R-60 and developed with one family detached dwelling units. The lot directly north is zoned R-60 and is being developed with a one family detached dwelling unit. On 1/19/11, the Planning Board approved Preliminary Plan (120080330) for a 2 lot resubdivision directly east and abutting the subject site; building permits have been issued for that property which is now being developed.

PROJECT DESCRIPTION

The applicant is requesting to resubdivide part of Parcel C into one lot. Proposed Lot 13 will consist of 21,511 square feet. Access to this lot will be from a driveway off of Wynkoop Boulevard, a public street. The applicant is proposing to develop the southern portion of the site while leaving the northern portion of the site undisturbed.



Proposed Preliminary Plan

ANALYSIS AND FINDINGS

Conformance to the Master Plan

The site is covered by the Bethesda Chevy Chase Master Plan (1990) (“the Master Plan”) and lies within the area defined as the Potomac Palisades. “The entire Planning area lies in the Piedmont Region. This land is characterized by rolling and hilly topography. Some areas have moderately steep (15 to 25 percent grade) to extremely steep (over 25 percent) slopes.” (p. 137). The Plan states that “a community land use goal of the Master Plan is to protect the environment, character, and cultural resources of the Palisades area” (p 29). Another major goal is to protect the natural resources and environmental features which are important to the quality of life for Bethesda-Chevy Chase. The following citations from the master plan outline objectives of natural resource protection for this area.

“The Plan recommends preserving the Potomac Palisades’ unique environmental features of steeply wooded slopes and vistas and the perpetuation of the open space character established in the area”. (pg.64)

“The established pattern of development in the Palisades has resulted from average lot sizes larger than the minimum 6,000 square feet required for the R-60 Zone. These larger lots have allowed for less intrusion on the steeply sloped and wooded topography characteristic of this area” (p.69).

The Master Plan also discusses natural features in an effort to avoid erosive conditions and protect the steep slopes of this area. It recommends “the preservation, whenever possible, of wetlands and steeply sloped areas (25 percent and greater slopes) that may lie outside floodplains or stream buffers”. (p 137).

The property’s topography is severe and approximately 48 percent of the site has slopes steeper than 25 percent. Another 22 percent of the site has slopes ranging from 15-25 percent, and the remaining 30 percent of site has slopes less than 15 percent. The majority of the site is Brinklow-Blocktown Channery silt loam; a highly erodible soil. The applicant has adhered to the master plan recommendations by proposing a single lot on the subject site. The lot proposed at 21,511 square feet will be larger than the R-60 zone minimum of 6,000 square feet. This larger lot size is in keeping with the Plan’s recommendation for larger lots in the R-60 zone to maintain the topography characteristics of steep slopes in the Palisades as well as to reinforce the established lotting pattern for residential development. Moreover, an Established Building Line, of 50 feet, for Lot 13 is shown on the Preliminary Plan to further protect the property’s environmentally sensitive features.

The application complies with the recommendations adopted in the Master Plan in that it proposes one-family residential development consistent with surrounding development patterns and the current zoning designation. The proposed residential lot will be similar to surrounding lots with respect to dimensions and orientation. The application will not alter the existing pattern of development or land use and is in substantial conformance with the Master Plan recommendation to maintain the existing land use.

Public Facilities

Transportation

The site is located along the east side of Wynkoop Boulevard, across from the “T-Intersection” with Wynkoop Court, and approximately 350 feet south of Winston Drive. Winston Drive connects Wynkoop Boulevard to River Road (MD 190). Currently, the site is unimproved and does not have vehicular access to Wynkoop Boulevard. Future vehicular access is proposed via a new driveway located approximately 25 feet south of Wynkoop Court.

Neither the 1990 Bethesda Chevy Chase Master Plan nor the 2005 Countywide Bikeways Functional Master Plan provides specific recommendations for Wynkoop Boulevard. The street is a 26-foot wide secondary residential road (60 foot public right-of-way) with no sidewalk on either side. The application does not propose dedications or modifications to this roadway, however, Montgomery County Department of Transportation (MCDOT) has recommended construction of a new five-foot wide sidewalk be required along the site frontage, pursuant to County Code Sec. 49-33(e)1, entitled, “Road Construction Requirements, Sidewalks”. See Attachment B.

Staff noted that although construction of a frontage sidewalk would improve internal circulation within the neighborhood, by connecting the site with an existing sidewalk on Wynkoop Court, such an improvement would not provide a pedestrian connection out of the neighborhood to MD 190 via Winston Drive. Additionally, two building permits for the adjacent properties north of the subject site, located at 6315 Wynkoop Boulevard and 6401 Wynkoop Boulevard, were approved by Montgomery County Department of Permitting Services (MCDPS) without a sidewalk construction requirement.

Transit service is located at the intersection of Winston Drive/Whittier Boulevard and MD 190, approximately 1,100 feet from the site. This distance represents an approximate five minute walk from the site and is served by the following routes:

1. Metrobus T2 (Rockville Metrorail Station to Friendship Heights Metrorail Station)
2. Ride On 29 (Glen Echo to Bethesda Metrorail Station)

Transportation Adequate Public Facilities Review

The applicant submitted a transportation statement, dated August 23, 2013, that summarized the estimated traffic impact of one single family dwelling unit, one AM peak-hour and two PM peak-hour vehicular trips. As a result of this *de minimis* impact, this project is exempt from the Local Area Transportation Policy Review (LATR) and Transportation Policy Area Review (TPAR). The proposed development satisfies Adequate Public Facilities (APF) requirements and does not necessitate further traffic analysis. Staff concludes that the proposed development satisfies the *LATR and TPAR requirements* of the APF review and will provide safe, adequate, and efficient site access.

Other Public Facilities and Services

Public facilities and services are available and will be adequate to serve the proposed development. The property will be served by public water and sewer systems. The application has been reviewed by the Montgomery County Fire and Rescue Service who has determined that the subject property has appropriate access for fire and rescue vehicles. The property is located in the Whitman

cluster, which is operating over its program capacity at the middle and high school level and a school facility payment is required. Other public facilities and services, such as police stations, firehouses and health services are available to serve the existing dwelling units. Electrical, gas, and telecommunications services are also available to serve the property

Environment

Onsite Natural Resources

The majority of the site consists of Brinklow-Blocktown Channery silt loam; a *highly erodible soil*. The topography is severe with approximately 48 percent of the site in slopes steeper than 25 percent. Another 22 percent of the site has slopes ranging from 15-25 percent, and approximately 30 percent of the site has slopes less than 15 percent. The site is comprised of a high priority forest matrix that includes trees, shrubs, and herbaceous species. The forest extends beyond the property to the north where the adjacent property is similarly sloped and remains undeveloped. Tree cover expands to the south and east adding to the forest size and quality. There are no buildings on the existing site. The forest contains 13-specimen trees, 6-specimen trees are onsite, 7-specimen trees are offsite, and numerous trees of various sizes throughout the property. Tree species in the forest include white oak, scarlet oak, tulip poplar, red maple, American beech, pignut hickory, American elm, northern red oak, and white oak. The understory consists of spicebush, American holly, Bush honeysuckle, red maple, and other native and exotic species.

All runoff from the site feeds into the Minnehaha Tributary, a designated Use I waterway (suitable for recreation) that drains into the Potomac River. The tributary is deemed a restoration area by the Department of Environmental Protection. A restoration area is identified when poor water quality and stream incisement are observed. There are no onsite streams, wetlands, floodplains, or associated environmental buffers located on the subject lot.

Forest Conservation

As part of the subject application, a Preliminary Forest Conservation Plan (PFCP) was submitted on November 29, 2013 for one lot. Under the PFCP, the forest clearing required for house construction was reduced from the 0.49 acres for a two lot plan to 0.27 acres. (See Attachment D) The remaining forested area consists of 7,400 square feet and is isolated. The threshold for a conservation easement is 10,000 square feet or greater, thus this forested area would not meet the size requirements for a conservation easement. Additionally, since the newly created lot is small in size (less than an acre), staff is not recommending that a conservation easement be placed on the retained forest and that all forest be counted as cleared for forest conservation purposes. The Forest Conservation Worksheet for the development of this property generates a 0.29 acre planting requirement. This applicant can meet this requirement through either a forest mitigation bank or via a fee-in-lieu payment. See Attachment C

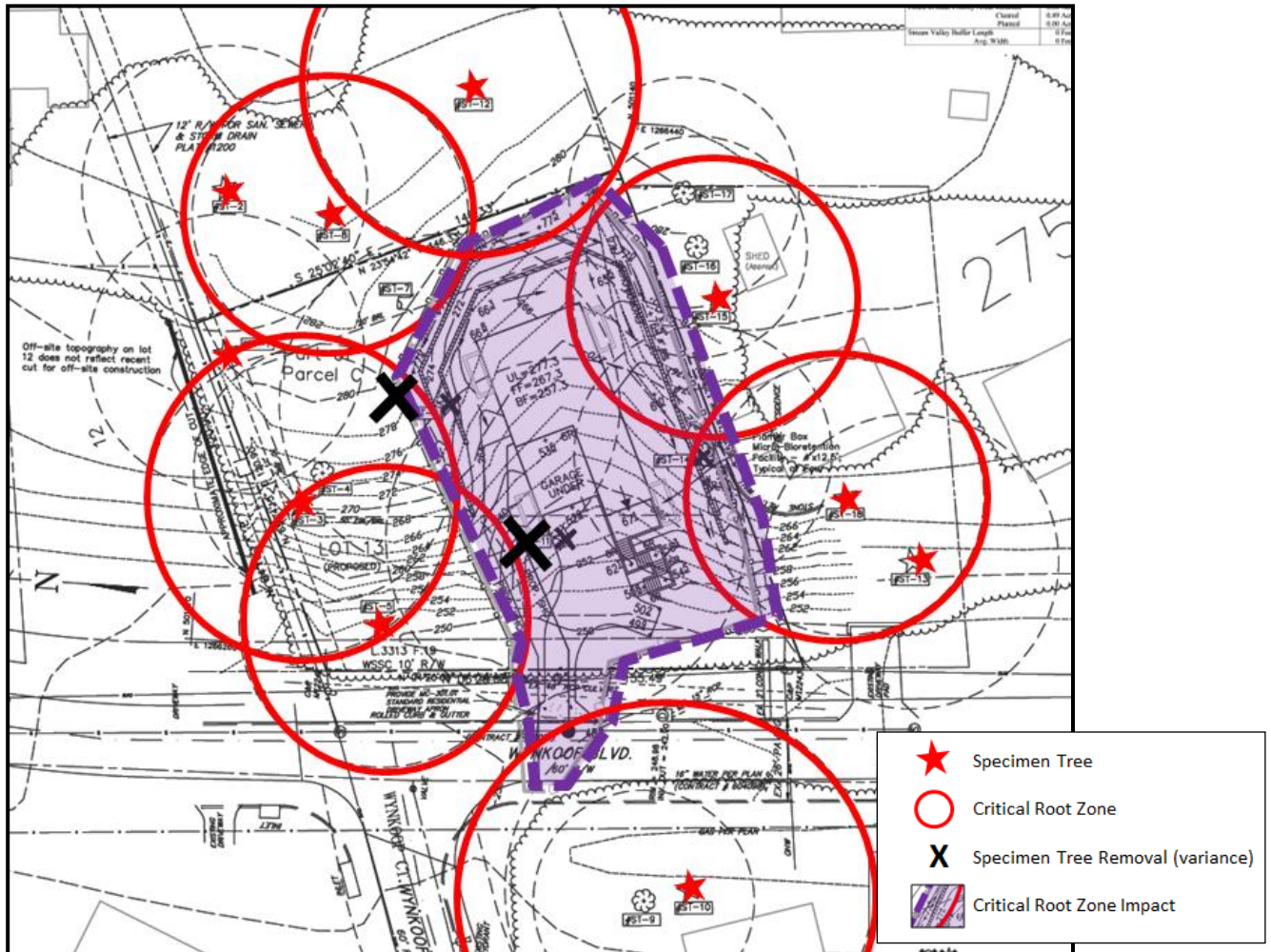
Forest Conservation Variance

Section 22A-12(b) (3) of Montgomery County Forest Conservation Law provides criteria that identify certain individual trees as high priority for retention and protection. Any impact to these trees, including removal of the subject tree or disturbance within the tree's Critical Root Zone (CRZ) requires a variance. An applicant for a variance must provide certain written information in support of the required findings in accordance with Section 22A-21 of the County Forest Conservation Law. The law

requires no impact to trees that: measure 30 inches or greater DBH; are part of a historic site or designated with a historic structure; are designated as a national, State, or County champion trees; are at least 75 percent of the diameter of the current State champion tree of that species; or trees, shrubs, or plants that are designated as Federal or State rare, threatened, or endangered species.

Variance Request

The applicant submitted a variance request on November 29, 2013 for the removal of two (2) specimen trees (#6 & #11) located within the center of the developable area of site. There will be critical root zone impacts to seven (7) additional specimen trees, two (2) are onsite (#3, #5), and five (5) are on adjacent properties (#8, #12, #15, #18). The graphic below depicts these trees.



Unwarranted Hardship

As per Section 22A-21, a variance may only be considered if the Planning Board finds that avoiding impacts to or removal of protected trees would result in an unwarranted hardship. Development on the property is constrained by the existing site conditions. The property is forested and a large portion is encompassed by steep slopes and erodible soils. In addition, there are a few large trees located within the existing onsite forest and the adjacent properties. See Attachment E.

The applicant has reduced impacts to the forest as much as possible to accommodate the location of the proposed single dwelling. Presently, the forest to be cleared includes 0.27 acres on the southern portion of the property. The applicant will preserve the remainder of the forest through strict adherence to the limits of disturbance that is established on the PFCP and further refined with the Final Forest Conservation Plan. Staff has reviewed this application and based on the amount of forest on the property, the steep slopes, erodible soils, and the applicable development regulations, find that the proposed impacts are unavoidable and there would be an unwarranted hardship if a variance were not granted to permit the proposed dwelling. Section 22A-21 of the County Forest Conservation Law sets forth the findings that must be made by the Planning Board or Planning Director, as appropriate, in order for a variance to be granted. The applicant's variance request is contained in Attachment D.

Variance Findings

Staff has made the following determination based on the required findings that granting of the requested variance:

1. *Will not confer on the Applicant a special privilege that would be denied to other applicants;*

Granting the variance will not confer a special privilege on the applicant as disturbance and/or removal of trees is due to the development of the site. The trees and/or their critical root zones lie within the developable area of the property. Granting a variance request to allow land disturbance within the developable portion of the site is not unique to this applicant. The proposed removal of two specimen trees, (ST-6 a tulip poplar and ST-11, a white oak) is due to the grading requirements for the proposed house's footprint and the retaining walls necessary to avoid the existing steep slopes. The granting of this variance is not a special privilege that would be denied to other applicants.

2. *Is not based on conditions or circumstances which are the result of actions by the Applicant;*

The requested variance is not based on conditions or circumstances which are the result of actions by the applicant. The variance is based upon existing site conditions and the applicable development regulations.

3. *Is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property.*

The requested variance is a result of the proposed development and not a result of land or building use on a neighboring property.

4. *Will not violate State water quality standards or cause measurable degradation in water quality.*

Avoiding construction impact to the forest canopy on half of the property will preserve the water quality benefits through rain interception and steep slope stabilization. A Stormwater Management Concept Plan has been approved by the MCDPS – Stormwater Management Section. The stormwater management concept plan intends to treat runoff from the developed portion of the proposed lot in an effort to eliminate degradation to the receiving streams and therefore be in compliance with the State's water quality standards.

Trees to be Removed and Affected

<u>Tree ID #</u>	<u>Species</u>	<u>DBH</u>	<u>Impact/ Removal</u>	<u>% Impacted</u>	<u>Condition</u>	<u>Mitigation</u>
ST-3	White Oak	33.5"	Impact	1%	Fair	stress reduction measures
ST-5	White Oak	34"	Impact	6%	Fair	stress reduction measures
ST-6	Tulip Poplar	37"	Remove	100%	Fair	Mitigated per FC worksheet
ST-8	White Oak	31.5"	Impact	1%	Fair	stress reduction measures
ST-10	Tulip Poplar	41.5"	Impact	1%	Fair	stress reduction measures
ST-11	White Oak	39"	Remove	100%	Fair	Mitigated per FC worksheet
ST-12	Scarlet Oak	36.5"	Impact	3%	Fair	stress reduction measures
ST-15	Scarlet Oak	32"	Impact	26%	Fair	stress reduction measures
ST-18	White Oak	30"	Impact	4%	Fair	stress reduction measures

Forest Conservation Variance Mitigation

There are two (2) specimen trees proposed for removal in this variance request. Both of the trees are located within the existing forest and their loss is accounted for in the forest conservation worksheet. No additional mitigation is required or recommended.

There is also disturbance to the CRZ of additional on and offsite specimen trees. These trees will receive tree protection measures to protect the tree from CRZ induced decline from the proposed development. No mitigation is required for trees impacted but retained.

County Arborist's Recommendation on Variance

In accordance with Montgomery County Code, Section 22A-21(c), the Planning Department is required to refer a copy of the variance request to the County Arborist in the Montgomery County Department of Environmental Protection (MCDPS) for a recommendation prior to acting on the request. The request was forwarded to the County Arborist for comment and recommendations. In a letter dated February 27, 2014 the County Arborist recommended approval with mitigation. Attachment E.

The PFCP meets all applicable requirements of Chapter 22A of the County Code. Therefore, staff recommends the Planning Board approve the PFCP with the conditions cited in the staff report. The variance approval is also included in the Planning Board's approval of the PFCP.

Stormwater Management Concept

The MCDPS Stormwater Management Section reviewed a stormwater management concept plan (#254313) and approved it on October 29, 2013 for the subject site. Environmental Site Design (ESD) measures have been integrated on-site consisting of four (4) planter box micro-bioretention facilities. Attachment F

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 in the subsequent sections. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision given the environmentally sensitive site conditions and the master plan recommendations for maximizing protection.

The lot was reviewed for compliance with the dimensional requirements for the R-60 zone as specified in the Zoning Ordinance. The lot as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is shown on Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the Preliminary Plan.

Table 1: Preliminary Plan Data Table

PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval by the Preliminary Plan
Minimum Lot Area	6,000 sq. ft.	21,511sq. ft.
Lot Width	60 ft.	155 ft. minimum
Lot Frontage	25 ft.	155 ft. minimum
Setbacks		
Front	50 ft. ¹	50 ft ¹
Side	8 ft. Min./18 ft. total	Must meet minimum ²
Rear	20 ft. Min.	Must meet minimum ²
Maximum Residential Dwelling Units per Zoning		1
MPDUs	N/a	N/a
TDRs	N/a	N/a
Site Plan Required	No	N/a

¹ As determined by Section 59-A-5.33 (c) of the Zoning Ordinance that allows calculation of the established building line by averaging the setback of two adjoining residential lots.

² As determined by MCDPS at the time of building permit.

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

A. Statutory Review Criteria

The preliminary plan involves resubdividing part of a previously platted lot into a new lot. 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 31 lots. The neighborhood includes platted lots in the R-60 and in the vicinity of Winston Drive, Wynkoop Boulevard, Wykoop Court, and Redwing Road. The lots share several access points on Winston Drive, Wynkoop Boulevard, and Redwing Road. The designated neighborhood provides an adequate sample of lots and development pattern in the area. A tabular summary of the area based on the resubdivision criteria and a neighborhood map is included in Attachment G.

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 lot is of the same character with respect to the applicable resubdivision criteria as other lots within the defined neighborhood and a waiver of certain criteria is warranted given the practical difficulties of developing on this particular site. Therefore, the application complies with the criteria of Section 50-29(b)(2). As set forth below, the attached tabular summary and graphical documentation support this conclusion:

Frontage: The delineated neighborhood contains 31 lots, with lot frontages ranging from 25 feet to 286 feet. The frontage for 18 lots ranges from 25 feet to 75 feet, six lots have frontage between 75 feet and 125 feet. Seven lots have frontage in excess of 125 feet. The lot proposed by this preliminary plan will have frontage of 155 feet but only 5 lots with frontage greater than 155 feet and these five lots all have either corner or double frontages. Therefore, proposed Lot 13 has the widest frontage in the neighborhood for a standard single frontage lot. The larger lot frontage results from the applicant’s efforts to protect the existing onsite sensitive environmental features, to subdivide the property into only one lot and to develop only in the southern portion of the property. **Staff recommends a waiver under 50-38 (a) (1) for proposed lot 13.**

Alignment: Of the 31 lots in the neighborhood, three lots are corners, 4 lots are panhandled, five lots are perpendicular, nine lots are radial, and ten lots are angled. Lot 13 will be angled. **The proposed lot is of the same character as existing lots with respect to the alignment criterion.**

Size: Lot sizes in this neighborhood of 31 lots ranges from 6,374 square feet to 15,307 square feet. Ten lots fall within the 6,000 square feet to 8,000 square feet range. Five lots are between 8,000 and 10,000 square feet range, while eleven lots fall within the 10,000 to 12,000 square foot range. The remaining five lots are above 12,000 square feet. Lot 13 will be 21,511 square feet and will be the largest lot in the delineated neighborhood. The larger lot size for proposed Lot 13 is due to the site's numerous environmental features and the applicant's recognition to protect these features and create only one lot on the property. **Staff recommends a waiver under 50-38 (a) (1) for proposed lot 13.**

Shape: The 31 lots in the neighborhood consist of the following shapes: four lots are flag shaped, seven lots are trapezoidal, and nine lots are rectangular. The remaining 11 lots are irregular in shape. Proposed Lot 13 will be rectangular in shape. **The shape of the proposed lot will be in character with shapes of the existing lots.**

Width: Lots in the neighborhood range from approximately 45 feet to 118 feet in width. 12 lots are between 40 feet and 70 feet in width, 14 lots range from 70 feet to 95 feet in width, and five lots are in excess of 99 feet in width. The lot width for proposed Lot 13 will be 156 feet thereby creating the largest lot width in the neighborhood. This larger width is the result of subdividing the property into one lot. By subdividing the site into one lot, the applicant has left a large portion of the site's steep slopes and onsite forest undistributed thus creating the largest lot width in the delineated neighborhood. **Staff recommends a waiver under 50-38 (a) (1) for proposed lot 13.**

Area: The buildable areas for lots in the delineated neighborhood range from 2,041 square feet to 9,313 square feet. 14 lots have buildable areas between 2,000 square feet and 4,000 square feet. Ten lots have buildable areas between 4,000 and 6,000 square feet. Six lots have a buildable area ranging from 6,000 square feet to 8,000 square feet and one remaining lot has a buildable area of 9,313 square feet. The buildable area for proposed lot 13 will be 9,493 square feet. The buildable area for proposed Lot 13 is the result of the applicant developing in only the southern portion of the property and efforts to minimize impacts to the trees and steep slopes and to incorporate these elements into the design of the single lot. **Staff recommends a waiver under 50-38 (a) (1) for proposed lot 13.**

Suitability for Residential Use: The existing lots and the proposed lot are zoned residential. Currently, the subject site is vacant and the land is suitable for residential use.

D. Subdivision Regulations Waiver 50-38(a)(1)

As noted above, proposed Lot 13 will have the largest dimensional characteristics for all lots within the Neighborhood. Staff recommends a Subdivision Regulation Waiver pursuant to Section 50-38(a) (1) of the Subdivision Regulations to provide relief from four of the seven Resubdivision Criteria (frontage, size, width and buildable area) found within 50-29(b) (2) of the Subdivision Regulations. The Planning Board has the authority to grant such a waiver pursuant to Section 50-38(a)(1) of the Subdivision Regulations provided certain findings can be made. The section states:

“The Board may grant a waiver from the requirements of this Chapter upon a determination that practical difficulties or unusual circumstances exist that prevent full compliance with the requirements from being achieved, and that the waiver is: 1) the minimum necessary to provide

relief from the requirements; 2) not inconsistent with the purposes and objectives of the General Plan; and 3) not adverse to the public interests.”

The waiver request for proposed Lot 13 is justified by a practical difficulty that exists due to the property’s onsite environmental features, notably steep slopes, specimen trees, and erodible soils. Under a previously submitted and denied preliminary plan (Preliminary Plan No 120110260) two lots were proposed for the site. That 2011 application offered minimal, if no, protection to the environmental features as the proposed development would have created two lots on a hilly property, denuded of vegetation and trees with the potential for slope failure given the site’s existing erodible soils. Staff believes the subject application which proposes only one lot serves to protect these features but prevents full compliance as the resulting lot is larger than the range in the neighborhood.

The requested waiver is not inconsistent with the purposes and objectives of the General Plan. Moreover the Preliminary Plan substantially conforms to the Bethesda Chevy Chase Master Plan. The property is located in an area known as the Potomac Palisades, which has characteristics of hilly and rolling topography, with moderate to severe slopes. The Master Plan notes that development patterns in this area have skewed towards average lot sizes larger than the 6,000 square feet minimum set forth in the R-60 Zone. The larger lot size, with a larger buildable area, frontage and width is consistent with the Master Plan recommendations of protecting onsite environmental features in the Palisades area.

The waiver is not adverse to the public interest because the development of only one lot on the property produces a larger lot that protects environmentally sensitive areas. By protecting these sensitive areas, the applicant creates an area on the proposed lot where a house can be located that is similar in size to the other existing lots in the neighborhood.

Therefore, all required findings can be made pursuant to Section 50-38 (a) (1) and staff recommends approval of the waiver request from Section 50 29 (b0 (2) of the Subdivision Regulations for frontage, size, width and buildable area for proposed Lot 13.

E. Community Correspondence

Under Preliminary Plan 120110260 heard by the Planning Board on May 10, 2012, there was strong community opposition to the subdividing the property into two lots. With this submission, the applicant conducted a pre-submission community meeting with affected residents on June 18, 2013. To date, no comments have been received from the community regarding the application.

F. CONCLUSION

Section 50-29(b)(2) of the Subdivision Regulations specifies seven criteria with which resubdivided lots must comply: street frontage, alignment, size, shape, width, area and suitability for residential use within the existing block, neighborhood or subdivision. As set forth above, proposed Lot 13 is of the same character as the existing lots in the defined neighborhood with respect to each of the resubdivision criteria, except frontage, size, width and buildable area. A waiver of these four characteristics is justified by presence of the property’s environmental features and the applicant’s desire to retain these environmentally sensitive areas and incorporate them into the design of the proposed lot.

The proposed lot meets all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conforms to the recommendations of the Bethesda–Chevy Chase 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, the Preliminary Forest Conservation Plan and the requested waiver with the conditions specified at the beginning of this staff report is recommended.

Attachments

Attachment A - Planning Board Resolution #12-72

Attachment B - MCDOT memo

Attachment C - Preliminary Forest Conservation Plan

Attachment D - Applicant's Variance Request

Attachment E- Montgomery County Arborist Approval Letter

Attachment F - MCDPS Stormwater Management Concept Approval Letter

Attachment G - Neighborhood Map and Resubdivision Criteria Table



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

MCPB No. 12-72
Preliminary Plan No. 120110260
Country Club Village
Date of Hearing: May 10, 2012

AUG 13 2012

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is authorized to review preliminary plan applications; and

WHEREAS, on June 9, 2011, Ulrike Berger, ("Applicant"), filed an application for approval of a preliminary plan of subdivision of property that would create 2 lots on 0.49 acres of land in the R-60 zone, located at 6311 Wynkoop Boulevard approximately 350 feet south of its intersection with Winston Lane ("Subject Property"), in the Bethesda Chevy Chase Master Plan ("Master Plan") area; and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 120110260 Country Club Village ("Preliminary Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated April 27, 2012, setting forth its analysis and recommendation for denial of the Application ("Staff Report"); and

WHEREAS, on May 10, 2012, the Planning Board held a public hearing on the Application, and at the hearing the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on May 10, 2012, the Planning Board voted to deny the Application on motion of Commissioner Dreyfuss seconded by Commissioner Wells-Harley with a vote of 4-0; Commissioners Carrier, Dreyfuss, Presley and Wells-Harley voting in favor, and Commissioner Anderson being absent from the meeting.

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board denies Preliminary Plan No. 120110260 to create 2 lots¹ on the Subject Property.

¹ Although the Planning Board was authorized to restrict the Preliminary Plan to a single lot under Sections 50-32(a)-(d) of the Subdivision Regulations, the Applicant was unwilling to revise the Application accordingly.

Approved as to
Legal Sufficiency:

Amug M. - 7/19/12

8787 Georgia Avenue, Spring Maryland 20910 Chairman's Office: 301.495.1605 Fax: 301.495.1320

www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

BE IT FURTHER RESOLVED, that having considered the recommendations and findings of its Staff as presented at the hearing and as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference, and upon consideration of the entire record, the Planning Board FINDS, that:

1. *The Preliminary Plan fails to substantially conform to the Master Plan as required under Section 50-35(l) of the Subdivision Regulations.*

The entire Master Plan area is in the Piedmont Region. The Subject Property lies within the area identified in the Master Plan as the Potomac Palisades, an area characterized by rolling and hilly topography with both moderately steep slopes (15 to 25 percent grade) and extremely steep slopes (over 25 percent grade). Master Plan goals include protection of the environment, character, and cultural resources of the Palisades area. The Master Plan stated the following objectives for natural resource protection in this area:

“The Master Plan recommends preserving the Potomac Palisades unique environmental features of steeply wooded slopes and vistas and the perpetuation of the open space character established in the area.”

“The established pattern of development in the Palisades has resulted from average lot sizes larger than the minimum 6,000 square feet required for the R-60 Zone. These larger lots have allowed for less intrusion on the steeply sloped and wooded topography characteristic of this area.”

The Master Plan recommends the preservation of steeply sloped areas of 25 percent and greater by strict adherence to the criteria established in the Staff Guidelines for the Protection of Slopes and Stream Valleys, prepared by the Montgomery County Planning Department (April 1983), which states:

“Due to the sensitive topography in the Palisades, it is critical to protect the steep slopes from disturbance. With development pressure mounting, slopes which were once considered “unbuildable” are now being developed. In many instances, these slopes are being cleared of vegetation and excavated, leading to further erosion and runoff. To minimize this destruction these guidelines should be strictly applied to preliminary plans of subdivision in this area. Where areas of steep slopes and mature trees exist a conservation easement may be placed to ensure the preservation of these environmentally sensitive areas in an undisturbed state. The placement of conservation easements should be done on case-by-case basis.”

The Master Plan also discussed natural features in an effort to avoid erosive conditions and protect the steep slopes of this area, recommending "the preservation, whenever possible, of wetlands and steeply sloped areas (25 percent and greater slopes) that may lie outside floodplains or stream buffers".

The topography of the Subject Property is comprised mostly of slopes exceeding 15 percent, with nearly half of the site on slopes greater than 25 percent. The soils are highly susceptible to erosion as classified in the 1995 Soil Survey of Montgomery County. Although the Master Plan recommends conservation easements as a measure to protect steep slopes, the Application does not preserve any of the onsite forest. Furthermore, properties with environmentally sensitive features trigger additional review under the Montgomery County Planning Board Environmental Guidelines, January, 2000 ("Environmental Guidelines"). The Environmental Guidelines outlined a variety of restrictions that may be required to protect the slopes and forest, including the deletion of lots and the establishment of building restriction lines.

The Board considered protection of the steepest areas of the site by limiting subdivision of the Subject Property to one lot. The Applicant could develop this Property with one lot that would place a single dwelling unit in an area of the site that would have less impact on the existing environmentally sensitive areas. One lot on the site would limit the amount of disturbance to the steep slopes and existing trees. However, the Applicant was not prepared to revise the Application accordingly. The Application failed to address and adequately protect the natural resources and environmental quality of the Palisades through any of the recommended measures. This Application neither encourages nor considers the type of environmentally sensitive development envisioned by the Master Plan.

2. *The Preliminary Plan as proposed is unsafe for development due to unprotected steep slopes and highly erodible soils.*

The majority of the Subject Property is comprised of Brinklow-Blocktown Channery silt loam; a highly erodible soil. The Property's topography is severe with approximately 48 percent of the site having slopes steeper than 25 percent, and approximately 22 percent having slopes ranging from 15-25 percent. The Application proposed subdivision into two lots, grading the steep slopes and removing all forest. The intensive grading and clearing proposed will permanently alter the topography.

Section 50-32(b) of the Subdivision Regulations states:

"Unsafe land. The Board must restrict the subdivision of any land which it finds to be unsafe for development because of possible flooding or erosion

stream action, soils, with structural limitations, unstabilized slope or fill or similar environmental or topographical.”

The Environmental Guidelines, referring to the Soil Survey of Montgomery County, Maryland identify soils with severe limitations for development as those that are located on excessive slopes with high susceptibility to erosion. The Environmental Guidelines states:

“Development should avoid areas of the site that contain soils with severe limitations. In some cases, development may be prohibited or restricted in these areas as a condition of plan approval. Restrictions can include the requirement for implementation of engineered solutions, the use of building restriction lines, restriction of housing types (such as prohibiting basements), and relocation or deletion of lots.”

Sections 50-32(c) and (d) provide additional support for the Planning Board to limit the Preliminary Plan to a single lot. One lot would have less impact on the existing environmentally sensitive areas and limit the amount of disturbance to the steep slopes and existing trees. A topographic overlay of the area reveals that other dwellings in the surrounding neighborhood were carefully sited and tucked into their sites to protect the slope and community character. Lots to the south of the Property were successfully developed through the careful placement of houses that averted cutting and removing steep, forested slopes. The Application does not follow this careful placement.

- 3. The Application fails to satisfy all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A and the protection of environmentally sensitive features under the Environmental Guidelines.*

The Application’s failure to protect environmentally sensitive features, specifically steep slopes under the Environmental Guidelines has been addressed.

Section 22A-12(b)(3) of the Forest Conservation Law identifies certain individual trees as high priority for retention and protection (“Protected Trees”). Any impact to these Protected Trees, including removal or any disturbance within a Protected Tree’s CRZ, requires a variance under Section 22A-12(b)(3) (“Variance”). This Application will require the removal or CRZ impact to eight Protected Trees. In accordance with Section 22A-21(a), the Applicant has requested a Variance.

The Board was unable to make the following findings necessary to grant the Variance:

- a) *Granting the Variance will not confer on the Applicant a special privilege that would be denied to other applicants.*

The Board finds that the recommendations in the Master Plan for larger lots are not intended to increase neighborhood density but for protection of natural features such as steep slopes and trees. The Board finds that granting this Variance would confer a special privilege on this Applicant since other applicants that had sought to subdivide in the Palisades had significant development controls imposed in order to protect the environmental sensitive features on their properties.

- b) *The need for the Variance is not based on conditions or circumstances which are the result of the actions by the Applicant.*

The Planning Board finds that this Variance is based on circumstances which are the result of actions undertaken by the Applicant. The Board finds that the Applicant could restrict the development to a single lot, and undertake further tree and slope protection measures to meet the requirements of the Master Plan, the Forest Conservation Law, and the Environmental Guidelines. The Board does not agree that disturbance has been minimized, that sensitive house placement was considered, or that the shorter driveways significantly reduce impacts to the erodible slopes. When comparing the lot layout with the layouts found in the rest of the community, it is apparent that other house designs and layouts worked to avoid the steep slopes to protect the integrity of the local ecology and geology.

- c) *The need for the Variance is not based on a condition related to land or building use, either permitted or non-conforming, on a neighboring property.*

The Board finds that the need to remove trees on this site was not caused by conditions or actions that have taken place on the neighboring properties.

- d) *Granting the Variance will not violate State water quality standards or cause measurable degradation in water quality.*

The Board finds granting of this variance will cause measurable degradation in water quality. Although stormwater management will be provided for the Subject Property, the erodible soils and grade of the slopes will likely result in some sloughing.

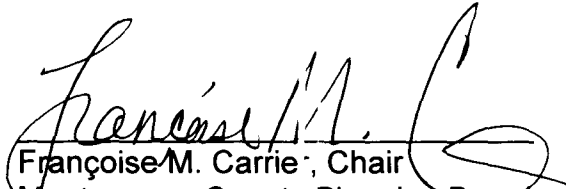
BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is AUG 13 2012 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Presley, seconded by Vice Chair Wells-Harley, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson, Dreyfuss, and Presley voting in favor of the motion at its regular meeting held on Thursday, July 26, 2012, in Silver Spring, Maryland.


Françoise M. Carrier, Chair
Montgomery County Planning Board



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

February 11, 2014

Arthur Holmes, Jr.
Director

Ms. Kathleen A. Reilly, Planner Coordinator
Area 1 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 120140040
Country Club Village

Kathy
Dear Ms. Reilly:

We have completed our review of the amended preliminary plan dated January 20, 2014. An earlier version of this plan was reviewed by the Development Review Committee at its meeting on November 4, 2013. 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 the Department of Permitting Services 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. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
2. Although the slope of the existing storm drain pipe along Wynkoop Boulevard was unattainable from field survey, we accept the consultant's conclusion that the system should be able to handle the additional 0.6 cfs given the assumptions made by the Engineer and the property's proximity to the existing stream. However, the plans should be updated to show consistency (as the SWM Concept Plan identifies the existing culvert as 58" and the storm drain plan indicates it as a 48" pipe) along Wynkoop Boulevard.
3. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
4. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
5. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.

Division of Traffic Engineering and Operations

100 Edison Park Drive, 4th Floor • Gaithersburg, Maryland 20878
Main Office 240-777-2190 • TTY 240-777-6013 • FAX 240-777-2080
trafficops@montgomerycountymd.gov


Ms. Kathleen A. Reilly
Preliminary Plan No. 120140040
February 11, 2014
Page 2

6. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way is to be coordinated with Brett Linkletter, Chief of the Tree Maintenance Section in the Division of Highway Services, at (240) 777-7651.
7. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - A. Provide a ten (10) foot wide lawn and construct a five (5) foot wide concrete sidewalk in accordance with MCDOT design standard MC-211.01 (note modified lawn panel and sidewalk widths) and plant street trees along the Wynkoop Boulevard site frontage.

*** NOTE: the Public Utilities Easement is to be graded on a side slope not to exceed 4:1.**
 - B. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
 - C. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Ms. Monet L. Lea, our Development Review Area Engineer for this project at or (240) 777-2197.

Sincerely,


Gregory M. Leck, Manager
Development Review Team

m:/corres/FY14/Traffic/Active/120140040, Country Club Village, MCDOT plan review ltr-FINAL.doc

Enclosure

- cc: Charles D. and Judith F. Mahaffie
Toby Wilson; Macris, Hendricks & Glascock, P.A.
Preliminary Plan folder
Preliminary Plan letters notebook
- cc-e: Steven Wilde; Macris, Hendricks & Glascock, P.A.
Catherine Conlon; M-NCPPC DARC
Matthew Folden; M-NCPPC Area 1
Atiq Panjshiri; MCDPS RWPR
Henry Emery; MCDPS RWPR
Monet L. Lea; MCDOT DTEO



MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Country Club Estates Pt. Par C Preliminary Plan Number: 1-2014004

Street Name: Wynkoop Boulevard Master Plan Road Classification: Secondary

Posted Speed Limit: 25 mph

Street/Driveway #1 (Prop. Driveway 1) Street/Driveway #2 (_____)

Sight Distance (feet)	OK?
Right <u>232</u>	<u>✓</u>
Left <u>400+</u>	<u>✓</u>

Sight Distance (feet)	OK?
Right _____	_____
Left _____	_____

Comments: _____

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*	Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)
Tertiary - 25 mph	150'	
Secondary - 30	200'	
Business - 30	200'	
Primary - 35	250'	
Arterial - 40	325'	
(45)	400'	
Major - 50	475'	
(55)	550'	

*Source: AASHTO

ENGINEER / SURVEYOR CERTIFICATE

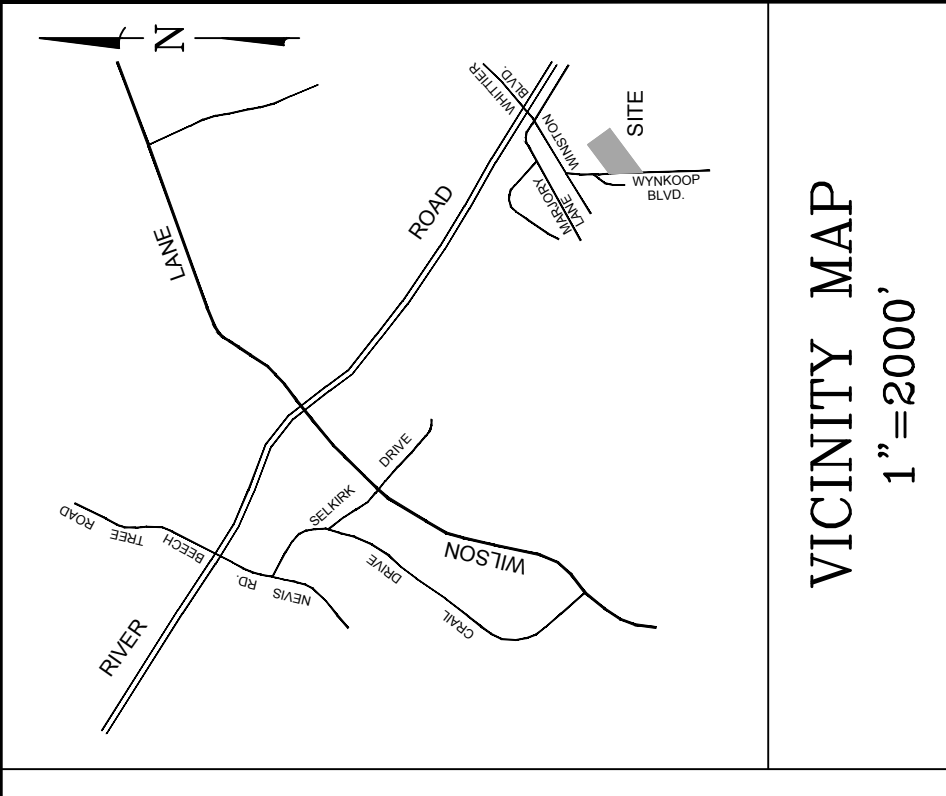
I hereby certify that this information is accurate and was collected in accordance with these guidelines and that these documents were prepared or approved by me, and that I am a licensed Professional Engineer under the laws of the State of Maryland, License No. 14979, Expiration Date: 07-02-14

Signature: [Handwritten Signature]
 State of Maryland Professional Engineer
 No. 14979
 Date: 2/11/14

Montgomery County Review:

Approved
 Disapproved:

By: [Handwritten Signature]
 Date: 2/11/14



VICINITY MAP
1"=2000'

FOREST CONSERVATION DATA TABLE

DESCRIPTION	SIZE
Total Tract Area	0.49 Acres
Forest Area	0.00 Acres
Non-Forest Area	0.49 Acres
Existing Forest	0.00 Acres
Total Forest Retention	0.00 Acres
Forest to be Retained	0.00 Acres
Forest to be Cleared	0.49 Acres
Forest in Wetland	0.00 Acres
Forest in 100-year Floodplain	0.00 Acres
Forest in Stream/Valley Buffer	0.00 Acres
Forest in other Priority Areas	0.00 Acres
Stream Valley Buffer Length	0 Feet
Stream Valley Buffer Width	0 Feet

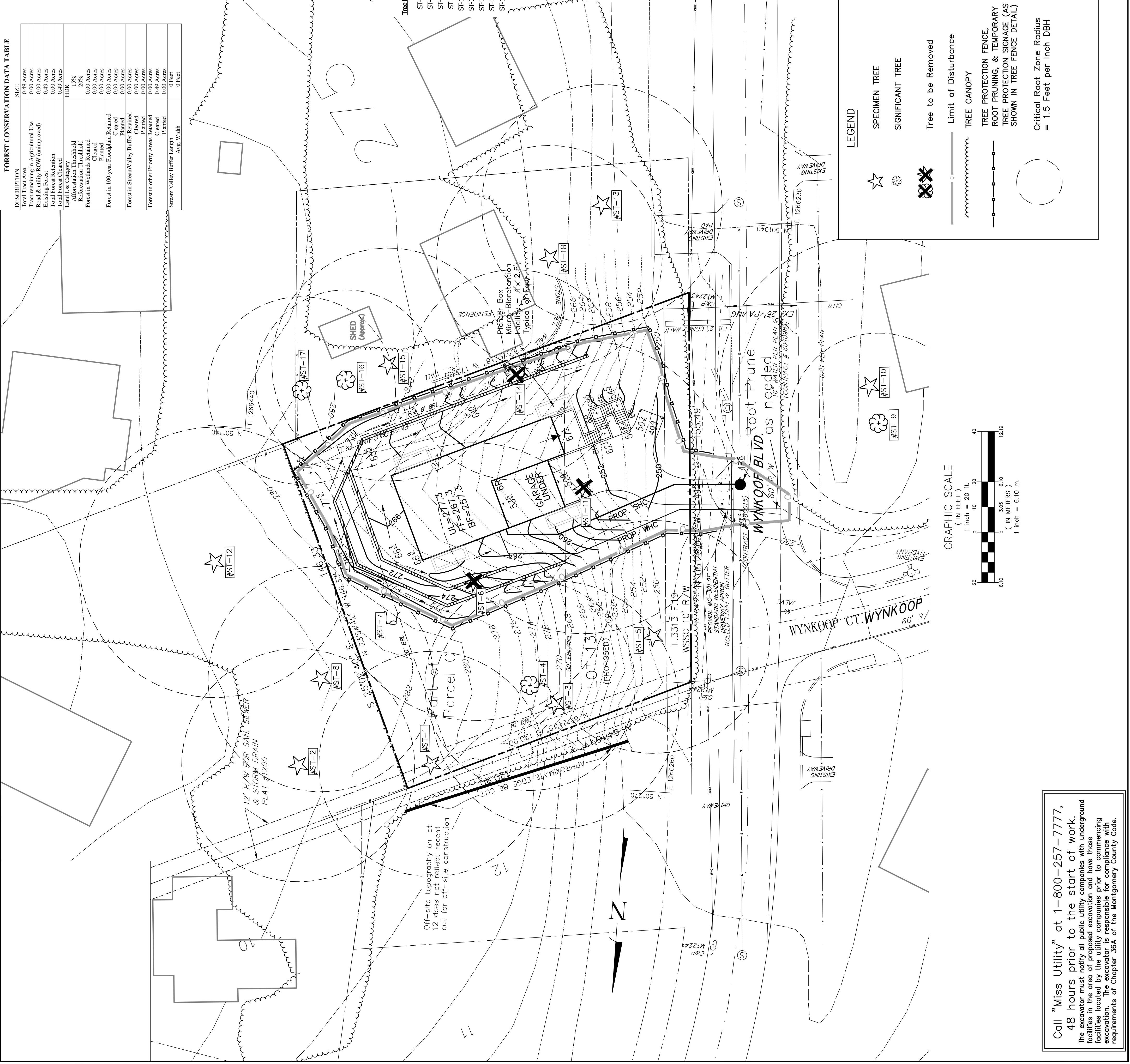
TREE TABLE

ID #	Common Name	Botanical Name	DBH	CZ (L-F)	CZ (radius)	Tree Condition	Comments
ST-1*	Scarlet Oak	Quercus coccoinea	31.5	7010	47.25	Fair-Poor	Multi stemmed @ 6', multiple compartmentalized axe wounds, sap rot, dieback with decay, codominant split at junction, hazard from cut from off-site some construction and fill
ST-2*	Northern Red Oak	Quercus rubra	33	7004	49.5	Good	Small cavity in base of trunk, split on trunk, internal decay, reactionary growth, English Ivy and Eustoma growth on trunk, broken scaffold limbs, roots eroded and leans toward
ST-3*	White Oak	Quercus alba	33.5	7029	50.25	Fair	Large internal cavity, reactionary growth, slight lean, compartmentalized vertical crack, partially fogged
ST-4	White Oak	Quercus alba	28	5539	42	Poor	Extensive poison ivy growth on trunk and in canopy, co-dominant leader, broken scaffold limbs, roots eroded and leans toward, dieback with decay, sap rot, approximate size due to P. IV (measured at cut in poison ivy at approx. 3 feet so size at 4.5 feet may be slightly smaller than 34")
ST-5*	White Oak	Quercus alba	34	8167	51	Fair	reactionary growth, possible internal cavity
ST-6*	Tulip Poplar	Liriodendron tulipifera	37	9672	55.5	Fair	off-site, size from MNCPC staff
ST-7*	White Oak	Quercus alba	31.5	7010	47.25	Fair	off-site, dieback, size from MNCPC staff
ST-8*	White Oak	Quercus alba	34	8167	51	Fair	off-site, dieback, size from MNCPC staff
ST-9*	Tulip Poplar	Liriodendron tulipifera	41.5	12168	62.25	Fair	Co-dominant leader, dieback with decay, English Ivy growth on trunk, broken scaffold limbs, size from MNCPC staff
ST-10*	White Oak	Quercus alba	39	10746	58.5	Fair	off-site, size from MNCPC staff
ST-11*	White Oak	Quercus alba	36.5	9412	54.75	Fair	off-site, size from MNCPC staff
ST-12*	Scarlet Oak	Quercus coccoinea	33.5	7029	50.25	Fair	off-site, size from MNCPC staff
ST-13*	White Oak	Quercus alba	28	5539	42	Fair	off-site, size from MNCPC staff
ST-14	White Oak	Quercus alba	28	5539	42	Fair	off-site, size from MNCPC staff
ST-15*	Scarlet Oak	Quercus coccoinea	32	7235	48	Fair	off-site, size from MNCPC staff
ST-16	Tulip Poplar	Liriodendron tulipifera	26	4776	39	Fair	off-site, size from MNCPC staff
ST-17	Tulip Poplar	Liriodendron tulipifera	26.5	4861	39.75	Fair	off-site, size from MNCPC staff
ST-18*	White Oak	Quercus alba	30	6359	45	Fair	off-site, size from MNCPC staff

Notes: diameters are given for each trunk of multiple bole trees when division occurs. Tree ID numbers correspond to those assigned on the Natural Resource Inventory/Forest Stand Delimitation Map. Unless otherwise noted, site and conditions for off-site trees were observed from the subject property, or the public right of way closest to each off-site tree. A thorough inspection of the off-site trees was not conducted.

Tree Variance Detail Table

Tree ID	Species	DBH	Impact/Remove	% Impacted	Condition
ST-3	White Oak	33.5"	Impact	1%	Fair
ST-5	White Oak	34"	Impact	6%	Fair
ST-6	Tulip Poplar	37"	Remove	100%	Fair
ST-8	White Oak	31.5"	Impact	1%	Fair
ST-10	Tulip Poplar	41.5"	Impact	1%	Fair
ST-11	White Oak	39"	Remove	100%	Fair
ST-12	Scarlet Oak	36.5"	Impact	3%	Fair
ST-15	Scarlet Oak	32"	Impact	26%	Fair
ST-18	White Oak	30"	Impact	4%	Fair



NET TRACT AREA:
Country Club Estates

Mitigation	stress reduction measures	stress reduction measures	stress reduction measures	stress reduction measures	stress reduction measures
A. Total tract area	0.49				
B. Land dedication (parks, county facility, etc.)	0.00				
C. Land dedication for roads or utilities (not being constructed by this plan)	0.00				
D. Area to remain in commercial agricultural production	0.00				
E. Other dedications (specify)	0.00				
F. Net Tract Area	0.49				

EXISTING FOREST COVER

Existing forest cover	Area of forest above conservation threshold	Area of forest below conservation threshold
I. Existing forest cover	0.49	0.42
J. Area of forest above conservation threshold	0.42	0.39
K. Area of forest below conservation threshold	0.07	0.10

BREAK-EVEN POINT

Forest retention above threshold with no mitigation	Clearing permitted without mitigation
L. Forest retention above threshold with no mitigation	0.18
M. Clearing permitted without mitigation	0.31

PROPOSED FOREST CLEARING

Total area of forest to be cleared	Total area of forest to be retained
N. Total area of forest to be cleared	0.49
O. Total area of forest to be retained	0.00

PLANTING REQUIREMENTS

Reforestation for clearing above conservation threshold	Reforestation for clearing below conservation threshold	Credit for retention above conservation threshold	Total reforestation required	Total afforestation required	Credit for landscaping (may not exceed 20% of "F")	Total reforestation and afforestation required
P. Reforestation for clearing above conservation threshold	0.10	0.20	0.20	0.00	0.00	0.20
Q. Reforestation for clearing below conservation threshold	0.00	0.00	0.00	0.00	0.00	0.00
R. Credit for retention above conservation threshold	0.00	0.29	0.29	0.00	0.00	0.29
S. Total reforestation required	0.10	0.20	0.30	0.00	0.00	0.30
T. Total afforestation required	0.00	0.00	0.00	0.00	0.00	0.00
U. Credit for landscaping (may not exceed 20% of "F")	0.00	0.00	0.00	0.00	0.00	0.00
V. Total reforestation and afforestation required	0.10	0.20	0.30	0.00	0.00	0.30

Note: 0.29 acres reforestation requirement to be met in a forest mitigation bank or via fee-in-lieu

QUALIFIED PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND COUNTY FOREST CONSERVATION LEGISLATION.

2/26/14
DATE

FRANK C. JOHNSON
RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD. DEPT. OF NATURAL RESOURCES COMAR 08.19.06.01

TAX MAP GN561 WSSC 208NW06

PRELIMINARY FOREST CONSERVATION PLAN
PART PARCEL C

Country Club Village
P.No. 1204 & L-3696 F.379

7TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

PREPARED FOR:
Mr. Charles D. Mahaffie, Jr.
& Ms. Judith F. Mahaffie
8300 Burdette Rd.
Apt. 509
Bethesda, MD 20817

Proj. Mgr. Designer
TSW FCJ

Date Scale
09.16.13 1"=20'

Project No. Sheet
2012.176.10 1 of 2

MHG
Macris, Hendricks & Glascock, P.A.
Engineers & Planners
Landscape Architects & Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0893
www.mhgap.com

LEGEND

- SPECIMEN TREE
- SIGNIFICANT TREE
- Tree to be Removed
- Limit of Disturbance
- TREE CANOPY
- ROOT PROTECTION FENCE, TREE PRUNING & TEMPORARY TREE PROTECTION SIGNAGE (AS SHOWN IN TREE FENCE DETAIL)
- Critical Root Zone Radius = 1.5 Feet per Inch DBH

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
(IN METERS)
1 inch = 6.10 m.

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility agencies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

INSPECTIONS

All field inspections must be requested by the applicant. Field inspections must be conducted as follows:

Tree Save Plans and Forest Conservation Plans without Planting Requirements

1. After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
2. After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begins.
3. After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provisions of the forest conservation plan.

Additional Requirements for Plans with Planting Requirements

4. Before the start of any required reforestation and afforestation planting.
5. After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start of the maintenance period.
6. At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.

Sequence of Events for Properties Required To Comply With Forest Conservation Plans and/or Tree Save Plans

Pre-Construction

1. An on-site pre-construction meeting shall be required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The owner shall contact the Montgomery County Planning Department inspection staff prior to commencing construction to verify the limits of disturbance and discuss tree protection and tree care measures. The attendees at this meeting should include: developer's representative, construction superintendent, ISA certified arborist or MD license tree expert that will implement the tree protection measures, Forest Conservation Inspector, and DPS sediment control inspector.

2. No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
 - a. Root pruning
 - b. Crown Reduction or pruning
 - c. Watering
 - d. Fertilizing
 - e. Vertical mulching
 - f. Root aeration matting

Measures not specified on the forest conservation plan may be required as determined by the Forest Conservation Inspector in coordination with the arborist.

3. A State of Maryland licensed tree expert, or an International Society of Arboriculture certified arborist must perform all stress reduction measures. Documentation of stress reduction measures must be either observed by the Forest Conservation Inspector or sent to the Forest Conservation Inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The Forest Conservation Inspector will determine the exact method to convey the stress reduction measures during the pre-construction meeting.

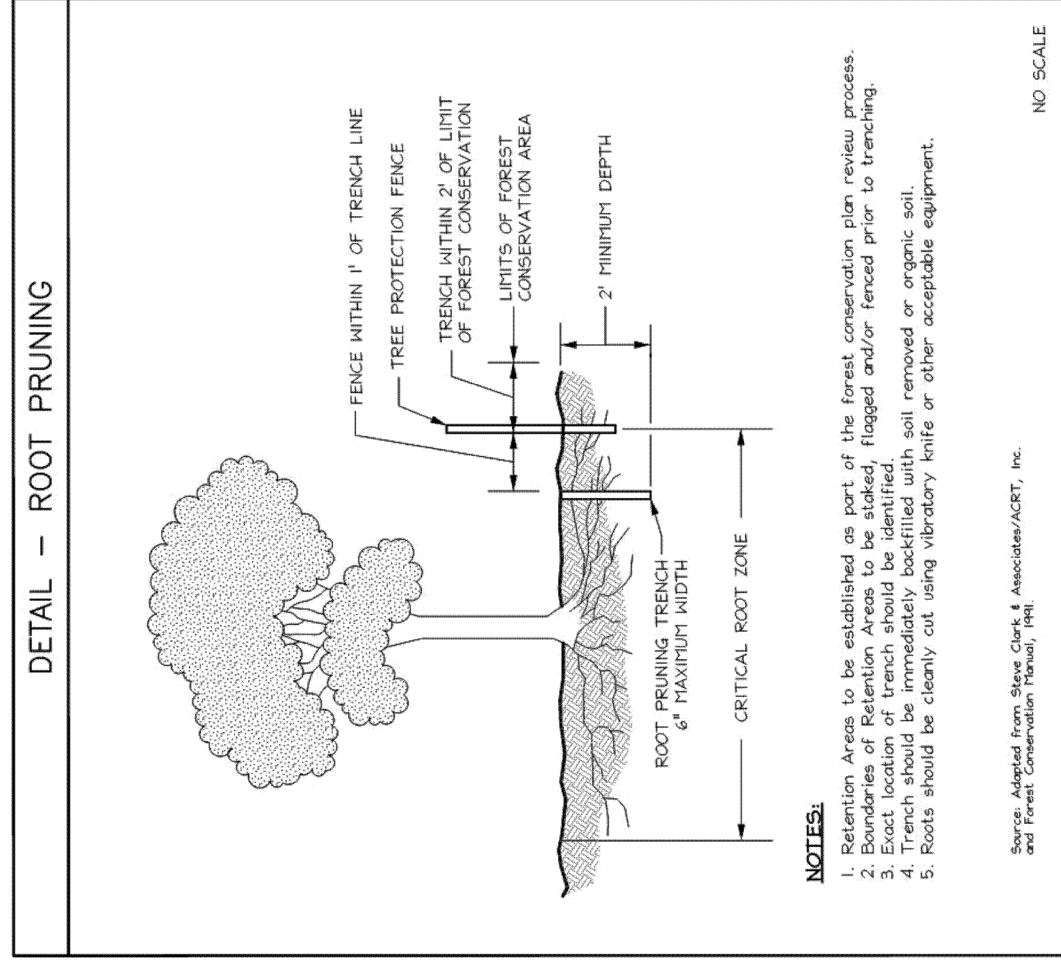
Temporary tree protection devices shall be installed per the Forest Conservation Plan/Tree Save Plan and prior to any construction activities. Tree protection fencing locations should be staked prior to the pre-construction meeting. The Forest Conservation Inspector, in coordination with the DPS sediment control inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. Temporary tree protect devices may include:

- a. Chain link fence (four feet high)
- b. Stages silt fence with wire string between the support poles (minimum 4 feet high) with high visibility flagging.
- c. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.

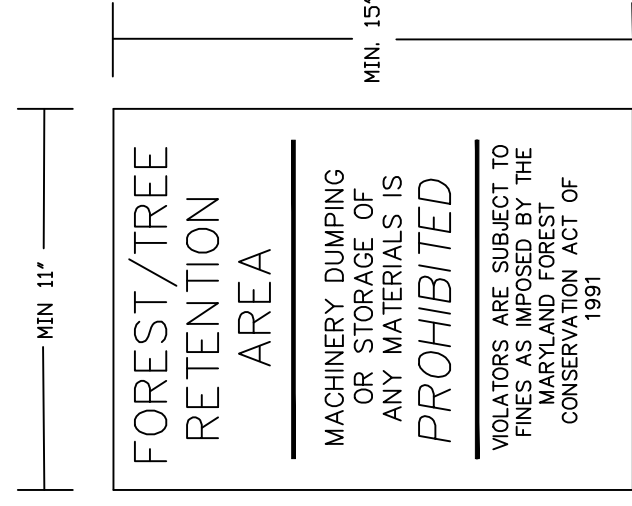
After construction is completed, an inspection shall be requested. Corrective measures which may be required include:

- a. Removal and replacement of dead and dying trees
- b. Pruning of dead or declining limbs
- c. Soil aeration
- d. Fertilization
- e. Watering
- f. Wound repair
- g. Clean up of retention areas

After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both the Department of Permitting Services and the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.



Temporary Signage



- NOTE:**
1. Attachment of signs to trees is prohibited.
 2. Signs should be properly maintained.
 3. Avoid injury to roots when placing posts for the signs.
 4. Signs should be visible from all directions.

FOREST RETENTION SIGN

5. Temporary protection devices shall be maintained and installed by the contractor for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. No equipment, trucks, materials, or debris may be stored within the tree protection fence areas during the entire construction project. No vehicle or equipment access to the fenced area will be permitted. Tree protection shall not be removed without prior approval of Forest Conservation Inspector.

6. Forest retention area signs shall be installed as required by the Forest Conservation Inspector, or as shown approved plan.

7. Long-term protection devices will be installed per the Forest Conservation Plan/Tree Save Plan and attached details. Installation will occur at the appropriate time during the construction project. Refer to the plan drawing for long-term protection measures to be installed.

During Construction

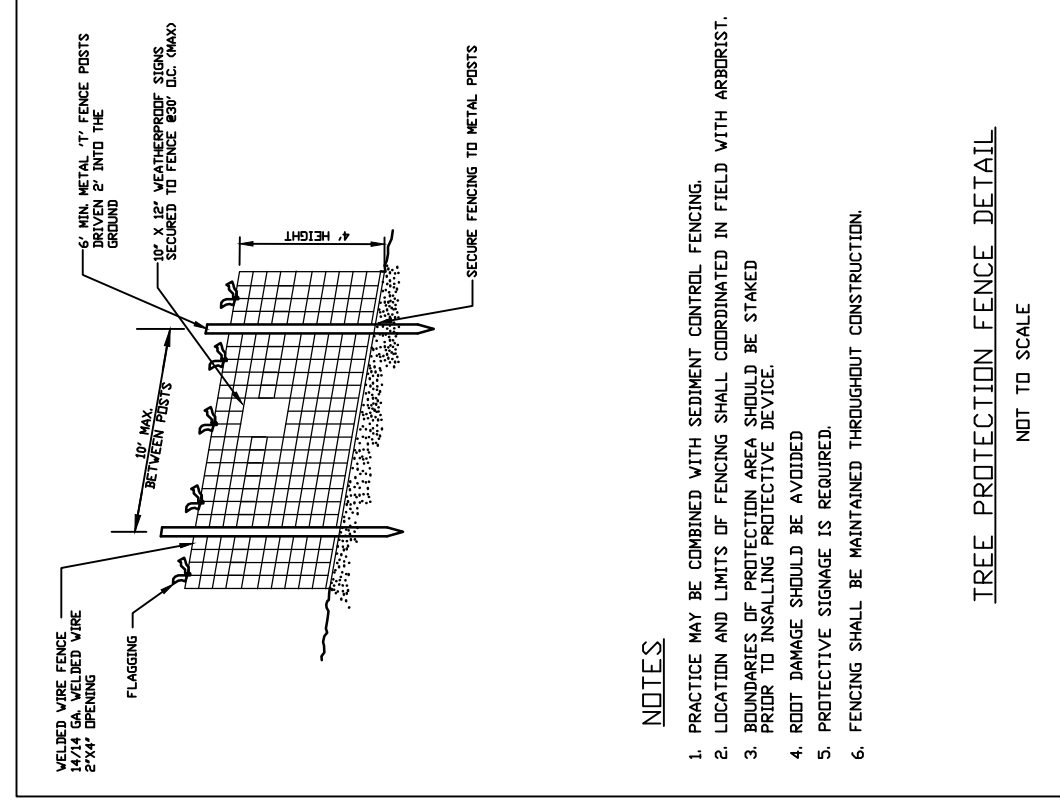
8. Periodic inspections by Forest Conservation Inspector will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the Forest Conservation Inspector, must be made within the timeframe established by the Forest Conservation Inspector.

Post-Construction

9. After construction is completed, an inspection shall be requested. Corrective measures which may be required include:

- a. Removal and replacement of dead and dying trees
- b. Pruning of dead or declining limbs
- c. Soil aeration
- d. Fertilization
- e. Watering
- f. Wound repair
- g. Clean up of retention areas

After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both the Department of Permitting Services and the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.



QUALIFIED PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND COUNTY FOREST CONSERVATION LEGISLATION.

2/26/14
DATE

FRANK C. JOHNSON
RECOGNIZED AS QUALIFIED PROFESSIONAL
BY MD. DEPT. OF NATURAL RESOURCES
COMAR 08.19.06.01

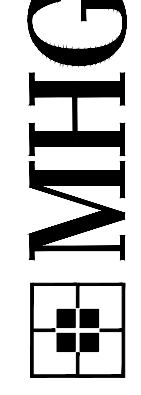
TAX MAP GN561

WSSC 208NW06

**PRELIMINARY FOREST CONSERVATION PLAN
PART PARCEL C**

Country Club Village
P.No. 1204 & L.3696 F.379

7TH ELECTION DISTRICT – MONTGOMERY COUNTY – MARYLAND



Macris, Hendricks & Glascock, P.A.
Engineers ■ Planners
Landscape Architects ■ Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

Proj. Mgr. TSW	Designer FCJ
Date 09.16.13	Scale NTS
Project No. 2012.176.10	Sheet 2 of 2

Macris, Hendricks & Glascock, P.A.
 Engineers ▪ Planners ▪ Surveyors ▪ Landscape Architects

9220 Wightman Road, Suite 120
 Montgomery Village, Maryland
 20886-1279



Phone 301.670.0840
 Fax 301.948.0693

February 26, 2014

Maryland National Capital Park & Planning Commission
 8787 Georgia Avenue
 Silver Spring, MD 20910

Re: Country Club Estates
 MNCPPC No. 420132060
 MHG Project No. 12.176.11

To Whom It May Concern:

On behalf of Ms. Jane Mahaffie c/o Stonebridge, the applicant of the above referenced Forest Conservation Plan, we hereby request a variance for the removal of two specimen trees and impact of seven specimen trees, as required by the Maryland Natural Resources Article, Title 5, Subtitle 16, Forest Conservation, Section 5-1611, and in accordance with Chapter 22A-21(b) of the Montgomery County Code. In accordance with Chapter 22A-21(b) of the Montgomery County Code, the proposed removal/impact of nine trees over thirty inches in diameter would satisfy the variance requirements.

1. *Describe the special conditions peculiar to the property which would cause the unwarranted hardship;*

The total property area subject to the associated forest conservation plan includes 0.49 acres with the whole of it being forest. The applicant is proposing to construct one single family residence on the property. Because of the small size of the lot, much of the property is being impacted. Through working with staff and altering our design we have limited our footprint and limits of disturbance to a little more than half of the property. Wherever possible we have limited impacts through minimizing grading, reducing building footprints, and proposing retaining walls. This has allowed us to save almost half of the forest on-site including three specimen trees. However, because of the small isolated forest that would remain, staff does not want this area in a forest conservation easement and therefore we are counting the forest as removed. Two specimen trees (#6 & #11) exist within the center of the developable area of the site and cannot be avoided and are proposed to be removed. Two of the on-site specimen trees, #3 and #5, are to be saved but will be impacted. Off-site specimen trees #8, #10, #12, #15, & #18 are also being impacted by development but saved. For all trees being saved, necessary stress reduction measures will be performed by an arborist to promote their survivability. The applicant has made significant efforts to reduce impacts and save trees but as noted, because of the small size of the lot, it cannot be developed without the impacts to these trees. Not allowing the proposed removals and impacts would be a hardship that is not warranted.

2. *Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas;*

All of the affected trees are either located within the buildable area on the property or have critical root zones that extend into the buildable area. The inability to remove and impact the subject trees would prevent the development of the property. In addition, this lot meets all criteria for development per the zoning. This creates a significant disadvantage for the applicant and deprives the applicant of the rights enjoyed by the neighboring and/or similar properties not subject to this approval process.

3. *Verify that State water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance;*

A Stormwater Management Concept was submitted and approved for the proposed improvements. Approval of this plan confirms that the goals and objectives of the current state water quality standards are being met.

4. *Provide any other information appropriate to support the request.*

Pursuant to Section 22A 21(d) Minimum Criteria for Approval.

(1) The Applicant will receive no special privileges or benefits by the granting of the requested variance that would not be available by any other applicants.

All of the affected trees or their critical root zones are located within the buildable area on the property. In addition, with the guidance of staff the applicant has greatly reduced the amount of the available buildable area that would typically be available to other applicants, in order to save specimen trees and avoid forest.

(2) The variance request is not based on conditions or circumstances which result from the actions of the applicant.

The requested variance is not based upon site conditions and development constraints which are the result of specific actions by the Applicant outside the norm of a development application allowed under the applicable zoning and associated regulations.

(3) The variance is not based on a condition relating to the land or building use, either permitted or nonconforming on a neighboring property.

The requested variance is a result of the proposed site design and layout on the subject property and not a result of land or building on a neighboring property.

(4) Will not violate State water standards or cause measurable degradation in water quality. Full ESD stormwater management will be provided as part of the proposed development.

The variance will not violate State water quality standards or cause measurable degradation in water quality. The specimen trees being removed are not within a stream valley buffer, wetland, or special protection area. The Montgomery County Department of Permitting Services has approved the storm water management concept for the proposed project.

As required under the law, mitigation will be undertaken for all specimen trees to be removed and stress reduction measures provided for all of the impacted trees. A copy of the Forest Conservation Plan and a variance tree spreadsheet has been provided as part of this variance request. Please let us know if any other information is necessary to support this request.

Please contact me via email, at fjohnson@mhgpa.com, or by phone, at (301) 670-0840 should you have any additional comments or concerns.

Thank you,

A handwritten signature in blue ink, appearing to read "Frank Johnson". The signature is stylized and cursive.

Frank Johnson

Tree Variance Detail Table

<u>Tree ID #</u>	<u>Species</u>	<u>DBH</u>	<u>Impact/ Removal</u>	<u>% Impacted</u>	<u>Condition</u>	<u>Mitigation</u>
ST-3	White Oak	33.5"	Impact	1%	Fair	stress reduction measures
ST-5	White Oak	34"	Impact	6%	Fair	stress reduction measures
ST-6	Tulip Poplar	37"	Remove	100%	Fair	Mitigated per FC worksheet
ST-8	White Oak	31.5"	Impact	1%	Fair	stress reduction measures
ST-10	Tulip Poplar	41.5"	Impact	1%	Fair	stress reduction measures
ST-11	White Oak	39"	Remove	100%	Fair	Mitigated per FC worksheet
ST-12	Scarlet Oak	36.5"	Impact	3%	Fair	stress reduction measures
ST-15	Scarlet Oak	32"	Impact	26%	Fair	stress reduction measures
ST-18	White Oak	30"	Impact	4%	Fair	stress reduction measures



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert G. Hoyt
Director

February 27, 2014

Françoise Carrier, Chair
Montgomery County Planning Board
Maryland National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: Country Club Village, DAIC 120140040, NRI/FSD application accepted on 6/20/2013

Dear Ms. Carrier:

All applications for a variance from the requirements of Chapter 22A of the County Code submitted after October 1, 2009 are subject to Section 22A-12(b)(3). Accordingly, given that the application for the above referenced request was submitted after that date and must comply with Chapter 22A, and the Montgomery County Planning Department ("Planning Department") has completed all review required under applicable law, I am providing the following recommendation pertaining to this request for a variance.

Section 22A-21(d) of the Forest Conservation Law states that a variance must not be granted if granting the request:

1. Will confer on the applicant a special privilege that would be denied to other applicants;
2. Is based on conditions or circumstances which are the result of the actions by the applicant;
3. Arises from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; or
4. Will violate State water quality standards or cause measurable degradation in water quality.

Applying the above conditions to the plan submitted by the applicant, I make the following findings as the result of my review:

1. The granting of a variance in this case would not confer a special privilege on this applicant that would be denied other applicants as long as the same criteria are applied in each case. Therefore, the variance can be granted under this criterion.
2. Based on a discussion on March 19, 2010 between representatives of the County, the Planning Department, and the Maryland Department of Natural Resources Forest Service, the disturbance of trees, or other vegetation, as a result of development activity is not, in and of itself, interpreted as a condition or circumstance that is the result of the actions by the applicant. Therefore, the variance can be granted under this criterion, as long as appropriate mitigation is provided for the resources disturbed.

3. The disturbance of trees, or other vegetation, by the applicant does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property. Therefore, the variance can be granted under this criterion.
4. The disturbance of trees, or other vegetation, by the applicant will not result in a violation of State water quality standards or cause measurable degradation in water quality. Therefore, the variance can be granted under this criterion.

Therefore, I recommend a finding by the Planning Board that this applicant qualifies for a variance conditioned upon the applicant mitigating for the loss of resources due to removal or disturbance to trees, and other vegetation, subject to the law based on the limits of disturbance (LOD) recommended during the review by the Planning Department. In the case of removal, the entire area of the critical root zone (CRZ) should be included in mitigation calculations regardless of the location of the CRZ (i.e., even that portion of the CRZ located on an adjacent property). When trees are disturbed, any area within the CRZ where the roots are severed, compacted, etc., such that the roots are not functioning as they were before the disturbance must be mitigated. Exceptions should not be allowed for trees in poor or hazardous condition because the loss of CRZ eliminates the future potential of the area to support a tree or provide stormwater management. Tree protection techniques implemented according to industry standards, such as trimming branches or installing temporary mulch mats to limit soil compaction during construction without permanently reducing the critical root zone, are acceptable mitigation to limit disturbance. Techniques such as root pruning should be used to improve survival rates of impacted trees but they should not be considered mitigation for the permanent loss of critical root zone. I recommend requiring mitigation based on the number of square feet of the critical root zone lost or disturbed. The mitigation can be met using any currently acceptable method under Chapter 22A of the Montgomery County Code.

In the event that revisions to the LOD are approved by the Planning Department, the mitigation requirements outlined above should apply to the removal or disturbance to the CRZ of all trees subject to the law as a result of the revised LOD.

If you have any questions, please do not hesitate to contact me directly.

Sincerely,



Laura Miller
County Arborist

cc: Tina Schneider, Senior Planner

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850-4153

Date: October 29, 2013

MEMO TO: Catherine Conlon, Supervisor for
Development Review Committee, MNCPPC

FROM: William Campbell, Senior Permitting Services Specialist
Division of Land Development Services, MCDPS

SUBJECT: Stormwater Management Concept Plan/Floodplain Review
Preliminary Plan 120140040 ; Country Club Village
Subdivision Review Meeting November 4, 2013 SWM File # 254313
DPS Reviewer Rader

The subject plan has been reviewed to determine if it meets the requirements of Executive Regulation 7-02AM for stormwater management and Executive Regulation 108-92 AM for Floodplain. The following summarizes our findings:

SM CONCEPT PLAN PROPOSED:

- On-site:** CPv WQv Both ESD
 CPv < 2cfs, not required
 Waiver: CPv WQv Both ESD
 On-site/Joint Use Central (Regional): waived to
 Existing Concept: Approved Date, July 17, 2013
 Other

Type Proposed:

- Infiltration Retention Surface Detention Wetland Sand Filter
 Separator Sand Filter Underground Detention Non Structural Practices Other

FLOODPLAIN STATUS: 100-Year Floodplain On-Site Yes No Possibly

- Provide the source of the 100-Year Floodplain Delineation for approval:
 Source of the 100-Year Floodplain is acceptable.
 Submit drainage area map to determine if a floodplain study (>or equal to 30 acres) is required.
 Dam Breach Analysis Approved Under Review
 100 yr. floodplain study Approved Under Review

SUBMISSION ADEQUACY COMMENTS:

- Downstream notification is required.
 The following additional information is required for review: _____

RECOMMENDATIONS:

- Approve as submitted with conditions (see approval letter).
 Incomplete; recommend not scheduling for Planning Board at this time.
 Hold for outcome of the SWM Concept review.
 Comments/Recommendations: _



RE-SUBDIVISION CHART
Revised 3.13.14

SUBDIVISION	LOT/BLOCK	FRONTAGE	SIZE	BUILDABLE/A REA	WIDTH @ BRL	SHAPE	ALIGNMENT
Country Club Village	Prop. 13(A)	155.5	21,511	9,493	156	Rectangular	Angled
Country Club Village	16(A)	108	7,357	2,754	87	Irregular	Radial
Country Club Village	15(A)	75	8,185	3,528	72	Rectangular	Angled
Country Club Village	12(A)	98	10,178	4,979	87	Irregular	Angled
Country Club Village	10(A)	46	8,169	3,870	61	Wedge	Radial
Country Club Forest	1(D)	95	9,905	4,629	87	Wedge	Radial
Country Club Forest	2(D)	71	7,604	3,369	66	Rectangular	Angled
Country Club Forest	3(D)	71	7,044	2,901	69	Rectangular	Perpendicular
Country Club Forest	4(D)	64	6,577	2,476	64	Rectangular	Perpendicular
Country Club Forest	5(D)	54	6,829	2,978	65	Wedge	Radial
Country Club Forest	6(D)	125	14,114	7,725	112	Wedge	Angled
Country Club Forest	7(D)	93	14,668	9,313	104	Rectangular	Perpendicular
Country Club Forest	8(D)	68	11,249	6,787	71	Rectangular	Perpendicular
Country Club Forest	9(D)	46	11,983	6,285	54	Wedge	Rectangular
Country Club Forest	1(E)	188	11,043	4,354	117	Irregular	Radial
Country Club Forest	2(E)	50	10,004	5,481	61	Wedge	Radial
Country Club Forest	3(E)	66	7,591	3,226	70	Rectangular	Perpendicular
Country Club Forest	4(E)	71	7,648	3,746	83	Irregular	Angled
Country Club Forest	5(E)	37	9,244	3,418	50	Panhandle	Panhandle
Country Club Forest	6(E)	25	11,348	4,271	71	Panhandle	Panhandle
Country Club Forest	7(E)	25	15,249	6,452	78	Panhandle	Panhandle
Country Club Forest	8(E)	25	10,018	4,537	89	Panhandle	Panhandle
Country Club Forest	9(E)	76	6,374	2,041	72	Rectangular	Angled
Country Club Forest	10(E)	25	9,027	4,628	45	Wedge	Radial
Country Club Forest	11(E)	35	11,984	6,492	51	Wedge	Radial
Country Club Forest	12(E)	61	7,787	3,412	66	Wedge	Angled
Country Club Forest	13(E)	142	12,965	7,194	92	Irregular	Radial
Country Club Forest	14(E)	162	7,725	2,373	95	Wedge	Radial
Country Club Forest	15(E)	188	11,214	4,586	79	Wedge	Angled
Country Club Forest	16(E)	286	10,854	2,875	118	Wedge	Radial
Country Club Forest	17(A)	132	11,698	5,753	93	Irregular	Perpendicular
Wynkoop Estates	19	300	15,307	4,584	99	Irregular	Perpendicular