



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

MCPB
Item #
12/3/09



MEMORANDUM

DATE: November 23, 2009

TO: Montgomery County Planning Board

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

FROM: Patrick Butler, Planner (301-495-4561) *P.B.*
Development Review Division (Build)

REVIEW TYPE: Preliminary Plan of Subdivision

APPLYING FOR: Resubdivision of Lot 1, Block E, of the Hunting Hill Estates Subdivision into two lots. One new one-family detached dwelling unit and one existing one-family detached dwelling unit are proposed.

PROJECT NAME: Potomac Grove

CASE #: 120080260

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: R-200

LOCATION: Intersection of Glen Mill Road and Mary Knoll Drive

MASTER PLAN: Potomac

APPLICANT: Audry and Samuel Jan

ENGINEER: G and C Consultants, Inc.

FILING DATE: April 18, 2008

HEARING DATE: December 3, 2009

RECOMMENDATION: Approval subject to the following conditions:

- 1) Approval under this preliminary plan is limited to two lots for two one-family detached dwellings.
- 2) The applicant must comply with the conditions of approval for the preliminary forest conservation plan prior to recording of a plat or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permit, as applicable.
- 3) The applicant must comply with the conditions of the MCDPS stormwater management concept approval dated November 18, 2008. These conditions may be amended by MCDPS, as long as the amendments do not conflict with other conditions of the preliminary plan approval.
- 4) The applicant must comply with the conditions of the Montgomery County Department of Transportation (MCDOT) letter dated September 25, 2009. These conditions may be amended by MCDOT, as long as the amendments do not conflict with other conditions of the preliminary plan approval.
- 5) The record plat must provide for dedication along the property frontage for truncation at the intersection of Glen Mill Road and Mary Knoll Drive as indicated on the preliminary plan.
- 6) The applicant must satisfy provisions for access and improvements as required by MCDOT prior to recordation of plat.
- 7) The applicant must construct a four-foot-wide sidewalk along the property frontage on Mary Knoll Drive, unless construction is waived by the Montgomery County Department of Permitting Services (MCDPS).
- 8) The applicant must construct a five-foot-wide sidewalk along the property frontage on Glen Mill Road, unless construction is waived by the Montgomery County Department of Permitting Services (MCDPS).
- 9) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for eighty-five (85) months from the date of mailing of the Planning Board resolution.
- 10) The record plat must show necessary easements.

SITE DESCRIPTION (Attachment A – Vicinity Map)

The Subject Property, as shown below and in Attachment A, consists of approximately 1.37 acres in the R-200 zone. The Property is a recorded lot described as Lot 1, Block E, of the Hunting Hill Estates Subdivision, located at the intersection of Glen Mill Road and Mary Knoll Drive in the Potomac Subregion Master Plan area. A one-family detached residential dwelling unit currently exists on the Property with driveway access from Mary Knoll Drive. The land abutting the subject property to the north, south, and west is zoned R200, while the land to the southwest is zoned R200/TDR. The land confronting the Subject Property on Glen Mill Road is the Lakewood Country Club, and is located within the City of Rockville. The surrounding area can be described as residential, with one-family detached dwelling units.

The Subject Property is located in the Watts Branch watershed. The property is relatively flat with five specimen trees onsite. There are no steep slopes, streams, wetlands, forest, erodible soils, or other known environmentally sensitive features onsite.



PROJECT DESCRIPTION (Attachment B – Proposed Plan)

The applicant proposes to resubdivide the Subject Property and create two lots for two one-family detached dwelling units. The proposed lots are 0.77 acres, and 0.60 acres in size, and will be served by public water and sewer systems. The applicant is proposing to retain the existing dwelling on the 0.77 acre lot.

ANALYSIS AND FINDINGS

Master Plan Compliance

The Subject Property is located in the North Potomac area of the Potomac Subregion Master Plan. Located roughly between Darnestown Road and Travilah Road, abutting Rockville and Gaithersburg, North Potomac covers only seven square miles, but has the largest population of any of the Subregion's four communities and is the most densely populated. The Potomac Subregion Master Plan supports the retention and reconfirmation of the R-200 zone and residential land-use for the Subject Property. The proposed application has been reviewed by jurisdictional agencies, and it has been determined that the proposed use will not adversely impact environmental, land use and zoning, transportation, or community facilities as identified by the Plan. The proposed application would create two lots that are consistent with the zoning, density, and residential use identified by the master plan. Therefore, the proposed application conforms to the Potomac Subregion Master Plan.

Public Facilities

Roads and Transportation Facilities

The proposed lots do not generate 30 or more vehicle trips during the morning or evening peak-hours. Therefore, the application is not subject to Local Area Transportation Review. In addition, Transportation Planning staff has determined the application is not subject to Policy Area Mobility Review, because it is located in the R&D Village Policy Area. Glen Mill Road is a primary residential street, requiring seventy feet of right-of-way, and seventy feet of right-of-way currently exists. Mary Knoll Drive is a secondary residential street, requiring sixty feet of right-of-way, and sixty feet of right-of-way currently exists. Therefore, except for truncation at the intersection of Glen Mill Road and Mary Knoll Drive, no additional dedication is required.

The applicant proposes to construct a private driveway from Mary Knoll Drive to access the proposed lot. Access to the existing lot is also by private driveway from Mary Knoll Drive. Therefore, the proposed vehicular access for the subdivision will be safe and adequate.

Sidewalks are required for lots in the R-200 zone, but no sidewalks currently exist on Glen Mill Road or Mary Knoll Drive along the frontage of the Subject Property. Chapter 49 of the Montgomery County Code requires the installation of a sidewalk along the property frontage, but the applicant may request that the Montgomery County Department of Permitting Services waive construction in exchange for a fee-in-lieu of providing the sidewalks. Given the lack of sidewalks in the neighborhood staff does not oppose such a payment.

The existing conditions of the neighborhood do not provide a desirable level of pedestrian safety along Glen Mill Road and Mary Knoll Drive. However, requiring the applicant to provide a sidewalk along the property frontage on either street would create the only sidewalk in the neighborhood, which fails to resolve the overall neighborhood pedestrian safety issue. Therefore,

staff remains in support of a fee-in-lieu of the sidewalk construction and believes that the safety issue needs to be dealt with through a county CIP project.

Other Public Facilities and Services

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

Environment

Stormwater Management

The MCDPS Stormwater Management Section approved the stormwater management concept for the project on November 18, 2008. The stormwater management concept consists of on-site water quality control and recharge via the use of nonstructural practices. Channel protection is not required because the one-year post-development peak discharge is less than two cubic feet per second.

Environmental Guidelines

Environmental Planning staff approved the Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) for the site on August 10, 2007. The NRI/FSD identifies five specimen trees onsite. The topography on the Subject Property is relatively flat, and there are no known environmentally sensitive features onsite. Therefore, this plan complies with the Montgomery County Environmental Guidelines.

Forest Conservation

The applicant submitted a preliminary forest conservation plan as part of the preliminary plan of subdivision. No forest exists on the Subject Property. There are five specimen trees onsite; however, there are no specimen trees proposed for removal with this plan. The applicant is proposing to provide 0.21 acres of afforestation offsite. The amount of afforestation is the minimum required, and therefore, the application satisfies the requirements of the forest conservation law.

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

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections, including the

requirements for resubdivision as discussed below. The proposed size, width, shape and orientation of the lots are appropriate for the location of the subdivision.

The lots were reviewed for compliance with the dimensional requirements for the R-200 zone as specified in the Zoning Ordinance. The proposed lots will meet the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in attached Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

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

A. Statutory Review Criteria

In order to approve an application for resubdivision, the Planning Board must find that the proposed lot(s) comply 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 34 lots. From Glen Mill Road, the Subject Property can be accessed by Mary Knoll Road and Marian Drive, therefore, the Neighborhood includes lots along Mary Knoll Road adjacent to and confronting the Subject Property, and lots located on Marian Drive north and west of the Subject Property. All the lots share the same zoning classification as the Subject Property. The designated Neighborhood provides an adequate sample of the lots and development pattern of the area.

C. Analysis

Comparison of the Character of Proposed Lots to Existing

In performing the analysis, the above-noted resubdivision criteria were applied to the delineated Neighborhood. The proposed lots are of the same character with respect to the resubdivision criteria as other lots within the defined neighborhood. Therefore, the proposed resubdivision complies with the criteria of Section 50-29(b)(2). As set forth below, the attached tabular summary and graphical documentation support this conclusion:

Frontage: In the designated Neighborhood, lot frontage ranges from 25 feet to 316 feet. The proposed Lot A has 170.75 feet of frontage, and the proposed Lot B has 148.75 feet of frontage on Mary Knoll Drive. Of the thirty-four lots in the Neighborhood, eleven lots have frontages of less than 148.75 feet, nine lots have frontages of 150 feet, and fourteen lots have frontages of more than 170.75 feet. The proposed lots fall within the midrange of the Neighborhood. **Therefore, the proposed lots will be of the same character as existing lots in the Neighborhood with respect to lot frontage.**

Alignment: In terms of alignment, the road network is a combination of curvilinear and grid. The lots in the Neighborhood are a mixture of corner, perpendicular, radial, and flag lots in relationship to the existing roads. Of the thirty-four lots in the Neighborhood, twenty-four are perpendicular lots, seven are corner lots, and three are radial lots. The proposed lots are perpendicular in alignment. **The proposed lots are of the same character as existing lots with respect to the alignment criterion.**

Size: Lot sizes in the Neighborhood range from .459 acres to 1.6 acres. Ten of the existing lots in the Neighborhood are .60 acres or smaller, twenty-four of the existing lots in the Neighborhood are larger than .77 acres. The proposed lots are .60 and .77 acres in size. **The size of the proposed lots is in character with the existing lots in the neighborhood.**

Shape: With respect to shape, twenty-five existing lots in the Neighborhood are rectangular, six lots are flag, and three are irregular. The proposed lots are rectangular much like the majority of existing lots in the Neighborhood. **The shape of the proposed lots will be in character with shapes of the existing lots.**

Width: Lot widths in the Neighborhood range from 100 feet to 320 feet. Eleven lots are less than 148.75 feet wide, nine lots are between 148.75 feet and 170.75 feet wide, and fourteen lots are over 170.75 feet wide. The proposed lots have lot widths of 148.75 feet and 170.75 feet. **The proposed lots will be in character with existing lots in the neighborhood with respect to width.**

Area: When evaluating buildable area, existing lots in the Neighborhood range from 0.15 acres to 0.933 acres of buildable area. Ten of the existing lots have a buildable area of 0.24 acres or less, twenty-four of the existing lots have a buildable area of .46 acres or more. The proposed lots have buildable areas of 0.24 acres and 0.31 acres. **The proposed lots will be of the same character as other lots in the neighborhood with respect to buildable area.**

Suitability for Residential Use: The existing and the proposed lots are zoned residential and the land is suitable for residential use.

Citizen Correspondence and Issues

As of the date of this report, no citizen concerns have been brought to Staff's attention regarding the proposed subdivision. On December 14, 2007 a pre-submission meeting was held, as required, and on April 18, 2008 the applicant properly notified adjacent and confronting property owners and civic associations of the preliminary plan submission. The application information was properly posted on the Property.

CONCLUSION

Section 50-29(b)(2) of the Subdivision Regulations specifies seven criteria with which resubdivided lots must comply. They are street frontage, alignment, size, shape, width, area and suitability for residential use within the existing block, neighborhood or subdivision. As set forth above, the proposed lots are of the same character as the existing lots in the defined neighborhood with respect to each of the resubdivision criteria, and therefore, comply with Section 50-29(b)(2) of the Subdivision Regulations. The proposed lots also meet all other requirements established in the Subdivision Regulations and the Zoning Ordinance, and the proposed lots substantially comply with the recommendations of the Potomac Subregion Master Plan. Access and public facilities will be adequate to serve the proposed lots, and the application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

Attachments

Attachment A – Vicinity Map

Attachment B – Proposed Plan

Attachment C – Agency Correspondence

Attachment D – Neighborhood Map & Resubdivision Data Table

Table 1: Preliminary Plan Data Table and Checklist

Plan Name: Potomac Grove				
Plan Number: 120080260				
Zoning: R-200				
# of Lots: 2				
# of Outlots: 0				
Dev. Type: Standard				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval by the Preliminary Plan	Verified	Date
Minimum Lot Area	20,000 sq. ft.	26,226 sq. ft. is minimum proposed	PB	9/9/09
Lot Width	100 ft.	148.75 ft. is minimum proposed	PB	9/9/09
Lot Frontage	25 ft.	148.75 ft. is minimum proposed	PB	9/9/09
Setbacks				
Front	40 ft. Min.	Must meet minimum ¹	PB	9/9/09
Side	12 ft. Min./25 ft. total	Must meet minimum ¹	PB	9/9/09
Rear	30 ft. Min.	Must meet minimum ¹	PB	9/9/09
Height	50 ft. Max.	May not exceed maximum ¹	PB	9/9/09
Max Resid'l d.u. or Comm'l s.f. per Zoning	2 dwelling units	2 dwelling units	PB	9/9/09
MPDUs	No		PB	9/9/09
TDRs	No		PB	9/9/09
Site Plan Req'd?	No		PB	9/9/09
FINDINGS				
SUBDIVISION				
Lot frontage on Public Street	Yes	PB		9/9/09
Road dedication and frontage improvements	Yes	Agency letter		9/25/09
Environmental Guidelines	Yes	Staff memo		11/4/09
Forest Conservation	Yes	Staff memo		11/4/09
Master Plan Compliance	Yes	Staff memo		6/2/08
Other (i.e., parks, historic preservation)				
ADEQUATE PUBLIC FACILITIES				
Stormwater Management	Yes	Agency letter		11/18/08
Water and Sewer (WSSC)	Yes	Agency Comments		6/2/08
10-yr Water and Sewer Plan Compliance	Yes	Agency comments		6/2/08
Well and Septic	N/A	Agency letter		6/2/08
Local Area Traffic Review	No	Staff memo		6/2/08
Policy Area Mobility Review	No	Staff memo		6/2/08
Transportation Management Agreement	No	Staff memo		6/2/08
School Cluster in Moratorium?	No	PB		9/9/09
School Facilities Payment	No	PB		9/9/09
Fire and Rescue	Yes	Agency letter		3/6/09

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

POTOMAC GROVE SUBDIVISION (120080260)



Map compiled on February 12, 2008 at 11:35 AM | Site located on base sheet no - 218NW09 | Date of Orthophotos: April 2005 - Used with permission from Montgomery County Government

NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
2787 Georgia Avenue - Silver Spring, Maryland 20910-1709

Attachment B Proposed Plan

GRAPHIC SCALE
1" = 30'-0"

GLEN MILL ROAD (70' R/W)

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

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DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

November 18, 2008

RECEIVED
NOV 20 2008
DEVELOPMENT REVIEW
Carla Reid Joyner
Director

Mr. Wei M. Wu
G&C Consultants, Inc
5627 Allentown Road, Suite 105
Camp Springs, MD 20746

Re: Stormwater Management **CONCEPT** Request
for Potomac Grove Subdivision
Preliminary Plan #: 120080260
SM File #: 232129
Tract Size/Zone: 1.37 acres/R-200
Total Concept Area: 0.5 acres
Lots/Block: 1/K
Parcel(s):
Watershed: Watts Branch

Dear Mr. Wu:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quality control and onsite recharge via nonstructural methods. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Nadine Vurdelja Piontka at 240-777-6334.

Sincerely,



Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dm

cc: C. Conlon
S. Federline
SM File # 232129

QN -onsite; Acres: 0.5
QL - onsite ; Acres: 0.5
Recharge is provided



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

September 25, 2009

Ms. Catherine Conlon, Subdivision Supervisor
Development Review Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan #1-20080260
Potomac Grove

Dear Ms. Conlon:

We have completed our review of the preliminary plan printed on July 9, 2009. This preliminary plan was reviewed by the Development Review Committee at its meeting on June 2, 2008. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to DPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Right of way dedication for truncation at the intersection of Glen Mill Road and Mary Knoll Drive.
2. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
3. A Public Improvements Easement may be necessary along the site frontages on Glen Mill Road and Mary Knoll Drive in order to accommodate the required sidewalk construction. Prior to submission of the record plat, the applicant's consultant will need to determine if there is sufficient right of way to permit this sidewalk construction. If not, the applicant will need to either dedicate additional right of way or execute a Declaration of Public Improvements Easement document. That document is to be recorded in the Land Records of Montgomery County, with the liber and folio referenced on the record plat.
4. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
5. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.

Division of Traffic Engineering and Operations

100 Edison Park Drive, 4th Floor • Gaithersburg, Maryland 20878
Customer Service 240-777-6000 • Main Office 240-777-2190 • TTY 240-777-6013 • FAX 240-777-2080
trafficops@montgomerycountymd.gov

(14)

6. In accordance with Section 49-33(e) of the Montgomery County Code, sidewalks are required to serve the proposed subdivision. Sidewalks are to be provided along the site frontages according to associated DOT standard street sections unless the applicant is able to obtain a waiver from the appropriate government agency.
7. 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 Operation Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
8. Trees in the County rights of way - species and spacing to be in accordance with the applicable DOT standards. Tree planting within the public right of way must be coordinated with Mr. Brett Linkletter with Division of Highway Services, Tree Maintenance Unit. Mr. Linkletter may be contacted at (301) 840-2283.
9. The applicant's storm drain study shows the existing 18" CMP culvert under Mary Knoll Drive (near the intersection with Glen Mill Road) does not have sufficient capacity to handle the pre-development runoff volume. We accept the applicant's supplemental storm drain analysis and Engineer's Estimate (to remedy the situation). In consideration of the nominal increase being added by this proposed development, we do not believe this applicant can reasonably expected to replace the existing culvert. We will refer the consultant's recommendations to other staff in our Department to consider the proposed replacement.
10. 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. Across the site frontage on Glen Mill Road, reconstruct the shoulder and side ditch per standard MC 212.03, construct a five (5) foot wide concrete sidewalk located three (3) feet off the edge of pavement, and plant street trees.
 - B. Across the site frontage on Mary Knoll Drive, reconstruct the shoulder and side ditch per standard MC 212.02, construct a four (4) foot wide concrete sidewalk located three (3) feet off the edge of pavement, and plant street trees.
 - C. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
 - D. 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.
 - E. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the Traffic Engineering and Operations Division.

Ms. Catherine Conlon
Preliminary Plan No. 1-20080260
September 25, 2009
Page 3

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Sam Farhadi at (240) 777-2197.

Sincerely,



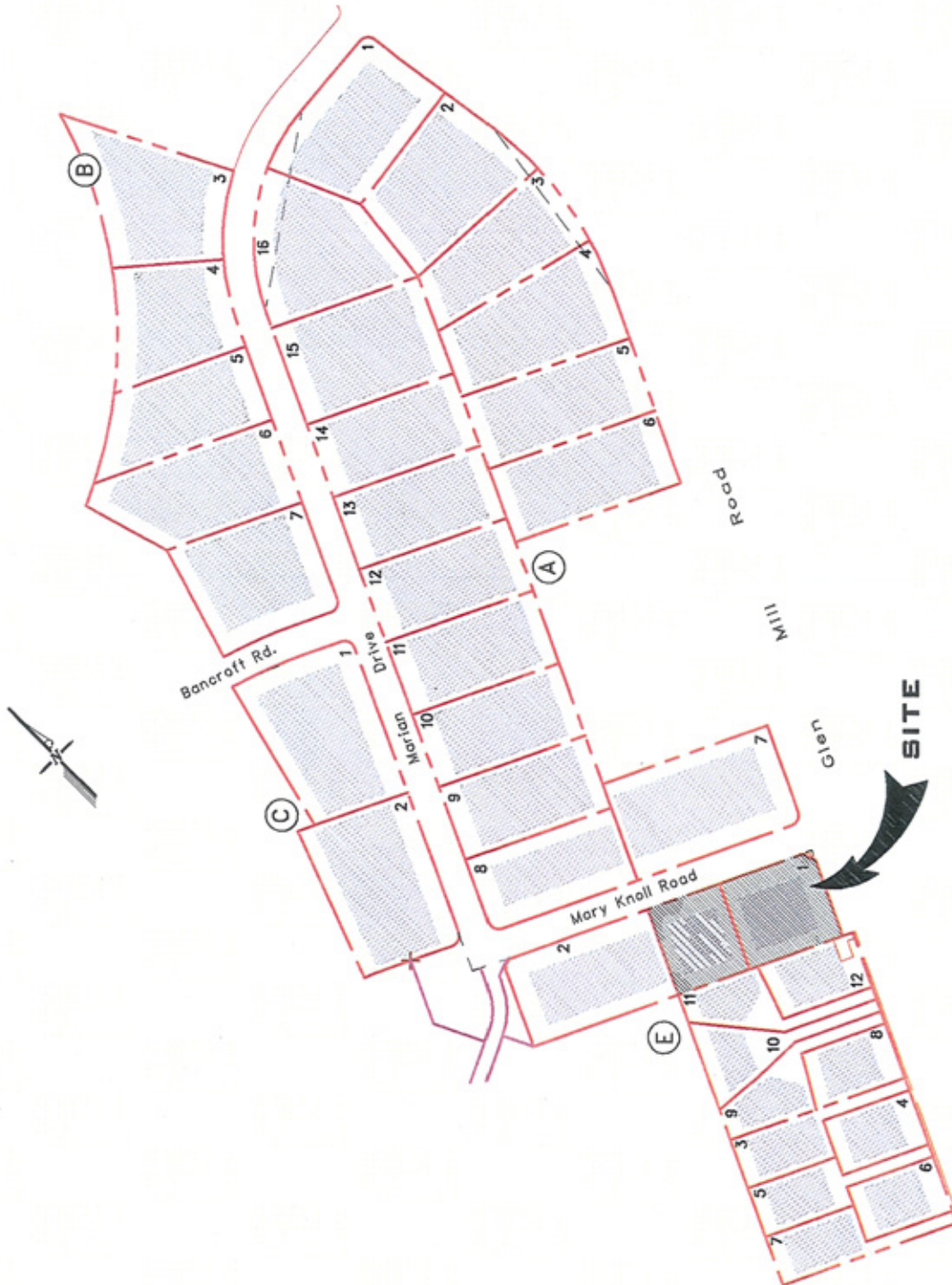
Gregory M. Leck, P.E. Manager
Development Review Team




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Enclosures (2)

cc: Audrey & Samuel Jan
Wei M. Wu
Shahriar Etemadi; M-NCPPC TPD
Patrick Butler; M-NCPPC DRD
Joseph Y. Cheung; DPS RWPPR
Sarah Navid; DPS RWPPR
Henry Emery; DPS RWPPR
Brett Linkletter; DOT DHM
Dan Sanayi; DOT TEO
Fred Lees; DOT TEO
Sam Farhadi, DOT TEO
Preliminary Plan Folder
Preliminary Plans Note Book

VICINITY MAP
Drawing Scale: 1" = 1,000'



DESIGN	SCALE	$1" = 100'$ 	P&E not for construction	1 OF 1
C.E.I.	DATE			
DRAWN BY 	CHECKED BY 	W.M.W. 10/17/2008	10%	10%

Proposed Lots A and B POTOMAC GROVE SUBDIVISION

Comparable Lot Data Table (Sorted in ascending order by Buildable Area)

ADDRESS	LOT	BLOCK	SUBDIVISION	FRONTAGE (Ft)	ALIGNMENT	LOT SIZE (Ac)	LOT SHAPE	WIDTH (Ft)	BUILDABLE AREA (Ac)	BUILDABLE AREA (Ft)
1 14002 Glen Mill Road	10	E	Hunting Hill Estates	25.00	Parallel	0.520	irregular flag	100.00	0.149	6,488
2 14004 Glen Mill Road	11	E	Hunting Hill Estates	25.00	Angled	0.487	irregular flag	100.00	0.171	7,459
3 14000 Glen Mill Road	9	E	Hunting Hill Estates	25.00	Angled	0.518	irregular flag	100.00	0.193	8,423
4 13910 Glen Mill Road	5	E	Hunting Hill Estates	25.00	Parallel	0.520	rectangular flag	100.00	0.205	8,928
5 13908 Glen Mill Road	4	E	Hunting Hill Estates	112.37	Parallel	0.459	rectangular	112.37	0.217	9,435
6 13904 Glen Mill Road	6	E	Hunting Hill Estates	112.37	Parallel	0.459	rectangular	112.37	0.217	9,435
7 13914 Glen Mill Road	8	E	Hunting Hill Estates	112.57	Angled	0.460	trapezoidal	112.56	0.217	9,443
8 13912 Glen Mill Road	3	E	Hunting Hill Estates	25.00	Angled	0.517	rectangular flag	100.00	0.239	10,400
9 13900 Glen Mill Road	7	E	Hunting Hill Estates	25.00	Angled	0.518	rectangular flag	100.00	0.240	10,440
10 --- Mary Knoll Drive	B	E	Potomac Grove	148.75	Angled	0.802	rectangular	148.75	0.240	10,445
11 14006 Glen Mill Road	12	E	Hunting Hill Estates	100.32	Angled	0.460	trapezoidal	112.84	0.241	10,490
12 14008 Glen Mill Road	A	E	Potomac Grove	170.75	Parallel	0.773	rectangular	170.75	0.310	13,483
13 14101 Marian Drive	8	A	Hunting Hill Estates	130.00	Angled	1.031	rectangular	130.00	0.455	19,800
14 9504 Mary Knoll Drive	2	E	Hunting Hill Estates	280.00	Parallel	1.216	rectangular	280.00	0.607	26,435
15 14304 Marian Drive	4	B	Hunting Hill Estates	175.00	Parallel	1.104	trapezoidal	175.00	0.627	27,325
16 14103 Marian Drive	9	A	Hunting Hill Estates	150.00	Parallel	1.033	rectangular	150.00	0.660	28,750
17 14105 Marian Drive	10	A	Hunting Hill Estates	150.00	Angled	1.033	rectangular	150.00	0.660	28,750
18 14107 Marian Drive	11	A	Hunting Hill Estates	150.00	Parallel	1.033	rectangular	150.00	0.660	28,750
19 14201 Marian Drive	12	A	Hunting Hill Estates	150.00	Parallel	1.033	rectangular	150.00	0.660	28,750
20 14205 Marian Drive	13	A	Hunting Hill Estates	150.00	Parallel	1.033	rectangular	150.00	0.660	28,750
21 14209 Marian Drive	14	A	Hunting Hill Estates	150.00	Parallel	1.033	rectangular	150.00	0.660	28,750
22 14300 Marian Drive	5	B	Hunting Hill Estates	152.00	Parallel	1.107	trapezoidal	152.00	0.671	29,229
23 14208 Glen Mill Road	3	A	Hunting Hill Estates	172.76	Parallel	1.068	trapezoidal	172.76	0.682	29,719
24 14315 Marian Drive	1	A	Hunting Hill Estates	308.01	Parallel	1.344	trapezoidal	308.00	0.715	31,145
25 14200 Marian Drive	7	B	Hunting Hill Estates	200.71	Parallel	1.342	trapezoidal	200.71	0.759	33,058
26 14204 Glen Mill Road	5	A	Hunting Hill Estates	150.00	Parallel	1.186	rectangular	150.00	0.787	34,290
27 14200 Glen Mill Road	6	A	Hunting Hill Estates	150.00	Parallel	1.190	rectangular	150.00	0.790	34,427
28 14308 Marian Drive	3	B	Hunting Hill Estates	175.00	Parallel	1.372	trapezoidal	175.00	0.816	35,524
29 14208 Glen Mill Road	4	A	Hunting Hill Estates	206.01	Parallel	1.348	trapezoidal	206.01	0.816	35,556
30 9501 Mary Knoll Drive	7	A	Hunting Hill Estates	319.99	Parallel	1.556	rectangular	319.99	0.855	37,240
31 14309 Marian Drive	16	A	Hunting Hill Estates	320.00	Angled	1.373	trapezoidal	320.00	0.856	37,297
32 14104 Marian Drive	1	C	Hunting Hill Estates	300.00	Angled	1.605	trapezoidal	300.00	0.902	39,274
33 14028 Marian Drive	6	B	Hunting Hill Estates	171.00	Parallel	1.366	trapezoidal	171.00	0.902	39,291
34 14300 Glen Mill Road	2	A	Hunting Hill Estates	205.00	Angled	1.279	trapezoidal	223.65	0.912	39,747
35 14301 Marian Drive	15	A	Hunting Hill Estates	200.00	Parallel	1.377	rectangular	200.00	0.924	40,250
36 14100 Marian Drive	2	C	Hunting Hill Estates	290.00	Parallel	1.511	trapezoidal	290.00	0.933	40,621