



MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-83045  
NAME OF PLAN: MCLEAN ESTATES

On 03-31-83, ROUND HILL ASSCC. , submitted an application for the approval of a preliminary plan of subdivision of property in the RE2 zone. The application proposed to create 40 lots on 91.88 ACRES of land. The application was designated Preliminary Plan 1-83045. On 09-15-83, Preliminary Plan 1-83045 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing , the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-83045 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-83045, subject to the following conditions:

APPROVAL of 8 lots on 16+ acres with sewer and water,  
Subject to:

1. Dedication along Piney Meetinghouse Road  
(80' right-of-way)
2. Necessary easements

Mailed to:

Suzanne A. Lewis (Semmes)  
Benning  
Larson  
Snouffer  
McPhee  
McConihe

Date of Mailing: September 21, 1983

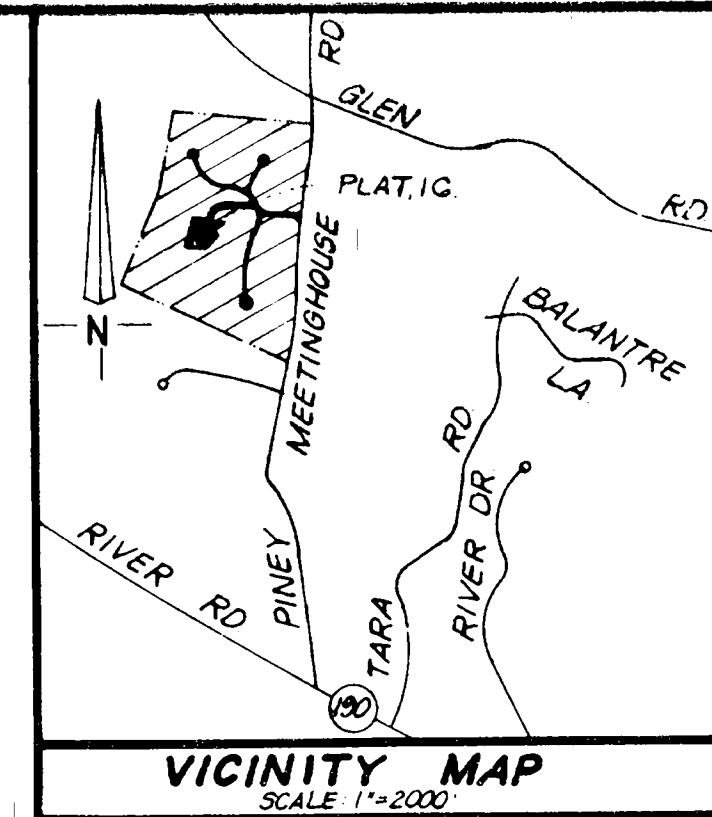
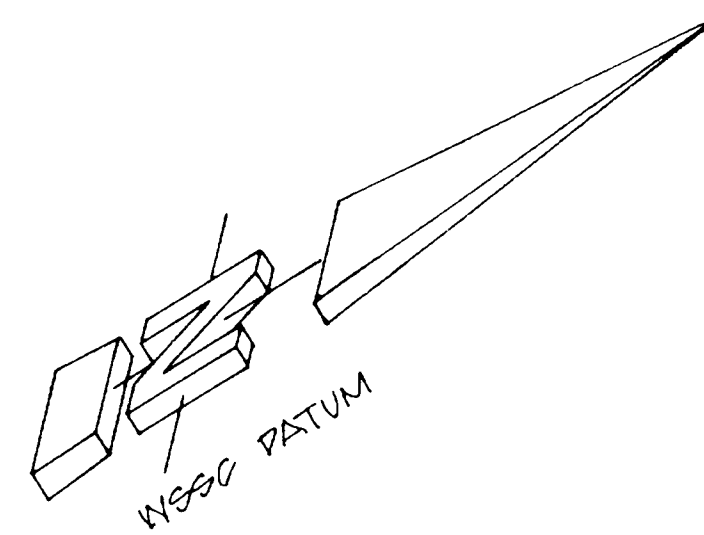
**SURVEYORS CERTIFICATE**

I hereby certify that this plan shown hereon is correct, that it is a subdivision of part of the land conveyed from Glen McLean and Mary Gibson McLean to ROUND HILL ASSOCIATES, a Delaware Limited Partnership by deed dated October 28, 1983 and recorded in L 6225 at F322 and L 6225 at F328 among the Land Records of Montgomery County, Maryland and that iron pipes marked thus  $\circ$  will be set to finish grade where shown hereon.

Date 2-6-1985  
*Jefferson D. Lawrence*  
 Jefferson D. Lawrence  
 Md Reg. PLS #5216

NOTE: Covenant- Lot 110  
 This lot to be connected to public water & sewer within one (1) year of the date of availability of those utilities. The developer hereby agrees to provide said public utilities, when available, to lot 110 at his cost. The purchaser of lot 110 agrees to abandon the existing well (or wells) and septic system (or septic systems) after public water and sewer is provided and is connected.

**PLAT NO. 15208**



**CURVE DATA**

API	Radius	Arc	$\Delta$	Tan	Chd Bearing	Chord
1	595.00	466.71	44° 56' 30"	246.10	N81°06'13"W	454.83
2	265.00	327.71	75° 10' 40"	204.00	S 50°01'34"W	323.28
3	240.00	312.90	75° 10' 40"	184.75	N 59°01'34"E	292.80
4	365.00	251.4	68° 56' 47"	125.57	S 12° 43' 31"W	251.3

**OWNERS DEDICATION**

We ROUND HILL ASSOCIATES, a Delaware Limited Partnership, by F.W.S.C. DEVELOPMENT CORPORATION, General Partner, Sherwood Gill Pierce, President, and Carmon Alfaro, Secretary, owners of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines, dedicate the streets to public use, and grant slope and drainage easements to the front building restriction lines. Slope easements shall be extinguished after all public improvements have been lawfully completed and accepted for maintenance by Montgomery County, Maryland or other appropriate public agencies.

We further grant to Potomac Electric Power Company, Chesapeake and Potomac Telephone Company of Maryland and Washington Gas Light Company a ten (10) foot Public utility easements as shown hereon according to the Declaration of Terms and Provisions as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

There are no suits of action, leases, liens or trust affecting this property except for a certain deed of trust and the parties in interest there to have hereon indicated their assent.

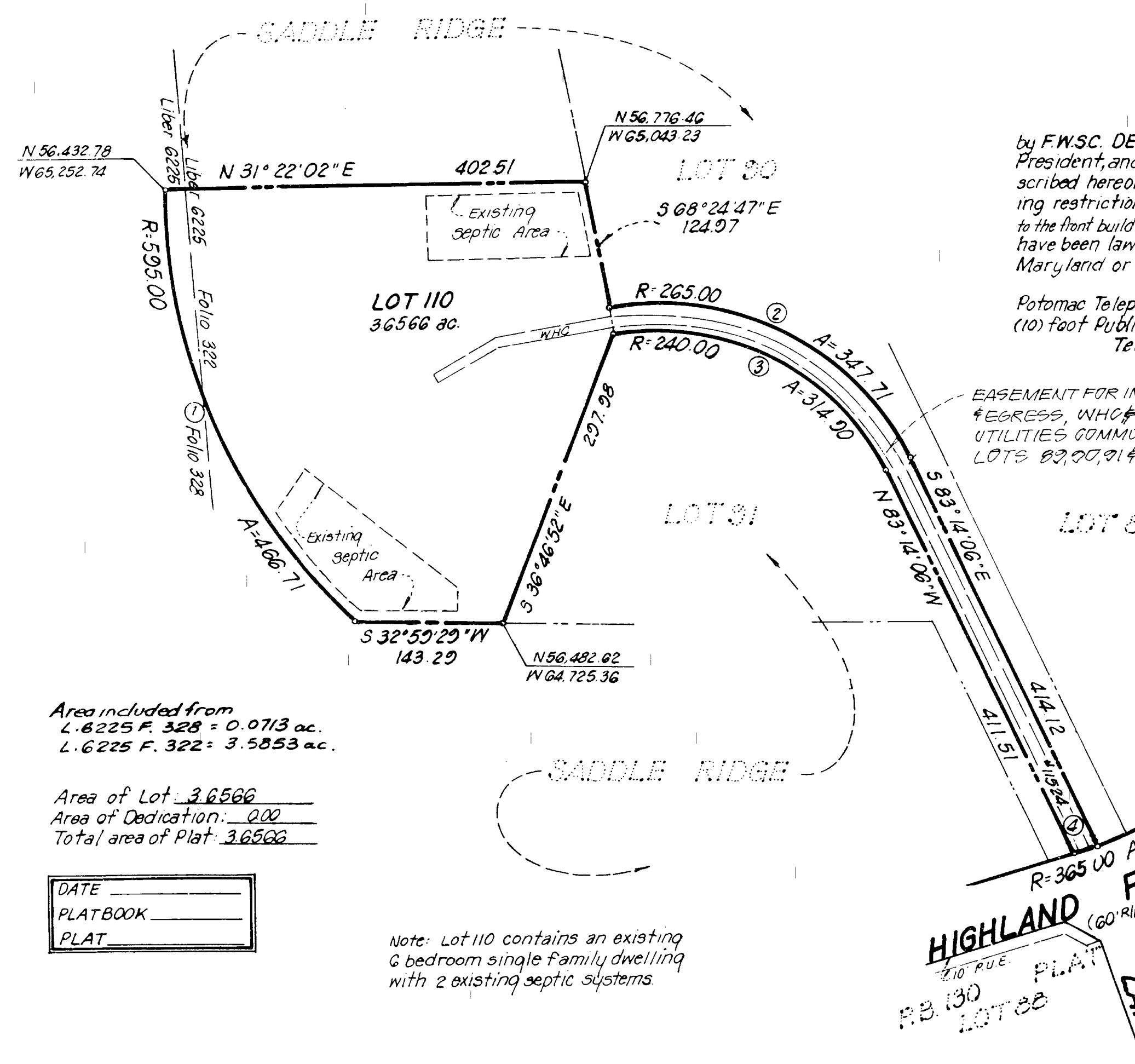
Date 2-6-85 F.W.S.C. DEVELOPMENT CORP.

Attest *Carmon Alfaro* (Secretary) *Sherwood Gill Pierce* (President)

We hereby assent to this plan of subdivision HERITAGE NATIONAL BANK

Witness *James M. ...* Date 9/19/84

Witness *Edward F. ...* Date 9/20/84  
 Witness *Eugene G. Horowitz* (Trustee)



Area included from  
 L. 6225 F. 328 = 0.0713 ac.  
 L. 6225 F. 322 = 3.5853 ac.

Area of Lot 110 36566  
 Area of Dedication .000  
 Total area of Plat 36566

DATE \_\_\_\_\_  
 PLATBOOK \_\_\_\_\_  
 PLAT \_\_\_\_\_

Note: Lot 110 contains an existing 6 bedroom single family dwelling with 2 existing septic systems

**SADDLE RIDGE**  
 6<sup>TH</sup> ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE 1"=100' FEB, 1984

For Public Water Systems Only **284469 183095 6002 2720 2**

Maryland National Capital Park & Planning Commission Montgomery County Planning Board APPROVED: <i>...</i> 25, 1984 Chairman	Montgomery County, Maryland Department of Transportation APPROVED: MARCH 5, 1985 By <i>...</i> Secretary - Treasurer	Montgomery County, Maryland Department of Environmental Health APPROVED: March 4, 1985 By <i>Donald A. Sweller, M.D.</i> Health Officer	DEVELOPMENT CONSULTANTS GROUP INC. 17004 Georgia Avenue Suite 102 Silver Spring, Md 20902 (301) 264-4570
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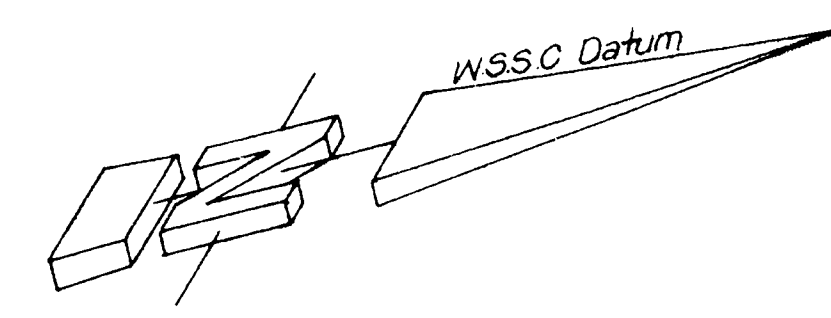
MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 15208, MSA, s1249\_021413. Date available 1985/04/02. Printed 04/09/2024.

**SURVEYOR'S CERTIFICATE**

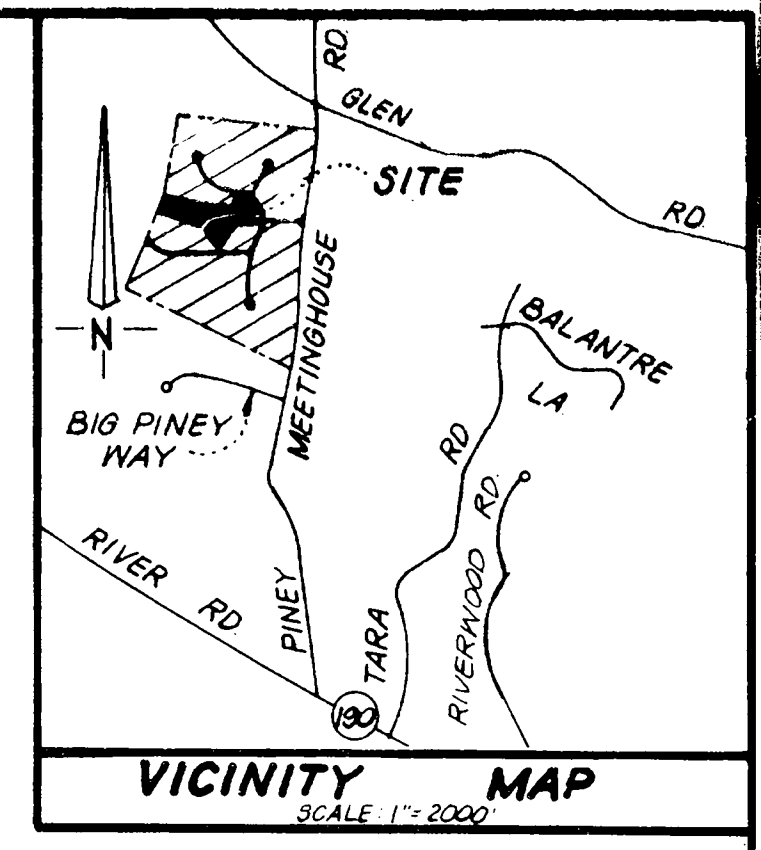
I hereby certify that the plan shown hereon is correct, that it is a subdivision of part of the land conveyed from Glen McLean and Mary Gibson McLean to ROUND HILL ASSOCIATES a Delaware Limited Partnership by deed dated October 28, 1983 and recorded in Liber 6225 at Folio 322 among the Land Records of Montgomery County, Maryland and that iron pipe marked thus  $\circ$  will be set to finish grade where shown hereon

9-18-84 Date *Jefferson O Lawrence*  
 Jefferson O Lawrence  
 Md Reg. P.L.5 #5216

PLAT 15875



FILED  
 JUN 25 1985



CURVE DATA						
No	Radius	Arc	Δ	Tan	Chd Bearing	Chord
1	265.00	327.71	75°10'30"	204.00	N 58°01'34" E	323.29
2	240.00	314.90	75°10'30"	184.75	S 27°01'34" W	292.80
3	365.00	251.14	03°56'47"	12.57	S 12°43'31" W	25.14
4	365.00	544.42	85°27'35"	337.0	S 28°02'06" E	495.34

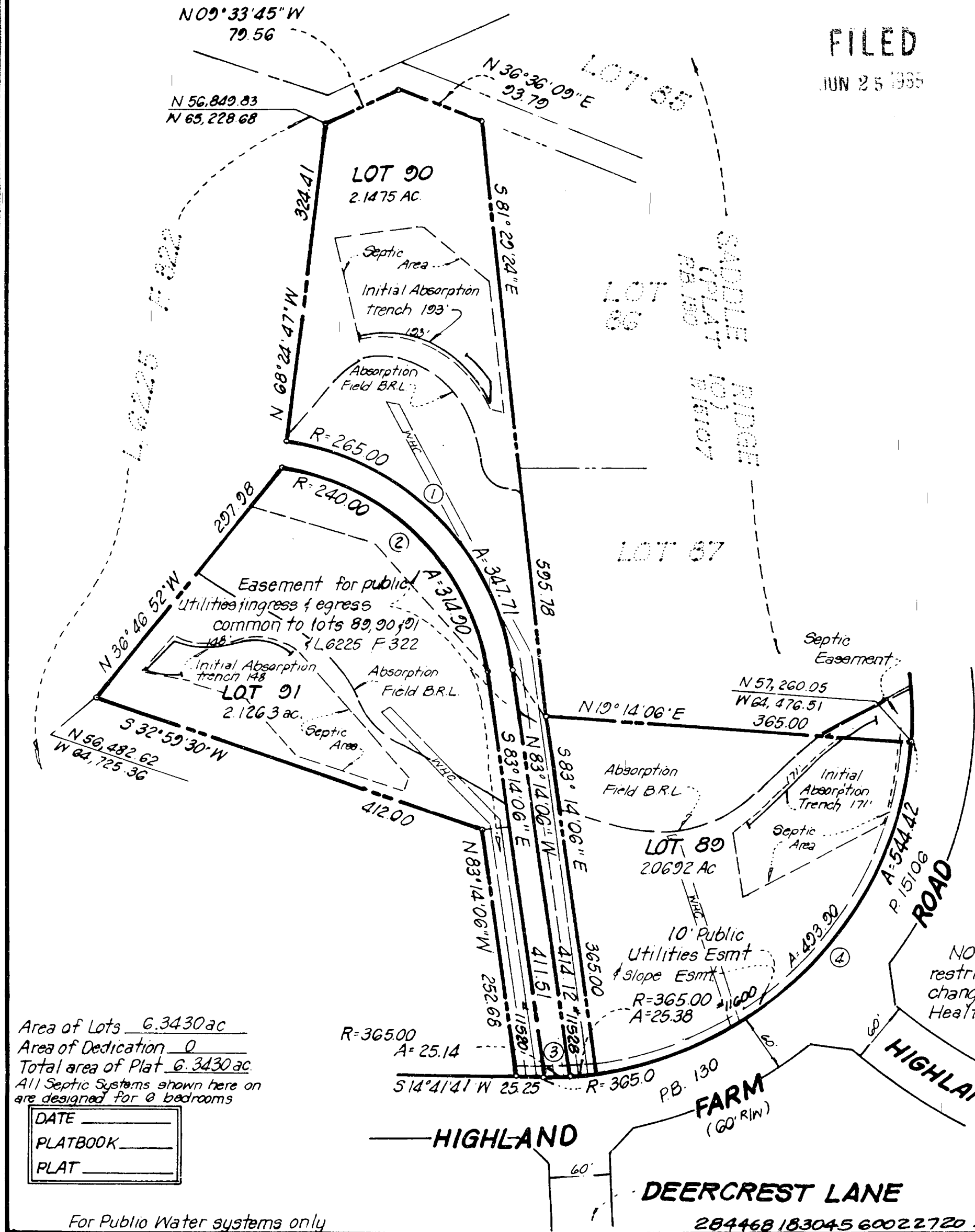
**OWNERS DEDICATION**

We ROUND HILL ASSOCIATES a Delaware Limited Partnership, by F.W.S.C. DEVELOPMENT CORPORATION, General Partner, Sherwood Hill Pierce, President and Carmon Alfaro, Secretary, owners of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines, and grant slope and drainage easements as shown hereon. Slope easements shall be extinguished after all public improvements have been lawfully completed and accepted for maintenance by Montgomery County, Maryland or other appropriate public agencies.

We further grant to Potomac Electric Power Company, Chesapeake and Potomac Telephone Company of Maryland and Washington Gas Light Company a 10' Ten Foot Public Utility Easement as shown hereon according to the Declaration of Terms and Provisions as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

There are no suits of action, leases, liens or trusts affecting this property except for a certain deed of trust and the parties in interest thereto, have hereon indicated their assent

Date 9/19/84 F.W.S.C. DEVELOPMENT CORP.  
 Attest *Carmon Alfaro* By *Sherwood Hill Pierce*  
 Carmon Alfaro (Secretary) Sherwood Hill Pierce (President)  
 We hereby assent to this plan of subdivision HERITAGE NATIONAL BANK  
 Date 9/19/84  
 Witness *Edward F. Cogen* (Trustee)  
 Date 9/20/84 *Eugene G. Horowitz* (Trustee)  
 Date 9/20/84 Eugene G. Horowitz (Trustee)



Area of Lots 6.3430 ac  
 Area of Dedication 0  
 Total area of Plat 6.3430 ac  
 All Septic Systems shown here on are designed for 2 bedrooms

DATE	
PLATBOOK	
PLAT	

For Public Water systems only  
 Maryland National Capital Park & Planning Commission  
 Montgomery County Planning Board  
 APPROVED: *October 25, 1984*  
 Chairman *Philip* Secretary-Treasurer *Philip*

Montgomery County, Maryland  
 Department of Transportation  
 APPROVED: *December 20, 1984*  
 By *Donald A. Spletter*  
 For Director

Montgomery County, Maryland Department of  
 Environmental Health  
 APPROVED: *January 23, 1985*  
 By *Donald A. Spletter, M.D.*  
 Health Officer

**DEVELOPMENT CONSULTANTS GROUP, INC.**  
 1700 Georgia Avenue  
 Suite 102  
 Olney, Md. 20852 (301) 264-4522

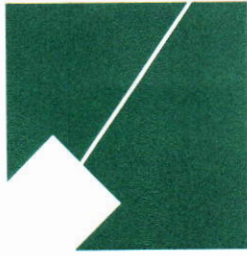
PLAT SEVENTEEN  
 LOTS 89, 90 & 91  
**SADDLE RIDGE**  
 6 ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE 1"=100' DEC 1984

NOTE: Septic building restriction line subject to change with reapproval by the Health Department.

NOTE: Existing well and septic system on lot 89 to be properly abandoned before a permit for new construction will be issued.

Date Mailed: October 7, 1998

M-NCPPC



## MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Action: Approved Staff Recommendation  
Motion of Comm. Richardson, seconded  
by Comm. Bryant with a vote of 4-0;  
Comm. Richardson, Bryant, Hussmann  
and Perdue voting in favor.  
Comm. Holmes temporarily absent.

## MONTGOMERY COUNTY PLANNING BOARD

## OPINION

Preliminary Plan 1-98105

NAME OF PLAN: SADDLE RIDGE

On 06-05-98, MICHAEL & KELLIE BALLARD submitted an application for the approval of a preliminary plan of subdivision of property in the RE-2 zone. The application proposed to create 3 lots on 16.23 acres of land. The application was designated Preliminary Plan 1-98105. On 10-01-98, Preliminary Plan 1-98105 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-98105 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-98105, subject to the following conditions:

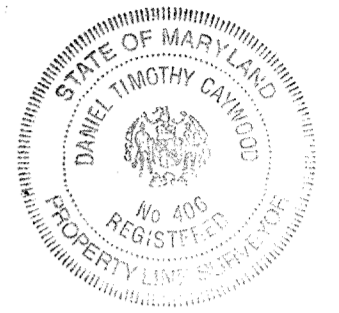
- (1) Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plats or MCDPS issuance of sediment and erosion control permit, as appropriate
- (2) Record plat to reference all common ingress/egress easements
- (3) Other necessary easements
- (4) This preliminary plan will remain valid until November 7, 2001 (37 months from date of mailing, which is October 7, 1998). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed.



I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY MARGARET DEAR AND DAVID DEAR UNTO MICHAEL K. BALLARD AND KELLIE BALLARD BY DEED DATED JANUARY 28, 1998 AND RECORDED IN LIBER 15526 AT FOLIO 093 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S DEDICATION HEREON, ALL PROPERTY CORNER MARKERS AND OTHER BOUNDARY MARKERS WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA SHOWN ON THIS PLAN IS 11.4669 ACRES OF LAND. THERE IS NO DEDICATION BY THIS PLAN.

12-9-98  
 DATE: DANIEL T. CAYWOOD  
 REGISTERED PROPERTY LINE SURVEYOR  
 MARYLAND NO. 406



**OWNERS' CERTIFICATE:**

WE, MICHAEL K. BALLARD AND KELLIE BALLARD, OWNERS OF THE PROPERTY SHOWN HEREON, DO HEREBY BY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

WE FURTHER ESTABLISH A CONSERVATION EASEMENT IN ACCORDANCE WITH THE DOCUMENT ENTITLED: "CONSERVATION EASEMENT AGREEMENT, CATEGORY I," AS RECORDED IN LIBER 13178 AT FOLIO 412 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

WE FURTHER ESTABLISH AN EASEMENT FOR THE PURPOSES OF VEHICULAR TRAFFIC AND PUBLIC UTILITIES AS SHOWN HEREON AS "ACCESS AND UTILITY EASEMENT" FOR THE USE AND BENEFIT OF LOTS 131 AND 132.

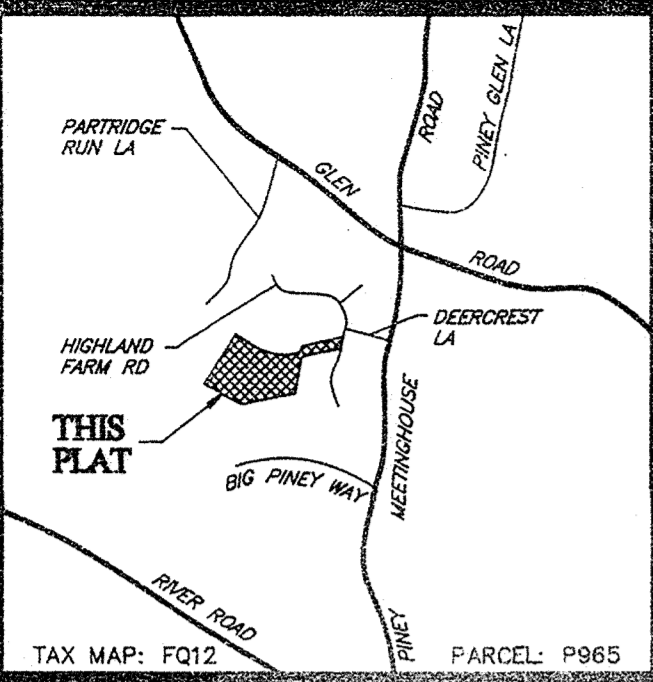
AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE PRIOR TO OCCUPANCY OF ANY NEW HOMES.

THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

**PLAT No**  
**20941**

LINE	DIRECTION	DISTANCE
L1	S 14°41'41" W	63.93'
L2	S 48°43'36" W	44.00'
L3	S 08°01'08" W	34.71'
L4	S 08°01'08" W	8.19'
L5	S 08°01'08" W	26.52'
L6	N 77°05'10" E	9.13'
L7	S 39°50'52" E	83.17'
L8	S 60°59'25" E	59.66'
L9	S 11°31'50" E	65.79'
L10	N 11°31'50" W	50.00'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	595.00'	466.70'	246.10'	454.83'	S 81°06'12" E	44°56'27"
C2	670.00'	198.89'	100.18'	198.16'	N 89°45'18" E	17°00'29"



**VICINITY MAP**

SCALE: 1" = 2000'

**NOTES:**

ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT. A COPY OF THE APPROVED PLAN MAY BE VIEWED AT 8787 GEORGIA AVENUE, SILVER SPRING, MARYLAND.

PROPERTY ZONED: RE-2

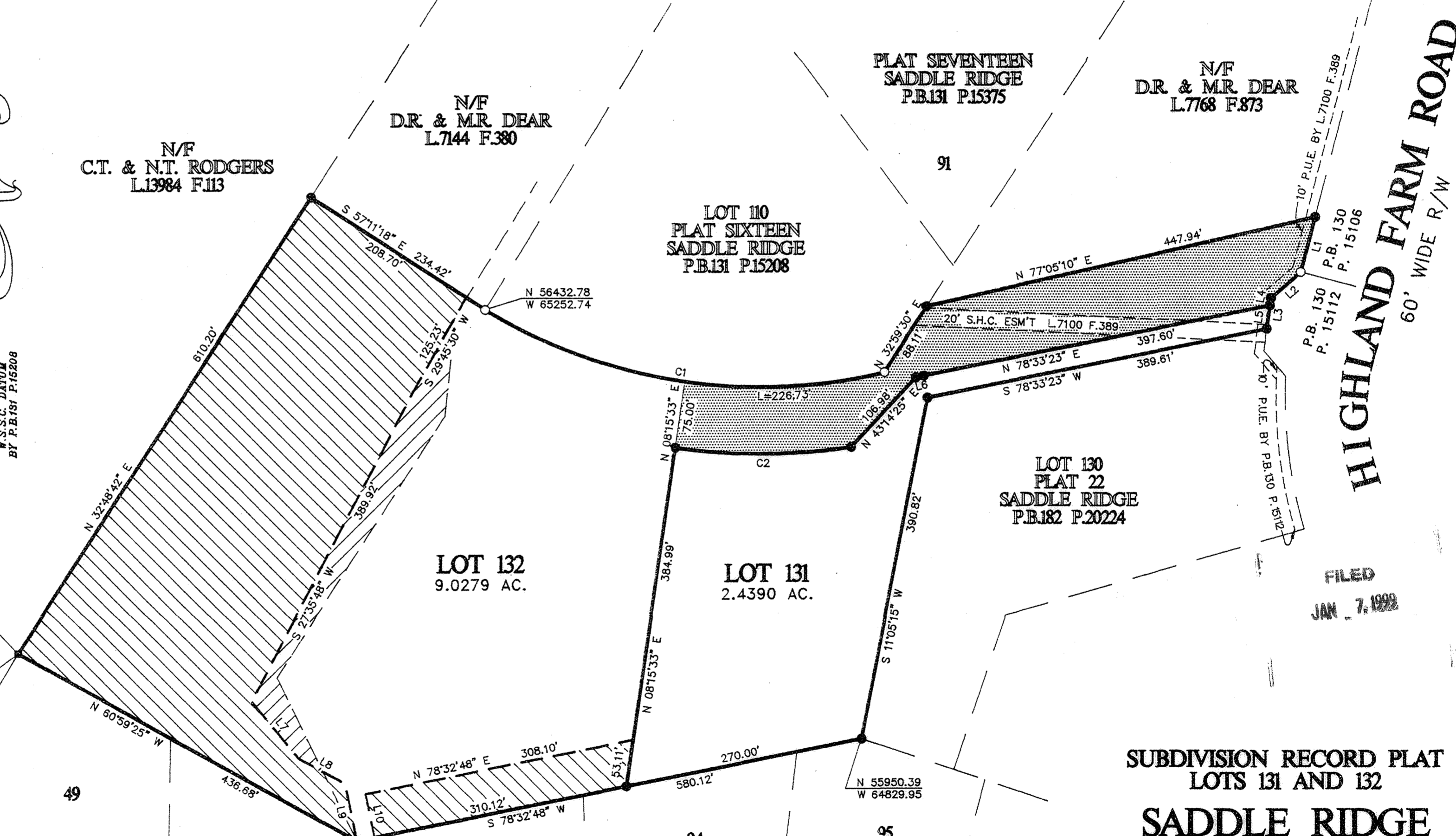
THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.

PRELIMINARY PLAN: 1-98105

Witness: *Michael K. Ballard* 12-7-98  
 Michael K. BALLARD  
 Witness: *Kellie Ballard* 12-8-98  
 KELLIE BALLARD

**LEGEND**

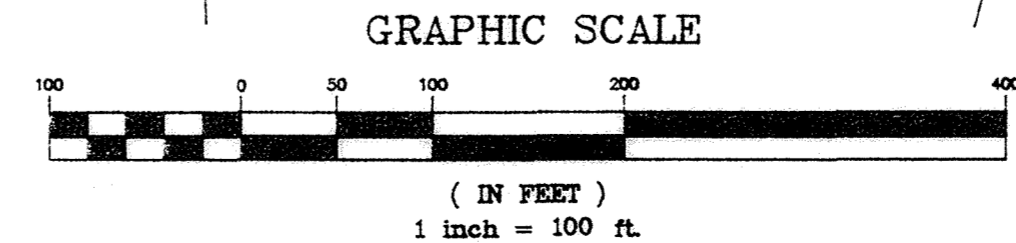
- IRON PIPE AND I.D. CAP SET CORP. No. 259
- IRON PIPE FOUND
- STONE FOUND
- CONSERVATION EASEMENT L.12134 F.131 PER P.B.174 P.19545 ABANDONED BY THIS PLAT
- CONSERVATION EASEMENT CATEGORY I L.13178 F.412 ESTABLISHED BY THIS PLAT
- ACCESS AND UTILITY EASEMENT ESTABLISHED BY THIS PLAT



**SUBDIVISION RECORD PLAT**  
**LOTS 131 AND 132**  
**SADDLE RIDGE**  
 ELECTION DISTRICT NO. 6  
 MONTGOMERY COUNTY, MARYLAND  
 OCTOBER, 1998 SCALE: 1" = 100'

**MADDOX**  
 INCORPORATED  
 ENGINEERS • SURVEYORS

100 PARK AVENUE  
 ROCKVILLE, MARYLAND 20850-2699  
 (301) 782-9001



DATE.....  
 PLAT BOOK.....  
 PAGE.....

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD  
 APPROVED *October 22, 1998*

*Mini Wans Jensen*  
 CHAIRMAN ASST. SECRETARY - TREASURER  
 M.N.C.P. & P.C. RECORD FILE NO. 608-04

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES  
 APPROVED *December 24, 1998*

*John C. Hall*  
 DIRECTOR

MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 20941, MSA 32-49-007659, Date available 12-9-98, 007659, 19990107, Printed 05/13/2024









Experience you can build on.

Attachment H

corporate office

10 south bentz street

frederick, maryland 21701

office 301.607.8031

info@casengineering.com

www.casengineering.com

civil • surveying • land planning

February 28, 2024

M-NCP&PC  
Up-County Planning  
2425 Reddie Drive  
Wheaton, MD 20902

Attn: Plan Review Staff

Re: **CAS Job No. 18-756B**  
**Forest Conservation Plan F20240100**  
**11524 Highland Farm Road**  
**Proposed Lots A - C, Saddle Ridge**  
**Forest Conservation Tree Variance Request**

Dear Plan Review Staff:

This letter is intended to serve as the Forest Conservation Tree Variance Request pursuant to Section 22A-21 of the Montgomery County Code. The Preliminary / Final Forest Conservation Plan is attached hereto for your review and approval.

Variance Justification

The Applicants / Owners, David and Mikel Blair, are requesting a variance for the impact / removal of (16) specimen trees located on the properties associated with 11524 Highland Farm Road, Potomac MD 20854. No offsite specimen trees are proposed to be removed. The subject property is approximately 24.14 acres and is more particularly described as Lots 132, 131, 110, 91, Parts of Lots 86 & 90, Parcels 817, 850, 710 and 723, in the Saddle Ridge subdivision. The property is currently zoned RE-2, and no change to zoning is proposed. The subject property is bound by single-family residential properties to the north, west, and south and by Highland Farm Road to the east. west.

As documented by approved Natural Resources Inventory / Forest Stand Delineation Plan # 420231760 and through information provided on the Preliminary / Final Forest Conservation Plan, the subject property generally slopes from the north to the south, east and west. An ephemeral channel exists along the western limits and drains to an intermittent channel which exist the property and flow to the south along the western border. Slopes in excess of 15% and 25% are present primarily along the property's western and southern limits. An environmental buffer comprising a Category I Conservation Easement, adjacent forest and the majority of the aforementioned slopes have been indicated within the Forest Conservation Plan. There are no floodplains or floodplain buffers on the property. The property contains approximately 3.75 acres of protected forest pursuant to Preliminary Plan 119981050 and subsequent Record Plat 20941. Just north and contiguous to the conservation easement is an additional 1.39 acres of forest. The property contains (32) specimen trees and numerous significant trees. There is contiguous, protected forest (Category I Easement) on adjacent property to the west. Additional forest (1.48 acres) exists on Lot 131 (to be part of Proposed Lot A), but it was considered to be removed (not protected) pursuant to Preliminary Plan 119981050. Specimen trees 275, 277, 278, 279 and 280 are located within this forest area, but will be retained as part of the subdivision plan.

A three-lot subdivision (proposed Lots A-C) is proposed. An existing house is currently under construction on Lot 110 (Proposed Lot A). Proposed Lots B & C are suitable for single-family dwellings, but development of those lots is not anticipated in the near future. As a result of the proposed subdivision, the property is subject to a Forest Conservation Plan and a Variance for impacts to specimen trees.

The Preliminary / Final Forest Conservation Plan proposes removal of 0.66 acres of existing, forest and the removal of nine specimen trees (7, 39, 43, 69, 362, 364, 375, 380, and 385). Additionally, impacts to seven specimen trees (15, 17, 37, 246, 270, 280, 393-A) are also included herein. The house, under construction, was subject to an approved forest conservation exemption (42022214E) which will be replaced with the subject Forest Conservation Plan. Specimen trees (43 and 380) were removed under the exemption and have been included in the variance request.

Existing forest totaling 5.98 acres will be protected by a Category I Conservation Easement. An additional 1.33 acres is proposed for reforestation. Approximately 6.0 acres of the proposed conservation easement will be contiguous to existing off-site forest, thereby protecting the existing stream buffer and slopes. The remaining 1.31 acres of proposed Category I Conservation Easement, along the southern portion of Proposed Lot A provides a screening buffer from adjacent properties. The proposed forest conservation areas are bisected by a 20-ft wide WSSC Sewer Right-of-Way.

Given the locations of the specimen trees with respect to the proposed areas for development (houses, driveways, stormwater management devices, retaining walls and site appurtenances) the trees cannot be adequately protected and / or retained. The On-Site Specimen Tree Data table below lists the variance specimen trees as identified on the Preliminary / Final Forest Conservation Plan and provides the respective proposed impact.

**Variance Tree Data**

Tag #	Species	Scientific Name	Size (DBH) IN.	CRZ RADIUS FT	CRZ Area SQ. FT.	% CRZ Area Disturbed	Condition	Save / Remove	Comments
7	Red maple	Acer rubrum	30.0	45.00	6,361.7	100.0%	good	remove	
15	Red maple	Acer rubrum	40.0	60.00	11,309.7	1.8%	fair	save	off site
17	Tulip-poplar	Liriodendron tulipifera	42.0	63.00	12,469.0	38.5%	good	save	off site
37	River birch	Betula nigra	34.5	51.75	8,413.4	28.9%	fair	save	
39	White pine	Pinus strobus	32.0	48.00	7,238.2	63.0%	fair	remove	
43	Red maple	Acer rubrum	59.2	88.80	24,772.8	100.0%	fair	remove	measured at base, 6-7 stems, weak crotches, TREE REMOVED PER 42022214E
69	Black Walnut	Juglans nigra	38.0	57.00	10,207.0	100.0%	very poor	remove	
246	American beech	Fagus grandifolia	34.5	51.75	8,413.4	5.8%	good	save	
270	Tulip-poplar	Liriodendron tulipifera	34.6	51.90	8,462.2	16.8%	good	save	
275	American Sycamore	Platanus occidentalis	32.5,15.4	48.75	7,466.2	0.0%	fair	save	
277	Tulip-poplar	Liriodendron tulipifera	38.0	57.00	10,207.0	0.0%	good	save	
278	Tulip-poplar	Liriodendron tulipifera	33.2	49.80	7,791.3	0.0%	good	save	
279	Tulip-poplar	Liriodendron tulipifera	34.5	51.75	8,413.4	0.0%	fair	save	
280	Tulip-poplar	Liriodendron tulipifera	48.0	72.00	16,286.0	24.0%	fair	save	

362	London planetree	Platanus occidentalis	35.1	52.65	8,708.6	48.3%	good	remove	
364	Silver maple	Acer saccharinum	37.7	56.55	10,046.5	100.0%	poor	remove	
375	Red maple	Acer rubrum	39.8	59.70	11,196.9	100.0%	good	remove	
380	Red maple	Acer rubrum	30.1	45.15	6,404.2	100.0%	poor	remove	TREE REMOVED PER 42022214E
385	Red maple	Acer rubrum	35.1	52.65	8,708.6	100.0%	good	remove	
393-A	Silver maple	Acer saccharinum	42.5,32.9	63.75	12,767.6	11.8%	poor	save	

**In accordance with Section 22A-21(b) of the Forest Conservation Law, the following is a description of the application requirements:**

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

The subject property contains a total tract area of 24.14 acres. The application proposes the creation of three new lots (Lots A-C), containing 16.58 acres, 3.91 acres, and 3.70 acres, respectively. The subdivision complies with RE-2 zoning criteria. An existing one single-family dwelling is currently under construction on Proposed Lot A. Proposed Lots B & C are suitable for residential development but the construction of single-family dwellings is not anticipated in the near future. Future improvements relating to the existing house are likely to be constructed. Such improvements include a pool, pool house, sport court, accessory buildings, main and service driveways, a golf hole, and a natural sports field. Paths are also proposed throughout the property. The proposed lots will remain under current ownership for the foreseeable future.

The application proposes the impacts to twenty specimen trees of which, nine will be removed. Two of the nine were removed as part of the construction process and under a Forest Conservation Exemption application (42022214E). Impacts to the remaining eighteen specimen trees are necessary and unavoidable in terms of suitability for residential development. However, impacts to some of the aforementioned specimen trees may not occur in the near future as the development of Lots B and C with houses is not anticipated.

Specimen trees 43 and 380 were removed in accordance with the exemption (42022214E). Specimen trees 39, 362, 375 and 385 will need to be removed to construct the main driveway and to install utilities to the existing house under construction. Specimen trees 15, 17, 246, 270, 275, 277, 278, 279, 280, and 393-A will be impacted during the existing / proposed development on proposed Lot A.

Specimen trees 7, 69, 364, and 380 will need to be removed if / when development occurs on Proposed Lots B and C. Specimen tree 37, will be impacted if /when development occurs on Proposed Lots B & C.

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

The requested variance is based upon existing and future plans consistent with the applicable RE-2 zoning criteria and not conditions or circumstances resulting from actions by the applicant. Saving and protecting variance trees in accordance with Chapter 22A of Montgomery County Code would limit development of this property as permitted by the RE-2 zone. The requirement to retain the (9) variance trees would limit, if not eliminate the proposed lots and their associated future improvements.

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

A Stormwater Management (SWM) Plan has been approved by the Montgomery County Department of Permitting Services for the construction of the single-family dwelling. Any future improvements will require similar approvals from the Department of Permitting Services. The SWM Plan ensures that water quality standards will be met in accordance with State and County criteria. All applicable stormwater management requirements have been addressed and met. Disturbance to any of these specimen trees will not create a measurable degradation in water quality. The subject trees to be removed are not located near or within on-site streams, wetlands, floodplains, or associated buffers.

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

The property is not part of a historic site, nor does it contain any historic structures. None of the variance trees proposed for removal are rare, threatened, or endangered, per the Maryland Nongame and Endangered Species Conservation Act. Specimen tree impact is often unavoidable when developing properties under similar zoning criteria. Of the nine trees proposed for removal, four are in fair to poor condition. Mitigation planting will be provided for the removal of nine specimen trees. A minimum of 84.25 caliper-inches will be provided.

**In accordance with Section 22A-21(d) of the Forest Conservation Law, the following is a description of the minimum criteria necessary for granting a variance. A variance may not be granted unless the following conditions are achieved. Granting the 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 as the disturbance to the specimen trees noted above is necessary in order to develop the property in accordance with RE-2 zoning as the applicant intends, to meet State and County stormwater management requirements, and to ensure proper drainage on the subject lots. Furthermore, the need for a variance is often necessary and unavoidable in order to develop single-family homes, accessory structures, and desired appurtenances. It is a property owner's right to make use of planning and zoning options for development while still providing the greatest protection for variance trees. No special privileges have been requested by or provided to the applicant.

2. *Is not based on conditions or circumstances which result from the 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 necessitated by governmental agency requirements relating to RE-2 zoning, site topography, required Best Management Practices for stormwater management, and desired site appurtenances for the use and enjoyment of the property. No previous actions by the applicant have necessitated the need for a variance.

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 not necessitated by land or building use, either permitted or non-conforming, on a neighboring property. The locations of houses and other improvements on adjoining properties do not impact these specimen trees nor do they necessitate the need for a variance.

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

The requested 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 buffer or a special protection area. A Stormwater

Management Plan has been approved by Montgomery County and additional plans will be required for future development projects.

Should you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Jeffrey A. Robertson". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Jeffrey A. Robertson  
*Branch Manager*  
*DNR/COMAR 08.19.06.01, Qualified Professional*









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 10 south bentz street  
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August 8, 2023

Montgomery County DPS  
 Water Resources Section  
 2425 Reedie Drive, 7<sup>th</sup> Floor  
 Wheaton, Maryland 20902

Attn: Mr. Mark Etheridge

Re: **Stormwater Management Concept Plan  
 Administrative Subdivision Plan (No. Pending)  
 Saddle Ridge  
 18524 Highland Farm Road**

Dear Mr. Etheridge:

We hereby request your consideration to waive the review and approval of a Stormwater Management Concept Plan / Site Development Plan for the above property and its associated Administrative Subdivision Application. The "property" consists of a number of separately taxed and addressed properties listed as follows:

Lot 131	11512 Highland Farm Road;	Lot 132	11514 Highland Farm Road
Parcel 850	11518 Highland Farm Road;	Lot 91	11520 Highland Farm Road
Lot 110	11524 Highland Farm Road;	Parcel 817	11526 Highland Farm Road
Parts of Lots 86 & 90	11528 Highland Farm Road		

The properties total approximately 24.14 acres and are all are under the same ownership. The proposed Administrative Subdivision will reconfigure internal property lines to create three record lots. The main lot (11524 Highland Farm Road), contains a single family dwelling currently under construction (Sediment Control Permit No. 288148), and will ultimately be comprised of approximately 16.5 acres. The remaining two lots will total approximately 3.75 acres each.

If and when the two smaller lots are developed, each will be required to meet Montgomery County's Stormwater Management requirements. Since the administrative subdivision technically reduces the current density of the property, we believe the requirement for a Combination Concept /Site Development Stormwater Management Plan should be waived. If you are in agreement, Please sign below and return a copy of this letter for our inclusion with the subdivision application.

*Mark Etheridge*

Mark Etheridge  
 Manager, Water Resources

August 9, 2023

Date:

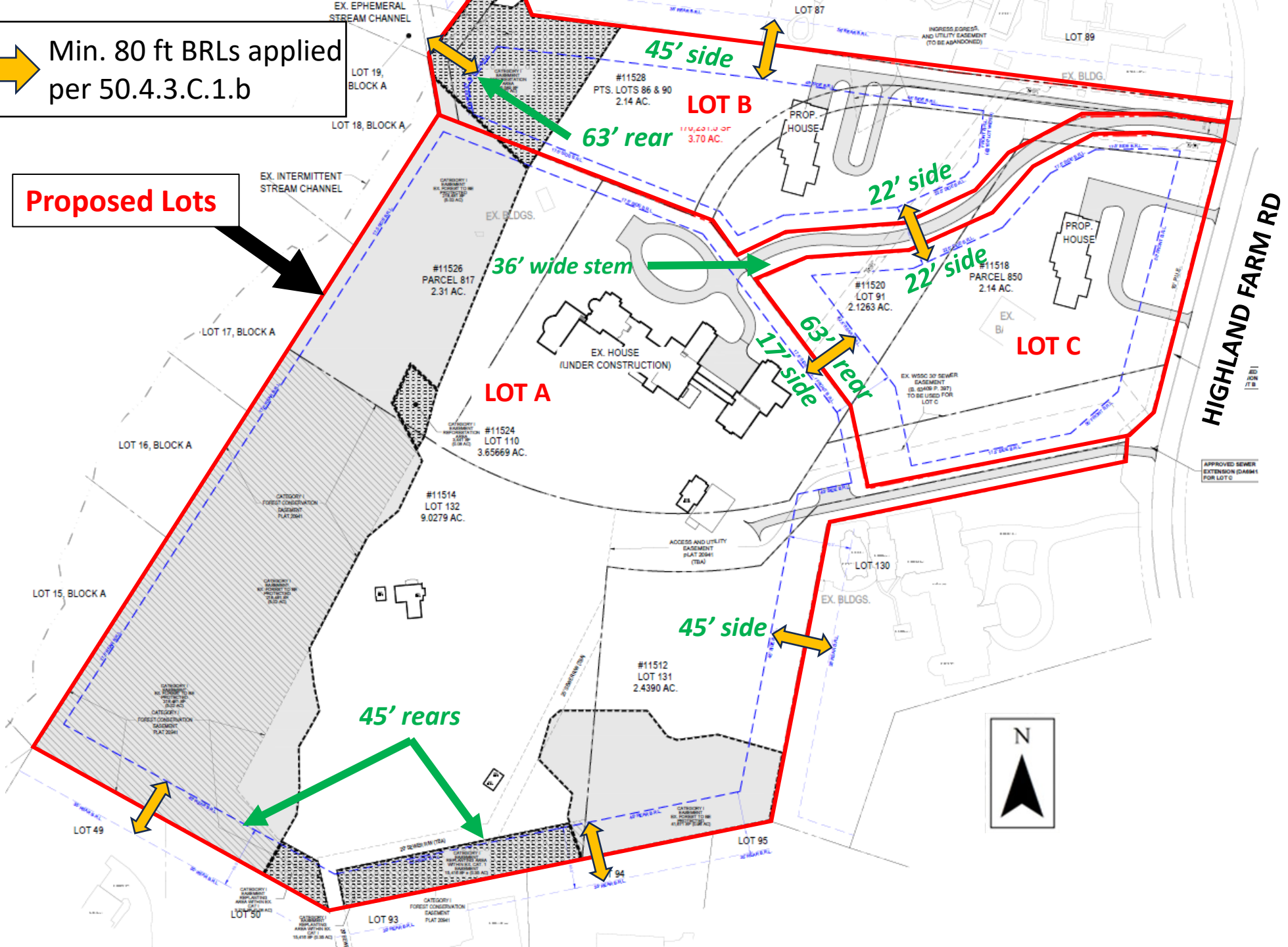
Sincerely,

*Jeffrey A. Robertson*

Jeffrey A. Robertson  
 Branch Manager

Min. 80 ft BRLs applied per 50.4.3.C.1.b

Proposed Lots



HIGHLAND FARM RD





## DEPARTMENT OF TRANSPORTATION

Marc Elrich  
*County Executive*

Christopher Conklin  
*Director*

March 29, 2024

Mr. Jonathan Casey, Planner II  
Up-County Division  
The Maryland-National Capital  
Park & Planning Commission  
2425 Reedie Drive  
Wheaton, Maryland 20902

RE: Administrative Plan No. 620240040  
Saddle Ridge

Dear Mr. Casey:

We have completed our review of the administrative plan uploaded to Eplans on February 29, 2024. A previous version of this plan was reviewed by the Development Review Committee (DRC) at its meeting on November 7, 2023. We recommend approval of the plan subject to the following comments:

Significant Plan Review Comments

1. The applicant will be required to install street trees along the Highland Farm Road property frontage.
2. On the Certified Plan, show proposed curb along the Highland Farm Road, Lot A driveway frontage connecting to each end of the existing curb.

Standard Plan Review Comments

3. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Montgomery County Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. This letter and all other correspondence from this department should be included in the package.
4. The storm drain analysis was reviewed and is acceptable to MCDOT. No improvements are needed to the downstream public storm drain system for this plan.

**Office of the Director**

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101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX  
[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

*Located one block west of the Rockville Metro Station*

5. The sight distance study has been accepted. A copy of the accepted Sight Distance Evaluation certification form is enclosed for your information and reference.
6. Trees in the County rights-of-way – spacing and species are to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
7. Erosion and sediment control measures as required by Montgomery County Code 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.
8. Posting of a right-of-way permit bond is a prerequisite to DPS approval of the record plat. The right-of-way permit will include, but not necessarily be limited to, the following improvements:
  - A. Curb and street trees along Highland Farm Road.
  - B. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.

Thank you for the opportunity to review this administrative plan. If you have any questions or comments regarding this letter, please contact me at [william.whelan@montgomerycountymd.gov](mailto:william.whelan@montgomerycountymd.gov) or (240) 777-2173.

Sincerely,

*William Whelan*

William Whelan  
Development Review Team  
Office of Transportation Policy

Mr. Jonathan Casey  
Administrative Plan No. 620240040  
March 29, 2024  
Page 3

Enclosures (1)

Sight Distances

Sharepoint/transportation/director's office/development review/WhelanW/620240040 Saddle Ridge - MCDOT Review Letter 032924.docx

cc: Sharepoint Correspondence 2024

cc-e: Jeff Robertson	CAS Engineering
Brett Brown	MNCP&PC
Sam Farhadi	MCDPS RWPR
Marie LaBaw	MCFRS





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**Department of Permitting Services  
Fire Department Access and Water Supply Comments**

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**DATE:** 01-Apr-24  
**TO:** Jeff Robertson - - jeff@casengineering.com  
CAS Engineering  
**FROM:** Marie LaBaw  
**RE:** 11524 Highland Farm Road  
620240040

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**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **01-Apr-24** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

