



MEMORANDUM

DATE: April 8, 2005

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *R&K*
Catherine Conlon, Acting Supervisor *CC*
Development Review Division

FROM: Dolores Kinney, Senior Planner *DK*
Development Review

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Subdivision of Parcel 890

PROJECT NAME: Lopatin Property

CASE #: 1-04012

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: RE-2

LOCATION: Located on the west side of Clarksburg Road (MD 121), at the terminus of Ascot Square Court

MASTER PLAN: Clarksburg

APPLICANT: Andrew and Norma Lopatin.

ENGINEER: Benning and Associates, Inc.

HEARING DATE: April 14, 2005

STAFF RECOMMENDATION: Approval, pursuant to Chapter 50 of the Montgomery County Subdivision Regulations, and subject to the following conditions:

- 1) Approval under this preliminary plan is limited to two (2) dwelling units.
- 2) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 3) Record plat to reflect a Category I easement over all areas of stream valley buffer and forest conservation.
- 4) Compliance with the conditions of approval of the MCDPS stormwater management approval dated October 10, 2003.
- 5) Compliance with conditions of MCDPWT letter dated March 15, 2003 unless otherwise amended.
- 6) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
- 7) The applicant to build a 4-foot shoulder along Clarksburg Road for on-road pedestrian and bicycle movements.
- 8) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
- 9) Compliance with conditions of MCDPS (Health Dept.) septic approval dated January 14, 2005.
- 10) Other necessary easements.

SITE DESCRIPTION:

The subject property, identified as Parcel 890 (“Subject Property”), is on the west side of Clarksburg Road (MD 121), at the terminus of Ascot Square Court. The Subject Property contains 4.62 acres and is zoned RE-2. The property also contains a stream and associated stream valley buffer. Drainage from the property is directly into Little Seneca Lake within Black Hill Regional Park, east of the property.

PROJECT DESCRIPTION:

This is an application to subdivide the Subject Property into two (2) lots for the construction of one (1) one-family detached dwelling. An existing dwelling will be retained on the second lot. The new lots will have access via a shared driveway from Clarksburg Road (MD 121) and will be served by private water and septic systems.

ANALYSIS

Staff’s review of Preliminary Plan #1-04012, Lopatin Property, indicates that the plan conforms to the recommendations of the Clarksburg Master Plan. The proposed preliminary plan is consistent with the master plan goal to maintain the area’s residential character. Staff also finds that the proposed preliminary plan complies with Chapter 50

of the Montgomery County Code, Subdivision Regulations in that private water and septic will be adequate to support and service the proposed subdivision. Staff further finds that the size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.

CONCLUSION:

Staff finds that Preliminary Plan #1-04012, Lopatin Property, conforms to the Clarksburg Master Plan and meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the preliminary plan, subject to compliance with the above conditions.

ATTACHMENTS:

Attachment A	Vicinity Map
Attachment B	Preliminary Plan