



**Preliminary Plan No. 12006118A: Seneca Springs**

---

*JP*

Joshua Penn, Senior Planner, Area 3, [Joshua.Penn@montgomeryplanning.org](mailto:Joshua.Penn@montgomeryplanning.org), 301-495-4546

*RAW*

Richard Weaver, Supervisor, Area 3, [Richard.Weaver@montgomeryplanning.org](mailto:Richard.Weaver@montgomeryplanning.org), 301-495-4544

*JAC*

John Carter, Chief, Area 3, [John.Carter@montgomeryplanning.org](mailto:John.Carter@montgomeryplanning.org), 301-495-4575

**Seneca Springs: Preliminary Plan No. 12006118A**

**Staff Report Date: 2-28-14**

---

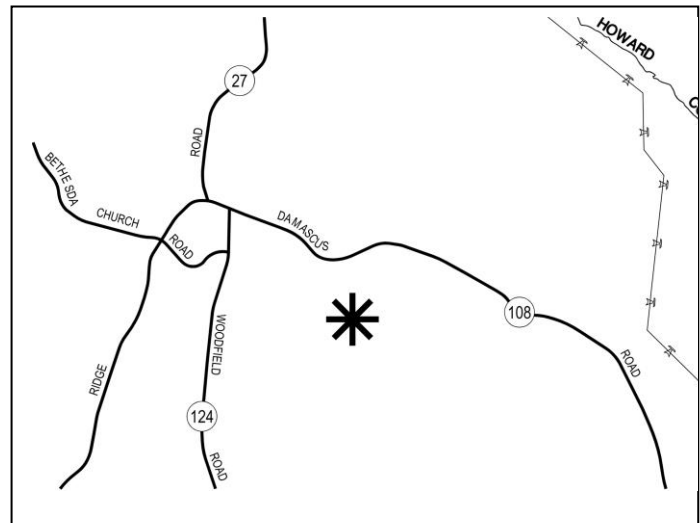
**Description**

Request to subdivide the unplatted remainder of a previously approved subdivision to create four (4) lots in addition to seven (7) lots previously approved; located approximately 1,600 feet southwest of the intersection of Stanley Hills Way and Damascus Road (MD108); 29.39 acres; RE-2C zone; Damascus Master Plan (2006).

**Staff Recommendation:** *Approval with conditions*

**Applicant:** Seneca Ridge Development, LLC (Applicant)

**Submitted:** 02/21/2013



**Summary**

- This is an amendment to subdivide an unplatted remainder of a previously approved subdivision into four lots.
- The four proposed lots have been evaluated for conformance to current Adequate Public Facilities requirements, including, LATR, TPAR, Well and Septic, and stormwater management.
- Preliminary Plan 120061180 was previously approved for seven lots, one outlot and open space by the Planning Board. This amendment application will subdivide the approved, but unplatted outlot into four additional lots.
- The seven approved lots are not under review with this application; those lots remain valid and can be recorded by plat.
- This application is consistent with the 2006 Damascus Master Plan and conforms to the Subdivision Regulations.

**RECOMMENDATION:** Approval, subject to the following conditions:

1. Approval under this preliminary plan is limited to four residential lots.
2. The Applicant must comply with the following conditions of approval for Forest Conservation Plan No. 12006118A :
  - a. A Final Forest Conservation Plan must be approved prior to the issuance of any sediment and erosion control permit that addresses the following conditions:
    - 1) The Final Forest Conservation Plan must be consistent with the approved Preliminary Forest Conservation Plan.
    - 2) Permanent Category I conservation easement signs must be placed along the perimeter of the conservation easement area at the time of forest planting.
  - b. Record plat(s) must delineate a Category I conservation easement over all areas of forest retention and environmental buffers as shown on the Forest Conservation Plan.
3. The Planning Board has accepted the recommendations of the Montgomery County Department of Transportation ("MCDOT") in its letter dated July 19, 2013, and hereby incorporates them as conditions of the Preliminary Plan approval. 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 plat(s), the Applicant must satisfy the provisions for access and improvements as required by MCDOT.
5. Record plat to have the following note: "The land contained hereon is within an approved cluster development and subdivision or resubdivision is not permitted after the property is developed."
6. The Planning Board has accepted the recommendations of the Montgomery County Department of Fire and Rescue Services ("MCFRS") in its letter dated October 11, 2013, and does here by incorporate 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 MCFRS provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
7. The Planning Board has accepted the recommendations of the Montgomery County Department of Permitting Service ("MCDPS") – Water Resources Section letter dated April 30, 2013, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
8. The Planning Board has accepted the recommendations of the MCDPS – Well & Septic Section in its letter dated March 25, 2008, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Well & Septic Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
9. 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) [or] site plan approval. 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.”

10. The private street shown on the preliminary plan must be constructed to the structural standards of a public tertiary street.
11. Record plat to reference the Common Open Space Covenant recorded at Liber 28045 Folio 578 (“Covenant”). Applicant shall provide verification to M-NCPPC staff prior to release of the final building permit that the Applicant’s recorded Homeowners Association documents incorporate by reference the Covenant.
12. The record plat(s) must show all necessary easements.
13. 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.

## **SITE DESCRIPTION**

The 29.32 acre property is located approximately 1,600 feet southwest of the intersection of Stanley Hills Way and Damascus Road (MD108) and is zoned RE-2C, (“Subject Property”). It is surrounded by RC zoning to the east and RE-2C to the north, south and west. The Upper Great Seneca Stream Valley Park, part of the M-NCPPC park system, abuts the Subject Property on the east. The property abutting to the west was approved for cluster method residential development on February 11, 2005 as part of Preliminary Plan #120040800, Damascus Hills. Seven lots on the Subject Property were approved by prior Planning Board action but those lots have not been recorded. The Property is in the 2006 Damascus Master Plan Area (“Master Plan”).

A derelict one-family home and accessory buildings currently exist on the Subject Property. The house, known as “Rezin/Bowman Farm”, is listed on the *Locational Atlas and Index of Historic Sites* (#11/21) and designated in the 2009 Damascus-Goshen Historic Resources Master Plan Amendment. A historic setting has been established around this resource.

The Subject Property includes 13.36 acres of existing forest, a perennial stream and in-stream pond. There are 7.34 acres of stream buffer, including 3.2 acres of wetlands and wetland buffers. The Subject Property is in the Great Seneca Creek watershed (Use Class I).

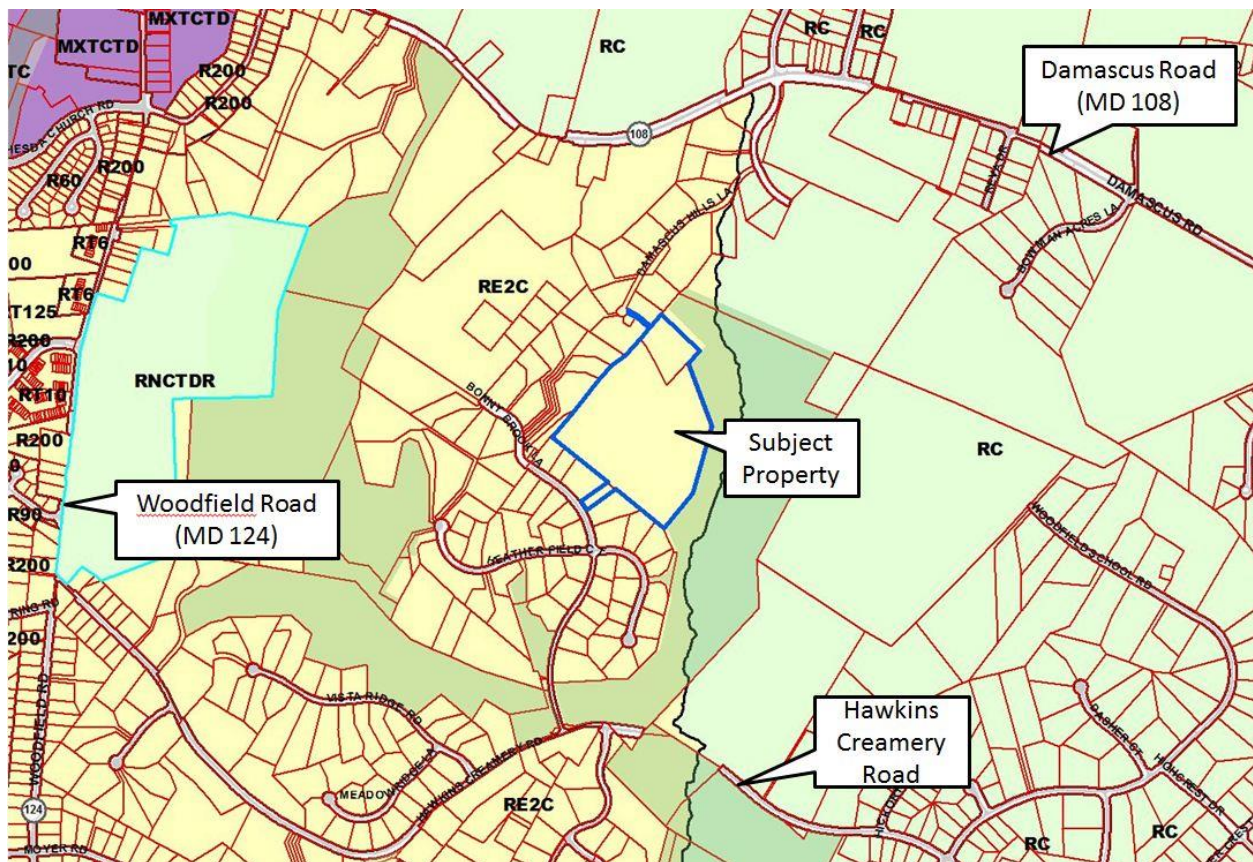
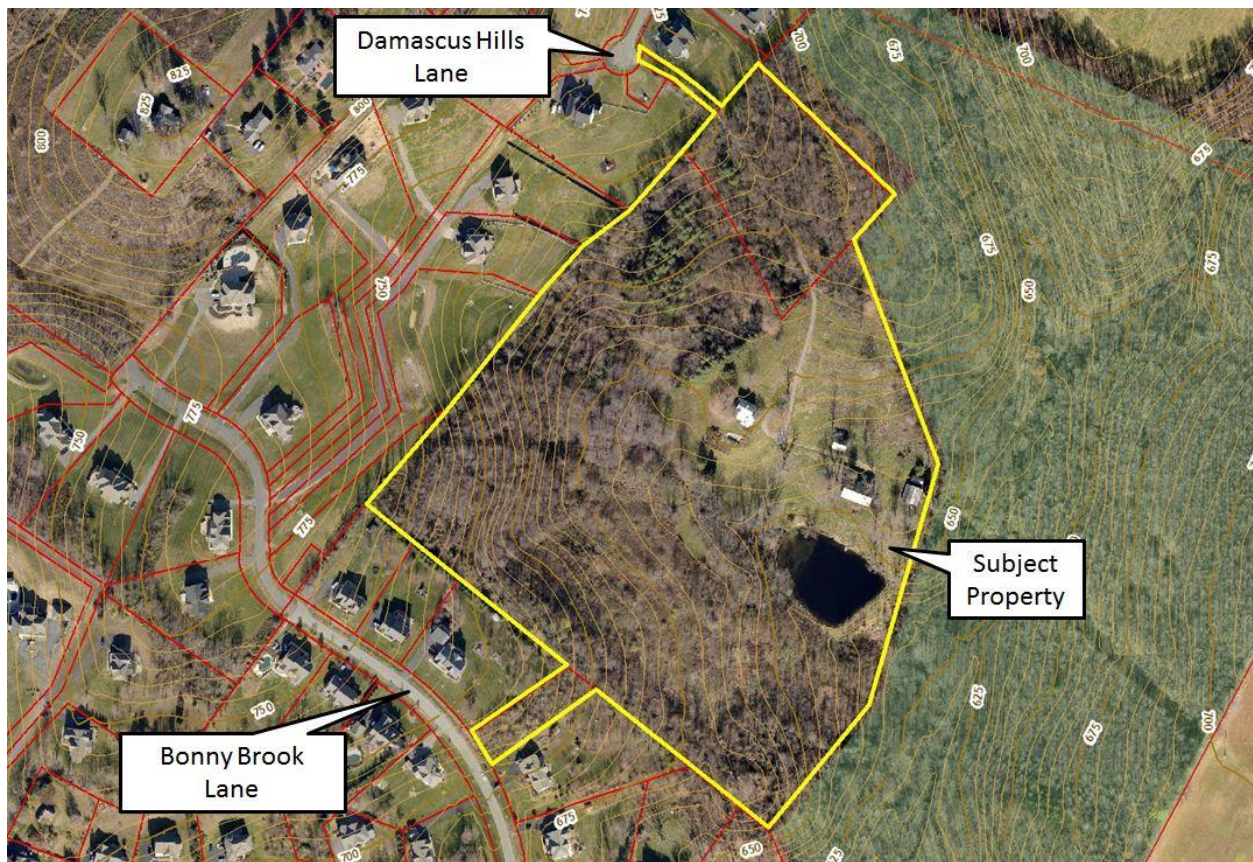


Figure 1: Vicinity Map with Zoning



**Figure 2: Existing conditons**

## **PROJECT DESCRIPTION**

On September 11, 2008, the Planning Board approved Preliminary Plan No. 120061180 for seven lots, one outlot, and one open space parcel on the same Subject Property. To date, none of those approved lots, including the outlot and open space parcel, have been recorded by plat, however, the Planning Board has approved the record plats for those lots. The former preliminary plan approval remains valid. At the time of that approval, the Applicant was not able to provide a suitable means of access to the northern portion of the Subject Property. As such, the Planning Board approved only the seven lots that could access Bonnie Brook Lane to the south. The remaining developable portion of the Subject Property was approved to be recorded as an outlot and it was acknowledged that density remained on this outlot but further subdivision of the outlot would have to await resolution of the access issue.

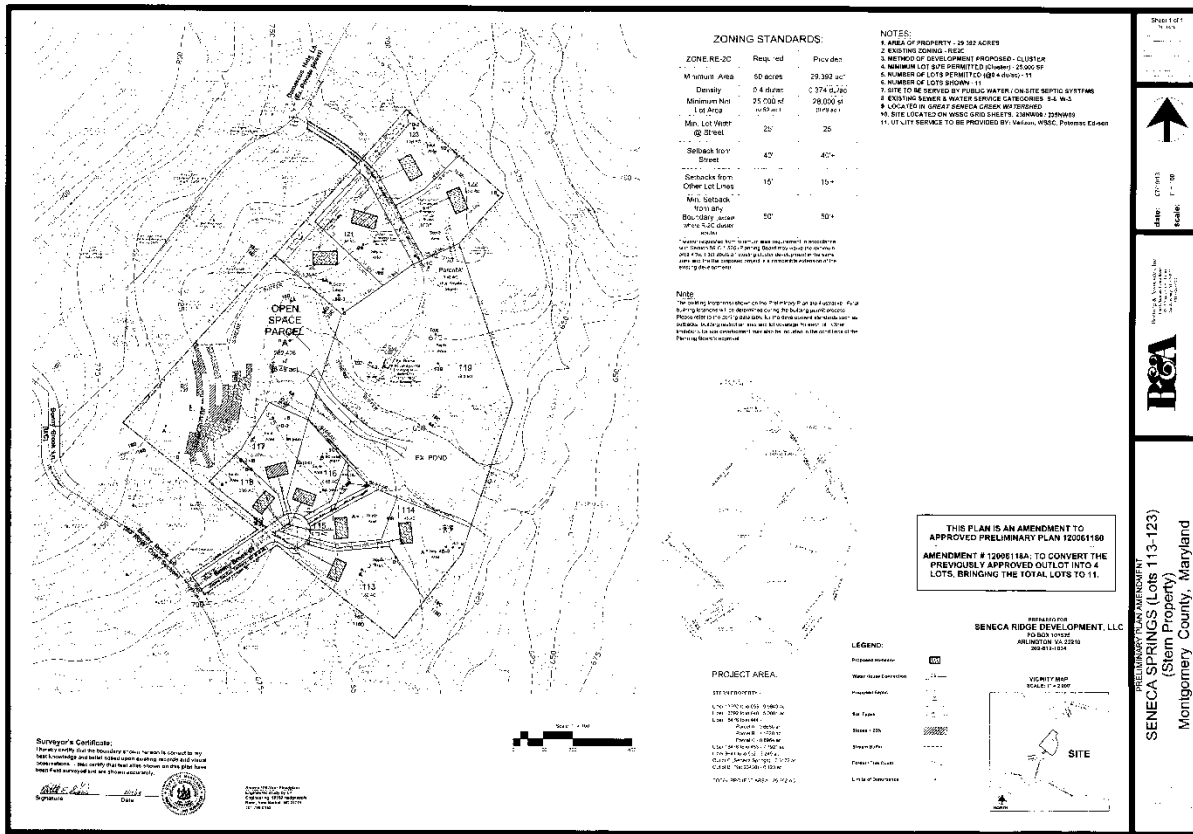
The access issue has now been resolved and Preliminary Plan 12006118A ("Application" or "Preliminary Plan") is a request to subdivide the area of the Subject Property previously approved as an outlot (unplatted remainder). The Applicant has designed a private street that fulfills the requirements of a public street and that meets the requirements of the Department of Fire and Rescue Services for emergency access.

The image is a detailed site plan for a development in Seneca Springs. Key features include:

- Outlot A:** A 285,225 sq ft (6.6 ac) area reserved for future subdivision.
- OPEN SPACE PARCEL "A":** A 246,574 sq ft (5.66 ac) area.
- SENECA SPRINGS PLAT NO. 21271 (RE2C Cluster):** A central area with several lots and septic areas.
- SENECA SPRINGS PLAT NO. 21272 (RE2C Cluster):** A southern area with several lots and septic areas.
- Topographic Contours:** Elevation lines ranging from 625 to 750 feet.
- Creek:** A creek labeled "GREAT SENECA CREEK" flows through the eastern part of the plan.
- Utility Lines:** Various lines for water, sewer, and gas are shown.
- Other Labels:** "DANASCUS HILLS BLOCK B", "BONY BROOK LA", "EX. POND", and "15-RE2C Cluster".

6

maneuver. As with the seven lots already approved, the four lots under this amendment are to be served by public water and private septic systems.



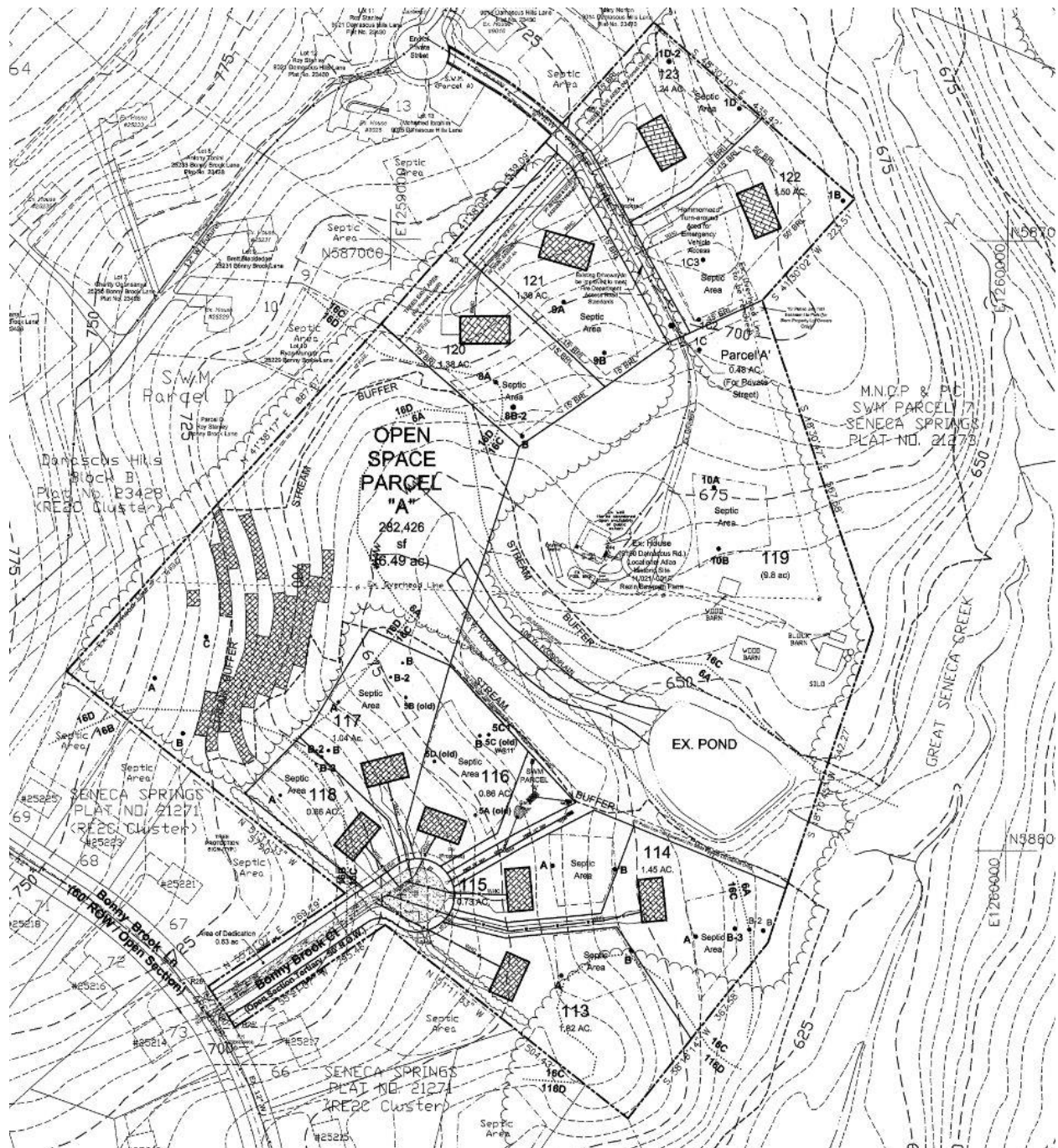


Figure 4: All Eleven Proposed Lots

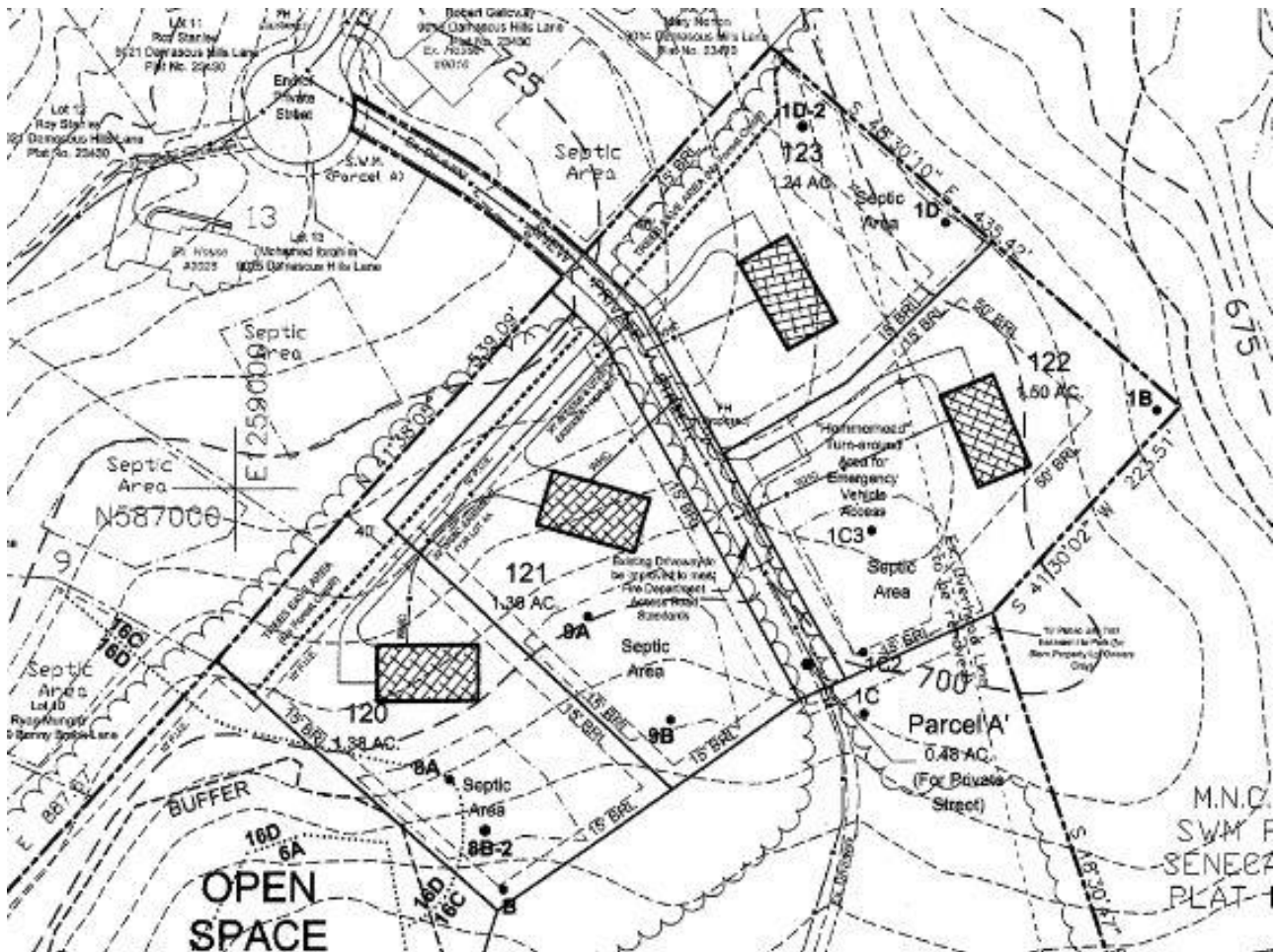


Figure 5: Outlot Subdivided into Four Lots

## ANALYSIS AND FINDINGS – Chapter 50

### Conformance to the Master Plan

The Application is in conformance with the 2006 Damascus Master Plan (“Master Plan”). Page 36 of the Master Plan recommends retaining the existing zones for properties, including the Subject Property, located in the Neighborhood Transition Area.

On page 96 of the Master Plan, the section entitled “Community Water and Sewer Service Recommendations” recommends a sewer envelope for the Master Plan. While the Master Plan recommends a cluster option for the Subject Property it specifically does not place this property in the sewer envelope. As a result, cluster development absent of community sewer service is acceptable in this area.

## Adequate Public Facilities

### Roads and Transportation

The Subject Property is located in the Damascus Policy Area. No traffic study was required to satisfy the local area transportation review (LATR) test since the four lots generate less than 30 peak hour trips in either the morning or evening peak hour periods. Staff also advises that total trip generation for all eleven lots also generate less than 30 peak hour trips and would not be subject to LATR had they been reviewed at the same time.

According to the 2012-2016 Subdivision Staging Policy, the Damascus Policy Area is adequate under the roadway and the transit test under the transportation policy area review (TPAR) guidelines. Therefore, no TPAR payment is required.

### Other Public Facilities and Services

All public facilities and services are available and will be adequate to serve the proposed dwelling units. The Subject Property is located in the W-3 and S-6 water and sewer service categories for no planned sewer service with public water, requiring on-site septic. Septic system locations were approved for all four lots by the MCDPS - Water Resources Section on March 25, 2008 (Attachment D).

Other utilities including electric and telecommunications services are adequate to serve the proposed lots. The Application was reviewed by the MCFRS who determined that the Application has adequate access for fire and rescue vehicles (Attachment E).

Other public facilities and services, such as police stations, fire stations, and health services are operating within the standards set by the Subdivision Staging Policy currently in effect. The Application is within the Damascus High School Cluster, which is operating at acceptable capacities; therefore, the Application is not subject to a School Facility Payment.

## Environment

### Environmental Guidelines

A Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) was submitted for the Subject Property and was approved on April 6, 2006. The Applicant submitted a revised NRI/FSD, which was approved on October 19, 2006. The revised NRI/FSD was submitted because the original NRI/FSD and the preliminary forest conservation plan submitted were not consistent in terms of tract size and acreage of existing forest. The Subject Property includes a stream, in-stream pond, and wetlands. In total there are 7.34-acres of environmental buffers on the Subject Property. No encroachments into the environmental buffers are proposed with this Application.

## Forest Conservation

There are 13.36-acres of existing forest in four distinct forest stands on the Subject Property. Black cherry, red maple, and tulip popular trees dominate all stands. The primary distinction between the stands is the age and size of the trees in each stand and the stand location relative to environmental buffers and contiguous forests on adjacent properties. There are five trees 24 inches in diameter and greater on the Subject Property. All trees 24 inches in diameter and greater are shown as retained in the preliminary forest conservation plan.

The Applicant proposes to utilize an optional method of development and therefore must comply with Section 22A-12(f) of the Montgomery County code. This section of the code requires developments utilizing an optional method of development to either retain or plant a certain percentage of the net tract area in forest on site. For this particular Application, 25 percent of the net tract must be in retained forest or planted to meet the 25 percent threshold. The forest conservation plan indicates the removal of 5.91 acres of forest and the preservation of 7.45 acres of forest. This generates a 1.38-acre forest-planting requirement, which will be met off site. All retained forest will be protected in a category I conservation easement. The preliminary forest conservation plan submitted satisfies the requirements of 22A-12(f) of the Montgomery County code through a combination of retained forest and off site mitigation.

## Stormwater Management

MCDPS Water Resources Section approved a stormwater management concept for the Application on April 30, 2013 (Attachment F). The concept proposes to meet stormwater management goals through the use of dry wells, disconnection credits, and a grass swale.

## Historic Preservation

The Rezin/Bowman Farm is currently listed on the *Locational Atlas and Index of Historic Sites*. The house and associated outbuildings are being evaluated for official designation as part of an amendment to the *Master Plan for Historic Preservation*. Approved lot 119 is 9.8 acres in size and contains the dwelling house, corn crib, bank barn, dairy barn, milk house and pond. Historic Preservation staff finds that removal and/or modification of the existing pond, if necessary, would not impact the environmental setting of the historic resource. Approved Lot 119 is consistent with the Historic Preservation Commission of Montgomery County's recommendations for the site.

## 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 size, size shape, width and orientation of the lots meet the Master Plan goal for using cluster to protect open space and environmental features. Cluster

development also protects the historic setting for the Rezin/Bowman Farm which is identified in the Master Plan.

The lots were reviewed for compliance with the dimensional requirements for the RE-2C zone as specified in the Zoning Ordinance. The lots meet all requirements for area, frontage, width, and have suitable areas for development within the setbacks established for the RE-2C zone. A summary of this review is included in attached Table 1.

**Table 1 – Data Table RE-2C Zone**

<b>PLAN DATA</b>	<b>Zoning Ordinance Development Standard</b>	<b>Proposed for Approval by the Preliminary Plan</b>
Minimum Lot Area	25,000 sq. ft.	28,000 sq. ft. or more
Lot Width	N/A	
Lot Frontage	25 ft.	25 ft. or more
Setbacks		
Front	40 ft. Min.	40 ft. or more <sup>1</sup>
Side	15 ft. Min	15 ft. or more <sup>1</sup>
Rear	50 ft. Min.	50 ft. or more <sup>1</sup>
Lot Coverage for buildings	25% max.	Less than 25% <sup>1</sup>
Building Height	50 ft. max.	50 ft. or less <sup>1</sup>
MPDUs		No
TDRs		No
Site Plan Required		No

<sup>1</sup> Determined by MCDPS at the time of building permit.

The following findings with respect to RE-2C zoning requirements for open space and tract area for cluster development were determined at the time of the previous Planning Board action on 120061180 and continue to apply to the additional four lots proposed under this Application.

Sec. 59-C-1.524 of the Zoning Ordinance requires the following for “Common Open Space”:

The preliminary or site plan must include a description of the procedures and methods to be followed for assuring the common use and adequate maintenance of common open space included in the plan.

The Applicant allocated 5.66 acres for open space, shown as Open Space Parcel “A” on the Preliminary Plan. Access for any future lots created from the approved outlot to Open Space Parcel A is provided via a 15 foot-wide public use trail easement along the western boundary of the property. Access for all other lots is provided via a 15 foot-wide public use trail easement at the southern boundary of the historic lot in the Upper Great Seneca Stream Valley Park. The proposed open space satisfies the purpose of the cluster zone in that it provides a community space for passive recreation and preserves existing forest and trees.

Section 59-C-1.532 of the Zoning Ordinance stipulates a minimum tract area of 50 acres for cluster development in the RE-2C zone.

The Subject Property contains 29.26 acres. Section 59-C-1.526(a), however, states that if 2 or more adjacent tracts are approved for cluster developments in the same zone, "The planning board may waive the minimum areas specified in subsection 59-C-1.532 if the tract abuts an existing cluster development in the same zone and approval of the proposed subdivision will make possible a compatible extension thereof." The applicant believes, and staff agrees, that since the Subject Property abuts two other existing cluster developments in the same zone, Section 59-C-1.526(a) applies. The proposed subdivision will provide a compatible extension of the adjacent Damascus Hills and the Seneca Springs subdivisions.

With respect to the private street proposed by this Application Section 59-C-1.527 states:

In the RE-2C zone, lots may front on a private cul-de-sac if the planning board finds, as part of the cluster subdivision plan approval, that the private cul-de-sac:

- 1) Provides safe and adequate access;
- 2) Has sufficient width to accommodate the dwelling units proposed;
- 3) Will better protect significant environmental feature on and off site than would a public street, and;
- 4) Has proper drainage.

Staff has determined that the private street meets all of these objectives. The Department of Fire and Rescue Services has approved the pavement section as a Fire Access route which can accommodate their largest emergency apparatus and provides a safe means to turn those vehicles around, as could other trucks and cars. The width of pavement can safely allow two fire trucks to pass one another and will be sufficient for most other vehicles. The grading associated with the proposed street will be considerably less than a public tertiary street in a standard right-of-way. The use of a more modest private street also helps maintain the driveway feature to the Historic Resource and setting. A 90 foot diameter cul-de-sac is not necessary, as would have been the case if this were a public street. Drainage will be addressed by the stormwater management concept approved by MCDPS.

## **CITIZEN CORRESPONDENCE AND ISSUES**

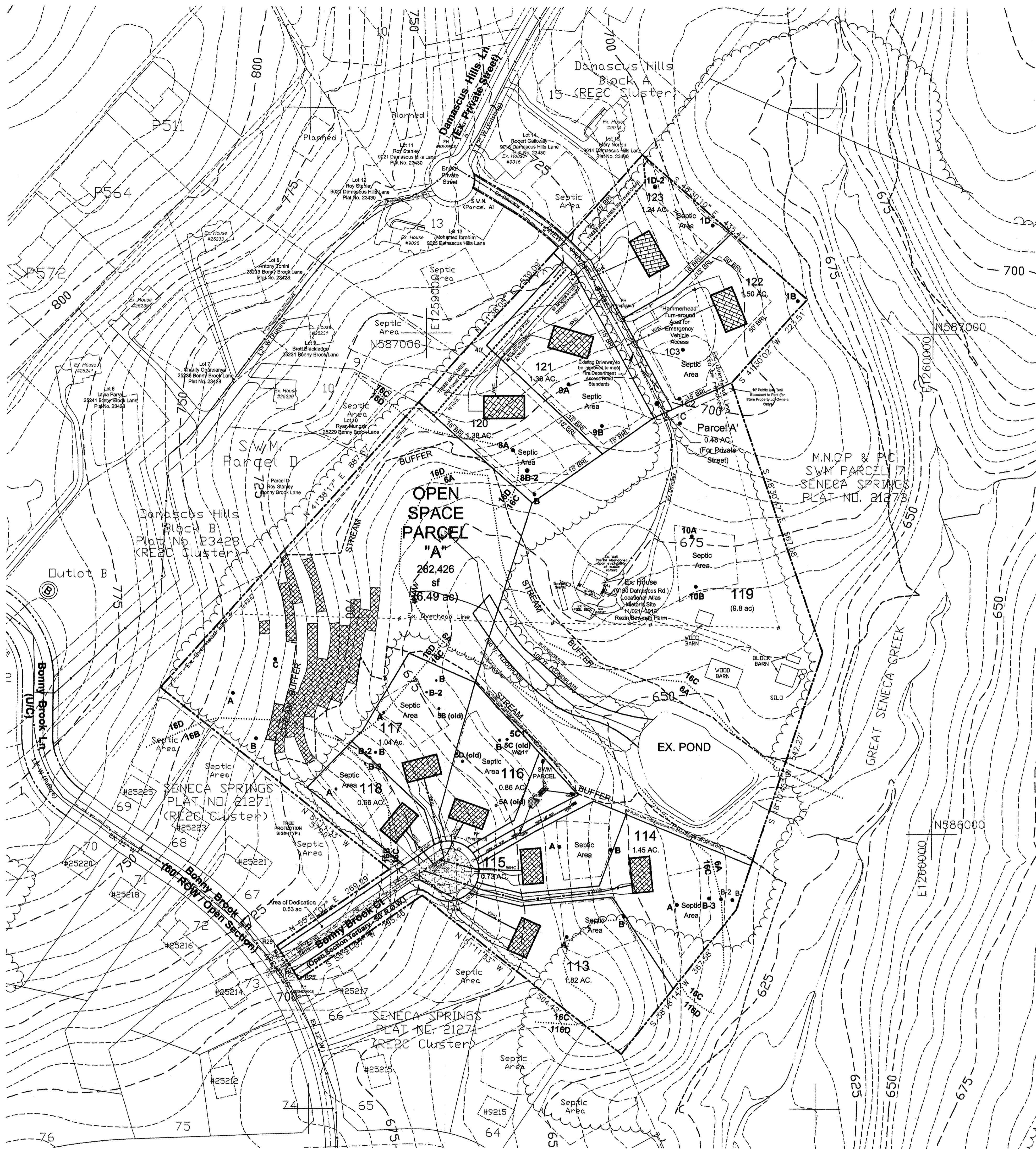
This Application was submitted and noticed in accordance with all Planning Board adopted procedures. As of the date of this report, Staff has not received any correspondence regarding this Application. Correspondence received after posting of the Staff Report will be forwarded to the Planning Board for discussion at the hearing.

## **CONCLUSION**

The proposed lots meet all requirements of the Subdivision Regulations and the Zoning Ordinance and substantially conform to the recommendations of the Master Plan. Access and public facilities will be adequate to serve the proposed lots, and the Application was reviewed by other applicable county agencies and utility companies, all of whom recommended approval of the Preliminary Plan. Therefore, approval of the Application with the conditions specified above is recommended.

### **Attachments:**

Attachment A – Preliminary Plan  
Attachment B – Forest Conservation Plan  
Attachment C – Cluster  
Attachment D – MCDPS Well & Septic approval  
Attachment E – Fire & Rescue approval  
Attachment F – MCDPS Stormwater Approval  
Attachment G – MCDOT approval



#### Surveyor's Certificate:

I hereby certify that the boundary shown hereon is correct to my best knowledge and belief based upon existing records and visual observations. I also certify that test sites shown on this plan have been field surveyed and are shown accurately.

Signature: *[Signature]* Date: 2/13/13

Source 100-Year Floodplain:  
Engineered study by LR  
Engineering, 10390 Hedgapple  
Bend, New Market, MD 21774;  
301-798-0152.

#### ZONING STANDARDS:

ZONE:RE-2C	Required	Provided
Minimum Area	50 acres	29.392 ac*
Density	0.4 du/ac	0.374 du/ac
Minimum Net Lot Area	25,000 sf (0.59 ac.)	28,000 sf (0.69 ac.)
Min. Lot Width @ Street	25'	25'
Setback from Street	40'	40'+
Setbacks from Other Lot Lines	15'	15'+
Min. Setback from any Boundary (except where R-2C cluster abuts)	50'	50'+

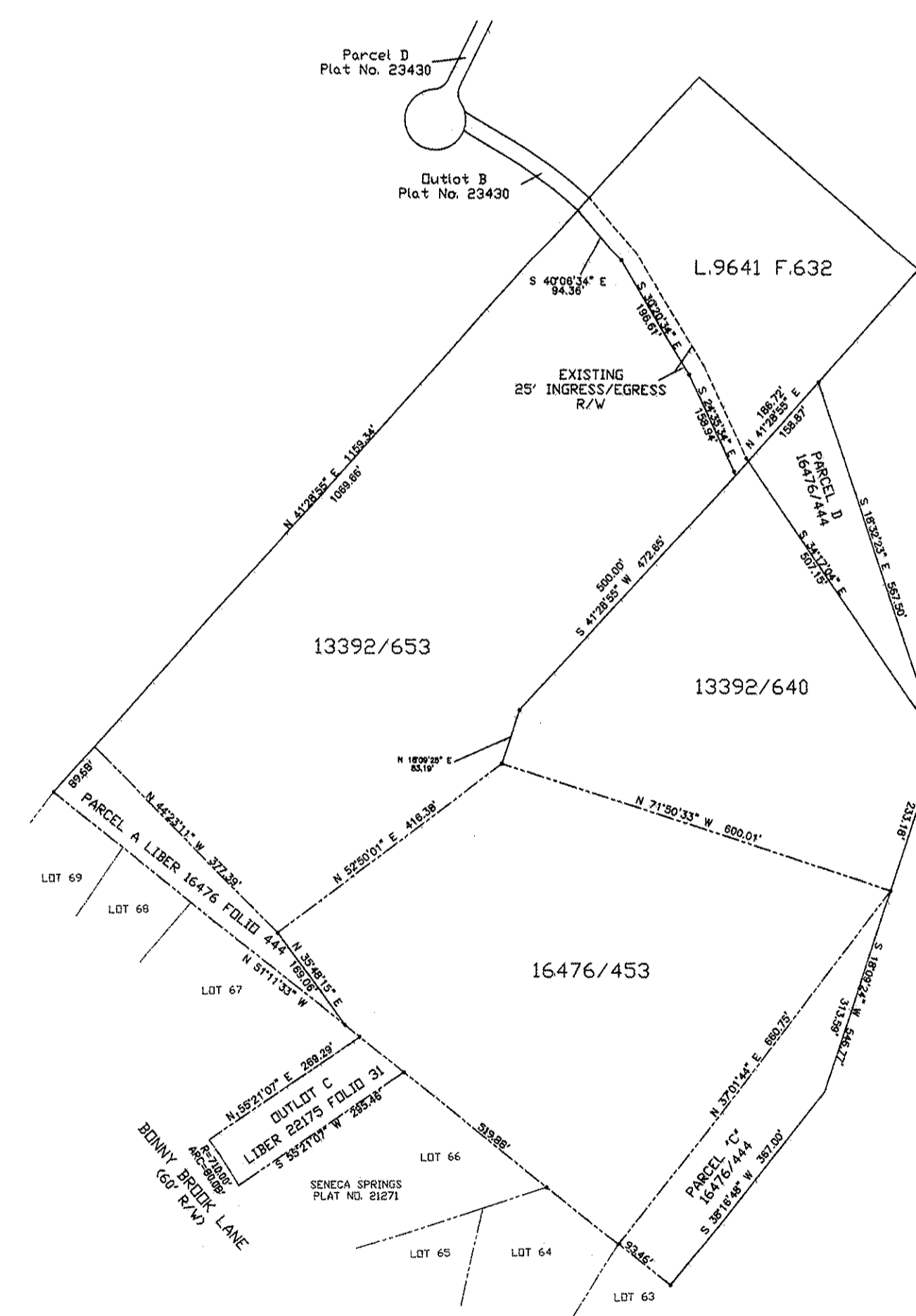
\*waiver requested from minimum area requirement in accordance with Section 59-C-1.526 (Planning Board may waive the minimum area if the tract abuts an existing cluster development in the same zone and the proposed project is a compatible extension of the existing development)

#### Note:

The building footprint(s) shown on the Preliminary Plan are illustrative. Final building locations will be determined during the building permit process. Please refer to the zoning data table for the development standards such as setbacks, building restriction lines and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval.

#### NOTES:

1. AREA OF PROPERTY - 29.392 ACRES
2. EXISTING ZONING - RE2C
3. METHOD OF DEVELOPMENT PROPOSED - CLUSTER
4. MINIMUM LOT SIZE PERMITTED (Cluster) - 25,000 SF
5. NUMBER OF LOTS PERMITTED (@0.4 du/ac) - 11
6. NUMBER OF LOTS SHOWN - 11
7. SITE TO BE SERVED BY PUBLIC WATER / ON-SITE SEPTIC SYSTEMS
8. EXISTING SEWER & WATER SERVICE CATEGORIES: S-6, W-3
9. LOCATED IN GREAT SENECA CREEK WATERSHED
10. SITE LOCATED ON WSSC GRID SHEETS: 236NW09 / 235NW09
11. UTILITY SERVICE TO BE PROVIDED BY: Verizon, WSSC, Potomac Edison



THIS PLAN IS AN AMENDMENT TO  
APPROVED PRELIMINARY PLAN 120061180

AMENDMENT # 12006118A: TO CONVERT THE  
PREVIOUSLY APPROVED OUTLOT INTO 4  
LOTS, BRINGING THE TOTAL LOTS TO 11.

PREPARED FOR:  
SENECA RIDGE DEVELOPMENT, LLC  
PO BOX 101525  
ARLINGTON, VA 22210  
202-812-1034

#### LEGEND:

Proposed Homesite

Water House Connection

Proposed Septic

Soil Types

Slopes > 25%

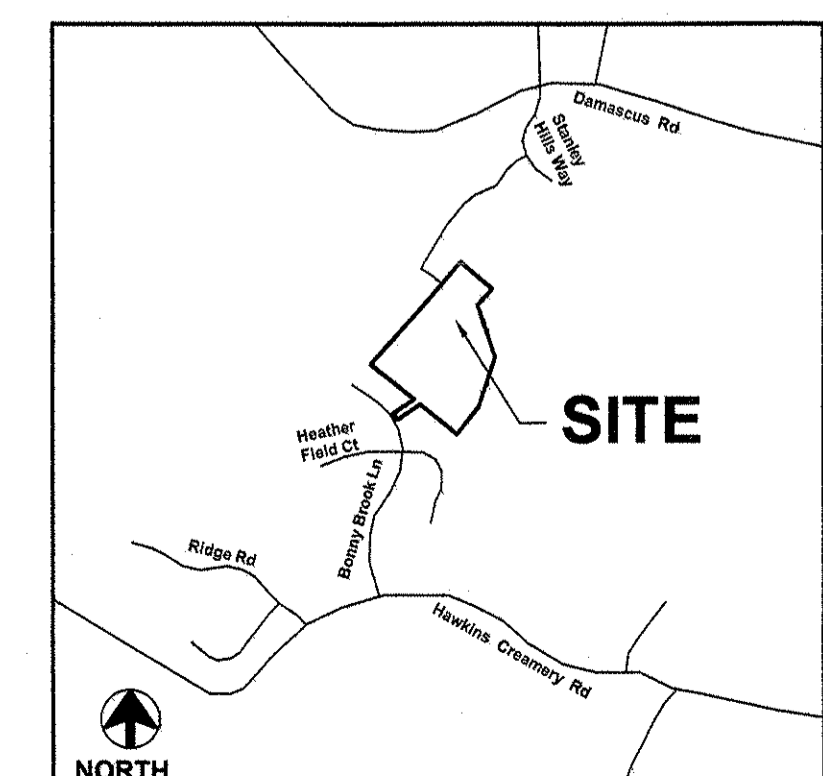
Stream Buffer

Forest / Tree Cover

Limits of Disturbance

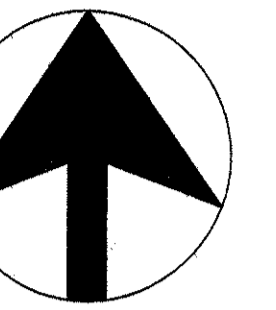
VICINITY MAP

SCALE: 1" = 2,000'



Sheet 1 of 1

Revisions

date: 07/19/13  
scale: 1" = 100'

Benning & Associates, Inc.  
Land Planning Consultants  
10000 Rockville Pike, Suite 200  
Gaithersburg, MD 20877  
(301) 948-0240



PRELIMINARY PLAN AMENDMENT  
SENECA SPRINGS (Lots 113-123)  
(Stern Property)  
Montgomery County, Maryland

RECEIVED  
MONTGOMERY COUNTY  
PLANNING DEPARTMENT  
SEP 17 2013



**STERN PROPERTY: Request for waiver of Minimum Area Requirement**

Section 59-C-1.532 of the Montgomery County Zoning Ordinance requires a minimum land area of 50 acres for developments in the RE2C zone utilizing the cluster option. The subject property consists of just more than 30 acres of land zoned RE2C and is proposed to be developed into single-family lots using the cluster option of the zone. As such, a waiver of the 50 acre requirement is requested.

The subject property immediately abuts two other cluster development projects located within the same zone. Section 59-C-1.526(a) of the Zoning Ordinance states that "the Planning Board may waive the minimum areas specified in Subsection 59-(2-1.532 if the tract abuts an existing cluster development in the same zone and the proposed subdivision will make a compatible extension thereof '. The existing Seneca Springs development (lots fronting on Bonny Brook Lane) was planned to allow for the development of the Stern Property through the creation of an outlot (Outlot C) which provides land for a new street to serve proposed lots 1B-6B. The proposed future lots are similar in size and character to lots in the Seneca Springs subdivision. In addition, a Preliminary Plan was approved recently for Damascus Hills (1 -04080) located to the west of the Stern Property. A private street (as permitted by 59-(2-1.527) was established to serve RE2C cluster lots for Damascus Hills and for additional anticipated lots on the Stern Property. An existing private driveway will extend from the private street into the Stern Property to provide access to proposed lots 1A-5A. The proposed lots adjacent to the Damascus Hills subdivision are very similar in size and character to lots approved for Damascus Hills.


Section 59-C-1.532 also allows the Board to waive the minimum area requirement "upon a finding that cluster development is more desirable for environmental reasons". The Stern Property **as** planned allows for the creation of an open space parcel to provide extra protection to very environmentally sensitive features of the property. The open space parcel includes steep slope areas adjacent to an existing stream, wetland seep areas leading to the stream, and most of the existing forest on the property. Also, by clustering lots on the property, the existing historic resource **as** shown on proposed lot 3A gains a larger environmental setting than would be possible under standard development.

For the above stated reasons, a waiver from the minimum land area is requested.

**ATTACHMENT D****DEPARTMENT OF PERMITTING SERVICES**Isiah Leggett  
County ExecutiveCarla Reid Joyner  
Director**MEMORANDUM**

March 25, 2008

**TO:** Cathy Conlon, Development Review,  
Maryland National Capital Park and Planning Commission

**FROM:** Carla Reid, Director   
Department of Permitting Services

**SUBJECT:** Status of Preliminary Plan: # 1-20061180,

Stern Property, Lots 1A-5A; 1B-6B

This is to notify you that the Well & Septic Section of MCDPS approved the plan received in this office on March 14, 2008.

**Approved with the following reservations:**

1. The record plat must be at the same scale as the preliminary plan, or submit an enlargement of the plat to match the preliminary plan.
2. Public water must be provided.
3. All existing buildings to appear on the record plat.
4. Lot 6B will require grade changes (fill), or an effluent pump system, to use the proposed septic area.

If you have any questions, contact Gene von Gunten at (240) 777-8319.

cc:

Surveyor  
Filo



---

---

## FIRE MARSHAL COMMENTS

---

---

**DATE:** 11-Oct-13  
**TO:** Joshua Maisel - benninglandplan@aol.com  
Benning and Associates  
**FROM:** Marie LaBaw  
**RE:** Seneca Springs (Stern Property)  
12006118A

---

### PLAN APPROVED

1. Review based only upon information contained on the plan submitted **11-Oct-13**. 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.



ATTACHMENT F

DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

April 30, 2013

Diane R. Schwartz Jones  
Director

Mr. Pete Staley  
Benning & Associates  
8933 Shady Grove Court  
Gaithersburg, MD 20877

Re: Stormwater Management **Revised CONCEPT**  
Request for Stern Property/Damascus  
Hills/Seneca Springs  
Preliminary Plan #: 12006118A  
SM File #: 226159  
Tract Size/Zone: 29.27/RE-2C  
Total Concept Area: 6.6ac  
Lots/Block: #120-#123 Proposed  
Parcel(s): P915, P588, Outlot C  
Watershed: Great Seneca Creek

Dear Mr. Staley:

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 proposes to meet required stormwater management goals via the use of drywells, disconnection credits and a grass swale. This concept revision is for proposed lots #120-#123 and the associated access driveway only.

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.
3. An engineered sediment control plan must be submitted for this development.
4. Full ESD volume will be required for each proposed lot.
5. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.

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**.

---

255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850 • 240-777-6300 • 240-777-6256 TTY  
[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)



DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
County Executive

Arthur Holmes, Jr.  
Director

July 19, 2013

*Josh:*  
Mr. Joshua Penn, Senior Planner  
Area 3 Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 12006118A  
Seneca Springs (aka Stern Property)

Dear Mr. Penn:

We have completed our review of the amended preliminary plan dated September 26, 2012. This plan was reviewed by the Development Review Committee at its meeting on April 8, 2013. This plan proposes to convert the previously approved Outlot on Damascus Hills Lane (indicated on the plan as a private street - although that road is not listed in the 2011-12 MSHA Roads Inventory) into four new lots. We also understand that improvements to Bonny Brook Court are not applicable to this amended plan; those improvements are currently being handled under a separate permit and bond with the Department of Permitting Services.

We recommend approval of the amended plan subject to the previous comments in our approval letter dated June 12, 2006 and the following additional 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. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by each common driveway.

Private common driveways and private streets shall be determined through the subdivision process as part of the Planning Board's approval of a preliminary plan. The composition, typical section, horizontal alignment, profile, and drainage characteristics of private common driveways and private streets, beyond the public right-of-way, shall be approved by the Planning Board during their review of the preliminary plan.

**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

Mr. Joshua Penn  
Preliminary Plan No. 12006118A  
July 19, 2013  
Page 2

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. David Adams, our Development Review Area Engineer for this project, at [david.adams@montgomerycountymd.gov](mailto:david.adams@montgomerycountymd.gov) or (240) 777-2197.

Sincerely,



Gregory M. Leck, Manager  
Development Review Team

m:/correspondence/FY14/Traffic/Active/12006118A, Seneca Springs-Stern Property, MCDOT plan review ltr.doc

Enclosure

cc: David Bernstein; Seneca Ridge Development, LLC  
David W. McKee Benning & Associates, Inc.  
Richard Weaver; M-NCPPC Area 3  
Ki Kim; M-NCPPC Area 3  
Catherine Conlon; M-NCPPC DARC  
Preliminary Plan folder  
Preliminary Plan letters notebook

cc-e: Atiq Panjshiri; MCDPS RWPR  
Henry Emery; MCDPS RWPR  
Marie LaBaw; MCFRS  
Monet Lea; MCDOT DTEO  
David Adams; MCDOT DTEO