

June 3, 2005

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

RE: Preliminary Subdivision Plan 1-05093  
Clubbs Farm

Dear Ms. Conlon:

As you requested, the following is a written response to citizen concerns expressed in two letters to the Development Review Division in February regarding development of the subject property as shown on the pre-preliminary subdivision plan (7-05036).

#### Topographic Mapping

Topography shown on the pre-preliminary subdivision plan and the current preliminary subdivision plan is from MNCPPC topographic maps at a scale of 1 inch = 200 feet with 5-foot contour intervals. This topographic mapping is commonly used at the pre-preliminary and preliminary plan stages and is not as accurate as aerial topography with 2-foot contour intervals. We now have accurate new aerial topographic mapping at a scale of 1 inch = 30 feet with 2-foot contour intervals. Following the Development Review Committee meeting on June 6, we will update the plan with this topographic mapping.

#### Sewage

The proposed septic field shown on the pre-preliminary subdivision plan is located directly adjacent to 3 residential lots on Pioneer Hills Drive. On the preliminary subdivision plan, however, the applicant has relocated the proposed septic field 100 feet to 180 feet from the adjoining properties and upslope at a significantly higher elevation where surface stormwater runoff should not be a problem.

### Stormwater Runoff

Stormwater management (swm) for the subject property has been designed in response to comments of Montgomery County Department of Permitting Services on the initial swm concept submission. Proposed swm on Lot 1, which abuts the houses on Pioneer Hills Drive, is as follows:

Stormwater runoff from the front one-half of the house and the driveway will be channeled to the south to the proposed cul-de-sac and will not affect lots on Pioneer Hills Drive. Runoff from the rear northwest one-fourth of the house will be channeled to the western portion of the subject property and will not affect Pioneer Hills Drive lots. Runoff from the northeast one-fourth of the house will sheet flow to the north and percolate into the ground. The origin of the sheet flow, measuring along the flow path, is approximately 260 feet from the nearest Pioneer Hills Drive lot.

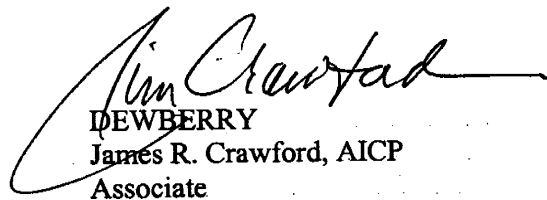
### Lot 1 Position and Shape

The pre-preliminary subdivision plan proposed that Lot 1 contain a narrow western extension ranging from 90 feet to 140 feet in width. The preliminary subdivision plan, however, has widened the western lot extension to 175 feet in width, parallel to the northern subject property line, thus resulting in a more conventional lot configuration.

The proposed house on Lot 1 has been re-oriented at an angle to the rear lot lines of houses on Pioneer Hills Drive to improve privacy for Pioneer Hills Drive houses. To further improve privacy, the middle of the proposed house is now 240 feet from the nearest lot on Pioneer Hills Drive instead of 170 feet away as proposed on the pre-preliminary subdivision plan.

The applicant has changed the plan as described above to respond to comments of the adjacent property owners. If you have questions on the changes, or need additional information, please contact us.

Very truly yours,

  
DEWBERRY  
James R. Crawford, AICP  
Associate

cc: William Magruder, The Magruder Companies

M-NCPPC



## MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, [www.mncppc.org](http://www.mncppc.org)

July 6, 2005

Residents of 14500, 14504, 14508, 14512, 14516 and 14520  
Pioneer Hills Drive in Darnestown  
c/o Mr. Bryant Pomrenke  
14504 Pioneer Hills Drive  
Germantown, Maryland 20874

RE: Clubbs Farm  
Pre-Preliminary Plan #7-05036  
Preliminary Plan #1-05093

Dear Mr. Pomrenke:

This is in response to your letter dated February 25, 2005 expressing concerns pertaining to the pre-preliminary plan and now relevant to the referenced preliminary plan for Clubbs Farm. I apologize for the untimely response. I will attempt to respond to each of your objections in the order of which they are indicated in your letter.

Stormwater Management Concept Plan

**Objection 1.** *The Homeowners object to any Stormwater Management Concept Plan that may have been approved without opportunity for public comment.*

Review and approval of the stormwater management concept is the responsibility of Montgomery County Department of Permitting Services (MCDPS) pursuant to Chapter 19 of the Montgomery County Code. Chapter 19 does not require public comment before DPS approval of the concept plan. However, the Planning Board's hearing on the preliminary plan is an opportunity for the public to make comments on the concept plan. At the Board's request, staff may forward public comments, and the Board's opinion pertaining to the stormwater management concept, for inclusion in the final stormwater management plan.

Request for Public Hearing

*The Homeowners' respectfully request that, after reviewing the Homeowner's comments and objections to the Pre-preliminary Plan, the Montgomery County Planning*

*Board hold a public hearing to allow for additional public comments and careful consideration of the Pre-Preliminary Plan and its affects on the Homeowners.*

Pursuant to Section 50-33 of the Subdivision Regulations, subdivision applicants are authorized to submit informal preapplication (pre-preliminary plan) plans, including location maps, sketch plans and such other information as is necessary, and seek advice from and confer with the planning staff, and if appropriate, the subdivision review committee and, in the case of major features, with the board, prior to formal submission of a preliminary plan. At any time during the review process, comments from the public may be submitted to M-NCPPC for the record. Unless specifically requested by the applicant, or by determination of the inter-agency subdivision review committee, a public hearing is not held for public comment.

Pursuant to Section 50-34(a) of the Subdivision Regulations, *every* proposed subdivision or resubdivision shall be submitted to the Board for tentative or conditional approval in the form of a preliminary plan prior to the submission of a subdivision record plat. In essence, all preliminary plans are presented to the Planning Board at a public hearing. You will have opportunity to provide comment directly to the Board when a hearing is scheduled for the subject preliminary plan. In the mean time, staff will consider the comments received prior to the hearing, as part of the review.

#### Topography

**Objection 2.** *The Homeowners object to the topographical data provided in the Pre-Preliminary Plan. This topographical data is contrary to the topographical lines contained in the topographical map of the Pioneer Hills Subdivision, a photocopy of which is attached as Exhibit B, and made a part of this letter. In fact, the topographical lines seem particularly inaccurate in the area where the septic drain field on Lot 1 of the Proposed Development ("Proposed Lot 1) is located, which has serious ramifications as discussed below.*

Please be advised that indicated in the attached response letter from the engineer dated June 3, 2005, an updated topographic map will be provided for review by the appropriate reviewing agency.

#### Existing Drainage Issues Will Be Exacerbated by Increase in Impermeable Surface Area

**Objection 3.** *The Homeowners object to the pre-preliminary plan because it does not adequately address existing issues of excessive stormwater runoff and poor drainage on the Homeowners' land. The increase in impermeable surface area caused by the Proposed Development will exacerbate these existing conditions.*

Based on the attached response from the engineer, stormwater runoff has been evaluated and mitigation measures have been proposed in accordance with the requirements by the Department of Permitting Services for the initial stormwater management concept. A detailed review of the stormwater management computations by

DPS will be required at the time of detailed plan review, prior to the issuance of permits. Additionally, storm drainage for the preliminary is also currently under review by the Department of Public Works and Transportation (DPWT). Review comments are forthcoming. In the meantime, should you have questions pertaining to storm drainage, please contact Mr. Greg Leck with Traffic Engineering and Operations, DPWT at 240-777-2190.

#### Septic Field on Lot 1 of Development Parcel

**Objection 4.** *The Homeowners object to the placement of the septic drain field on Proposed Lot 1 because (a) it may lead to runoff of raw sewage into the Homeowners' land due to the existing topography, and (b) there is not adequate provision for placement of a replacement septic drain field in the likely event that the initial septic drain field fails.*

The water table and percolation tests, which are complete for this lot, did not indicate the presence of any adverse soil conditions. The "friable sand stone" is more accurately known as "saprolite" which means "rotten rock". In this soil type, soil is created by the weathering of the parent rock by the effects of wind and rain. This saprolite is a sandy-textured sub-soil that works as an effective filter for septic tank effluent. This process takes hundreds of years to create a few inches of soil. Tests performed by the Department of Permitting Services (DPS) indicate the depth of the soil layer to be about 15 feet deep. In combination with excellent percolation test, rates indicate a septic system can function here for many years.

The size of the reserve septic field is such that the initial septic field can be replaced at least three times. This means that a functioning septic system is assured for at least 100 years. DPS is withholding approval of this plan until the more accurate 2-ft topo is added. In addition, soil testing for lots 2 and 3 is not complete.

The engineer has also indicated in the attached response letter that the applicant has relocated the proposed septic field approximately 100 to 180 feet from the adjacent properties and is at a higher elevation.

#### Location of Proposed Development is Unnecessarily Proximate to Homeowners' Land

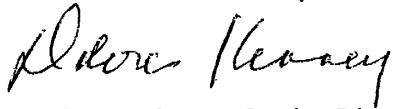
**Objection 5.** *The proposed Development is too close to the Homeowners' land. The close proximity of the Proposed Development, which consists of very large houses relative to neighboring houses, is not in keeping with the character of the area, which is semi-rural and natural. (In addition, that proximity may lead to the drainage problems and risk of pollution of the Homeowners' land by raw sewage described above).*

The engineer has indicated in the response letter dated, June 3, 2005, that Lot 1 has been reconfigured and the dwelling on Lot 1 has been redesigned to address concerns of the adjacent property owners.

The Subject Site is zoned Rural Cluster (RC) which has a minimum lot size requirement of 5 acres and a minimum setback requirement of 50 feet from the public street, 20 feet from the side property lines and 35 feet from the rear property line. The proposed Lot 1 contains 6.31 acres, the proposed Lot 2 contains 5.73 acres and the proposed Lot 3 contains 5.02 acres. In addition, the development has been shifted south closer to Darnestown Road, with the houses clustered at the end of the entrance road. Each lot meets or exceeds the minimum setback requirements and far exceeds the setbacks of existing houses from the property boundary. The Subject Property also contains forested areas on the western and southern perimeters which are proposed to be retained. These areas may act as buffers between the adjacent properties.

I trust this will adequately respond to your concerns. Should you need additional information please do not hesitate to contact me at (301) 495-1321.

Sincerely,



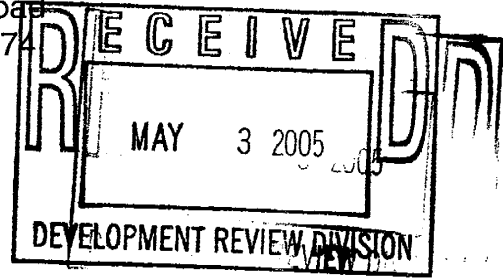
Dolores Kinney, Senior Planner  
Development Review Division

Attachment: A/S

cc: Bryant Pomrenke et al  
Kenneth O. and ED Jarman  
Jayant J. and VJ Darji  
Elizabeth R. Miller  
Paul and Zahra Parva Zarezadegan  
William and O. Harral  
James R. Crawford, Dewberry

**Richard A. Moore**

15511 Germantown Road  
Germantown, MD 20874  
(301) 208-8141



May 1, 2005

Development Review Division  
Maryland-National Capital Park  
and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

**Re: Clubbs Farm – Lots 1-3; Plan Number 1-05093**

To Whom It May Concern:

I am writing to you regarding receipt of the revised preliminary proposal for the above-referenced property. In reviewing the proposed plan, it appears that the private road has been relocated to an area that is diagonally across from my driveway.

Please be advised that this road is heavily traveled and traffic is congested, especially during the rush hour traffic in the mornings and evenings. As a result of the heavy traffic, a large number of vehicles are lined up on Darnestown-Germantown Road (Rt. 118). This line of traffic generally extends from the intersection at Hwy. 28 to the property line of Ms. Frances Mills, two houses from mine. The addition of another road in this general vicinity would have a negative effect on the already congested area.

While I welcome the development of this "abandoned" corn field into a residential development, I would prefer that the ingress/egress be relocated to a more northern part of the property as was depicted in the initial preliminary plan.

Sincerely,

A handwritten signature in cursive script that reads "Rick Moore".

Rick Moore

M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, [www.mncppc.org](http://www.mncppc.org)

July 29, 2005

Mr. Richard A. Moore  
15511 Germantown Road  
Germantown, Maryland 20874

RE: Preliminary Plan #1-05093  
Clubbs Farm

Dear Mr. Moore:

This is in response to your letter in which you expressed concerns regarding the impact of potential traffic generated from the site for the proposed Clubbs Farm subdivision.

This preliminary plan was submitted to the Maryland-National Capital Park and Planning Commission (MNCPPC) on April 28, 2005 and is currently under review. The plan proposes three (3) lots for the construction of three (3) one-family detached dwelling units. Although a final recommendation on the overall plan for presentation to the Planning Board has not yet been determined, I will attempt to respond to your concerns.

It is my understanding, from your letter, that you are opposed to the location of the private driveway for the proposed subdivision because it is across from your property and vehicle headlights exiting the site onto Darnestown-Germantown Road (MD 118) will shine into your home. You are also concerned about the potential increase in traffic and associated vehicle accidents on (MD 118), as a result of the development of the site.

The proposed private driveway location is subject to specific sight distance requirements regulated by the State Highway Administration (SHA). According to the engineer for the project, the current location of the driveway complies with the SHA requirements. Although the private driveway is opposite your property, it appears that it is has been designed so not to be directly opposite your dwelling with the intention to minimize the annoyance from vehicle headlights. To discuss the matter in more detail, you may contact the project engineer, Mr. James Crawford of Dewberry and Davis, at (301) 948-8300.

According to our Transportation Planning Division, a maximum of three (3) weekday peak-hour trips will be generated from the proposed subdivision. While three new vehicle trips may be accessing Darnestown-Germantown Road (MD 118) from the

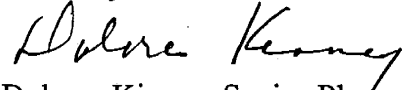


Mr. Richard Moore  
July 29, 2005  
Page 2

site during peak hours, be aware that there is capacity for the additional trips on the existing road and the impact from the proposed development on the existing traffic volumes will be minimal.

I trust this information will be helpful. Should you have additional questions or need further assistance, please do not hesitate to contact me at (301) 495-1321.

Sincerely,



Dolores Kinney, Senior Planner  
Development Review Division

cc: John Borkowski, SHA  
Ki Kim, MNCPPC Transportation Planning  
James Crawford, Dewberry and Davis

Preliminary Plan Data Table and Checklist

Plan Name: Clubbs Farm				
Plan Number: 1-05093				
PLAN DATA	Required	Provided	Verified	Date
Zoning	RC	--	<i>Dmit</i>	Sept. 9, 2005
# of Lots	--	--	<i>Dmit</i>	Sept. 9, 2005
# of Outlots	--	--	<i>Dmit</i>	Sept. 9, 2005
Minimum Lot Area	5 acres	5 acres	<i>Dmit</i>	Sept. 9, 2005
Lot Width	300 ft.	300 ft.	<i>Dmit</i>	Sept. 9, 2005
Lot Frontage	300 ft.	300 ft.	<i>Dmit</i>	Sept. 9, 2005
Setbacks			<i>Dmit</i>	Sept. 9, 2005
Front	50 ft. min.	Must meet minimum	<i>Dmit</i>	Sept. 9, 2005
Side	40 ft. min.	Must meet minimum	<i>Dmit</i>	Sept. 9, 2005
Rear	35 ft. min.	Must meet minimum	<i>Dmit</i>	Sept. 9, 2005
Height	50 ft. min.	Must meet minimum	<i>Dmit</i>	Sept. 9, 2005
Max Resid'l d.u. or Comm'l s.f. per Zoning	3 d.u.	3 d.u.	<i>Dmit</i>	Sept. 9, 2005
<b>Dev. Type</b>				
Resid'l d.u.	One Family detached	One Family detached	<i>Dmit</i>	Sept. 9, 2005
Comm'l s.f.	--	N/A	--	--
MPDUs	--	N/A	--	--
TDRs	--	N/A	--	--
Site Plan Req'd?	No	N/A	--	--
<b>FINDINGS</b>				
<b>SUBDIVISION</b>				
Lot frontage on Public Street	Yes	Yes	<i>Dmit</i>	Sept. 9, 2005
Road dedication and frontage improvements	Yes	Yes	SHA memo	June 8, 2005
Environmental Guidelines	Yes	Yes	Environmental Planning memo	June 3, 2005
Forest Conservation	Yes	Yes	Environmental Planning memo	June 3, 2005
Master Plan Compliance	Yes	Yes	<i>Dmit</i>	Sept. 9, 2005
Other				
<b>ADEQUATE PUBLIC FACILITIES</b>				
Stormwater Management	Yes	Yes	DPS Agency memo	June 2, 2005
Water and Sewer or Well and Septic	Well and Septic	Yes	DPS Agency memo	Aug. 26, 2005
Local Area Traffic Review	N/A	N/A	N/A	N/A
Fire and Rescue	No comments <sup>1</sup>			

<sup>1</sup> Agency received 30-day opportunity to review plans. No comments received within the review period is understood as acceptance of the plan.

August 26, 2005

Ms. Dolores Kinney, Planner  
Development Review Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan #1-05093  
Clubb Farm, Lots 1-3

Dear Ms. Kinney:

We have completed our review of the preliminary plan dated May 2005. This plan was reviewed by the Development Review Committee at its meeting on June 6, 2005. 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 MCDPS 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. Necessary dedication for future widening of Germantown Road (MD 118) and Darnestown Road (MD 28) in accordance with the master plan.
2. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by each common driveway.
3. Record plat to reflect denial of access along Darnestown Road (MD 28).
4. Access and improvements along Germantown Road (MD 118) and Darnestown Road (MD 28) as required by the Maryland State Highway Administration.
5. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.

6. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Fred Lees of our Traffic Control and Lighting Engineering Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
7. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Bruce Mangum of our Transportation Systems Engineering Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.

questions or comments regarding this letter, please contact me at [greg.leck@montgomerycountymd.gov](mailto:greg.leck@montgomerycountymd.gov) or (240) 777-2190.

Sincerely,

Gregory M. Leck, Manager  
Traffic Safety, Investigations and Planning  
Traffic Engineering and Operations Section

m: /subd/DCA/1-05093Clubb Farm Lots 1-3, gml revs

cc: William P. Magruder  
James R. Crawford; Dewberry and Davis, LLC.  
Greg Cooke; MSHA Engineering Access Permits  
Joseph Y. Cheung; MCDPS Subdivision Development  
Christina Contreras; MCDPS Subdivision Development

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
FOREST CONSERVATION PLAN RECOMMENDATIONS

TO: Richard Weaver  
Development Review Division

SUBJECT: Preliminary/Final Forest Conservation Plan # \_\_\_\_\_  
Preliminary/Site Plan 1-05093  
Date Recd \_\_\_\_\_ NRI/FSD # N-05205

The subject Forest Conservation Plan has been reviewed by Environmental Planning to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

SUBMISSION ADEQUACY

Adequate as submitted

RECOMMENDATIONS

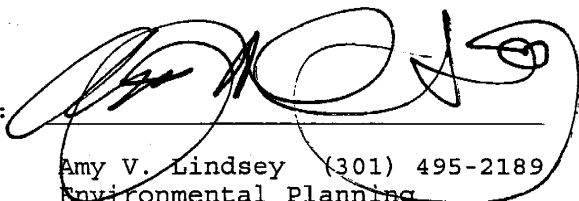
Revise according to the comments specified below.  
 Other

1. Correct acreage placed in Forest Conservation Easement Area 1. Plan lists acreage as 4.07 ac when it should be 4.19 ac

Comments:

1. The applicant is strongly encouraged to re-site the afforestation area to connect Forest Conservation Easement Areas 1 and 2.
2. The applicant needs to provide details on proposed invasive control measures.

SIGNATURE: \_\_\_\_\_



Amy V. Lindsey (301) 495-2189  
Environmental Planning  
Countywide Planning Division

DATE: 06/03/2005

cc: (applicant)

FCPRinWord 4/20/04 rev

EPD Recommendation to Dev Rev Div:  Approve w/conditions as noted below  
 Hold for revision/additional information  Disapproval

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS

TO: Richard Weaver  
Development Review Division

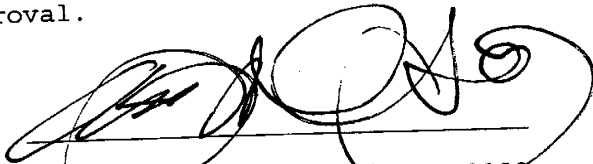
SUBJECT: Plan # 1-05093, Name Clubbs Farm, Lots 1-3  
DRC date: Monday June 6, 2005

The above-referenced plan has been reviewed to determine if it meets requirements of the Guidelines for Environmental Management of Development in Montgomery County, and other county regulations that may apply. The following recommendations are made for the DRC meeting:

SUBMITTAL ADEQUACY  
 Plan is complete. (see recommendations below)

EPD RECOMMENDATIONS:  
 Approval.

SIGNATURE:



Amy V. Lindsey (301) 495-2189  
Environmental Planning  
Countywide Planning Division

DATE: 06/03/2005

cc: engineer/applicant

Reminder: Address your submissions/revisions to the Reviewer who completed the Comments sheet.  
Put the Plan numbers on your cover/transmittal sheets.



**MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
WATERSHED MANAGEMENT DIVISION**

Rockville Center - 255 Rockville Pike, Suite 120 - Rockville, Maryland 20850-4166  
Telephone No. 240-777-7700 - FAX No. 240-777-7715

**SUBDIVISION PLAN REVIEW: MNCPPC Development Review Committee (DRC)  
Comprehensive Water Supply and Sewerage Systems Plan Issues**

MNCPPC File Number: **7-05036**

DRC Meeting Date: **06/06/2005**      **02/28/2005**

Subdivision Plan Name: **Clubbs Farm**

Proposed Development: **3 SFH TBB**

Watershed: **Great Seneca Creek**

Zoning: **RC**

Planning Area: **Darnestown**

Site Area: **19 acres**

Location: **Darnestown Rd**

Engineer: **Dewberry & Davis 301-948-8300**

**Water Supply and Sewerage Systems** (as specified on the subject subdivision plan or plan application)

**Proposed Water Supply:**

**Proposed Wastewater Disposal:**

Individual (private) system-WELL(S)

Individual (private) system-SEPTIC(S)

**Existing Service Area Categories:** Water: **W - 6**

Sewer: **S - 6**

Water/Sewer Plan Map Amendment: **---**

**Water Supply Comments:**

**Sewerage System Comments:**

Yes; the water supply system is consistent with the existing water service area category

Yes; the sewerage system is consistent with the existing sewer service area category

**\*Additional Comments:**

1-05093 (6/6/05 DRC): no comment.

7-05036 (02/28/2005 DRC): No comments. -- 2/23/05

Prepared by: **Shelley Janashek**

Date prepared: **06/01/2005**

**MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES**

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

Date: June 3, 2005

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

FROM: David Kuykendall, Senior Permitting Services Specialist  
Division of Land Development Services, MCDPS

SUBJECT: Stormwater Management Concept Plan/Floodplain Review  
Preliminary Plan 1-05093; Clubbs Farm Lots 1-3  
Subdivision Review Meeting June 6, 2005 SWM File # 217941

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

**SM CONCEPT PLAN PROPOSED:**

- On-site:  CPv  WQv  Both  
 CPv < 2cfs, not required  
 Waiver:  CPv  WQv  Both  
 On-site/Joint Use  Central (Regional): waived to  
 Existing Concept:  Approved Date, June 2, 2005  
 Other

**Type Proposed:**

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

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

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

**SUBMISSION ADEQUACY COMMENTS:**

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

**RECOMMENDATIONS:**

- Approve  as submitted  with conditions (see approval letter).  
 Incomplete; recommend not scheduling for Planning Board at this time.  
 Hold for outcome of the SWM Concept review.  
 Comments/Recommendations: Provide a clear D.A. map showing off site from 118 & 28.

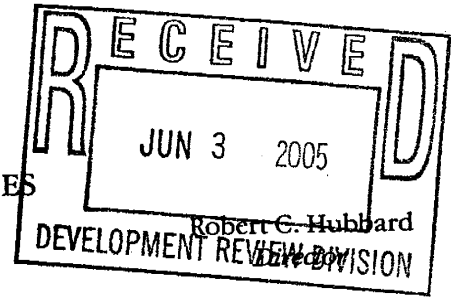
cc: Steve Federline, Environmental Planning Division, MNCPPC

bl:DRC.3/03





DEPARTMENT OF PERMITTING SERVICES



Douglas M. Duncan  
County Executive

June 2, 2005

Ms. Cheryl Hannan  
Dewberry  
203 Perry Parkway Suite 1  
Gaithersburg, MD 20877

Re: Stormwater Management **CONCEPT** Request  
for Clubbs Farm  
Preliminary Plan #: 1-05093  
SM File #: 217941  
Tract Size/Zone: 19  
Total Concept Area: 19  
Lots/Block: 1-3  
Watershed: Great Seneca Creek

Dear Ms. Hannan:

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 recharge via the use of grassed swales, roof top disconnection, and drywells. 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 **conditions** 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.

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.





DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

MEMORANDUM

August 26, 2005

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

FROM: Robert Hubbard, Director  
Department of Permitting Services

SUBJECT: Status of Preliminary Plan: #1-05093, Clubbs Farm, 3 lots

This is to notify you that the status of the plan received in this office on August 25, 2005, is as follows:

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. Existing water well near Rt. 28 must be properly sealed, by a licensed well driller or under the direct supervision of MCDPS, prior to record plat.

If you have any questions, contact Gene von Gunten at (240) 777-6319.

cc: Owner  
Surveyor  
File

Post-it® Fax Note 7671

To	From	Date	# of pages
Co./Dept.	Co.		
Phone #	Phone #		
Fax #	Fax #		

*Handwritten:* To: Cathy Conlon, MCDPS



June 8, 2005

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

Re: Montgomery County  
MD 118 General  
Clubbs Farm, Lots 1-3  
File Nos. 1-05093

Dear Ms. Conlon:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the preliminary plan application for the Clubbs Farm development. We have completed our review and offer the following comments:

- Truncation and right-of-way dedication needs to be in accordance with the Master Plan of Highways. SHA will require that right-of-way dedications be platted using SHA standards. Please contact Mr. David Slavish of the Plats and Surveys Division @ 410-545-8937 for additional information. You may also e-mail Mr. Slavish at ([dslavish@sha.state.md.us](mailto:dslavish@sha.state.md.us)).
- Access to this property is subject to the "Rules and Regulations" of this Administration with a permit issued by our District 3 Utility Engineer for (1) one 20' residential driveway and a 10'-wide off road bicycle path. Please contact Mr. Augustine Rebish, District 3 Utility Engineer @ 301-513-7350 for permitting requirements.
- The sight distance evaluation that was submitted with the preliminary plan is acceptable.

If additional information is required from SHA regarding this project, please contact Mr. Gregory Cooke at 410-545-5602, Mr. John Borkowski at 410-545-5595, or by using our toll free number in Maryland only, 1-800-876-4742 (x-5602 for Greg, x-5595 for John). You may also E-mail Greg ([gcooke@sha.state.md.us](mailto:gcooke@sha.state.md.us)) or John ([jborkowski@sha.state.md.us](mailto:jborkowski@sha.state.md.us)). Thank you for your cooperation.

Very truly yours,

Original signed by Gregory F. Cooke

Steven D. Foster, Chief  
Engineering Access Permits Division

SDF/jb

cc: Mr. Darrell Mobley (Via E-mail)  
Mr. Augustine Rebish (Via E-mail)  
Mr. David Slavish (Via E-mail)  
Mr. Richard Weaver, M-NCPPC (Via E-mail)  
Mr. Shahriar Etemadi, M-NCPPC (Via E-mail)  
Mr. James Crawford, Dewberry

MONTGOMERY COUNTY  
SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Clubbs Farm Preliminary Plan #: \_\_\_\_\_

Street Name: Darnestown-Germantown Road (MD Route 118) Master Plan Classification: Major Highway

Posted Speed Limit: 30 mph

Street/Drwy. 1 ( common driveway 3 lots ) Street/Drwy. 2 ( \_\_\_\_\_ )

Sight Distance (feet)	OK?
Right <u>475</u>	<u>yes</u>
Left <u>458</u>	<u>yes</u>

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

Comments: MSHA site distance is  
445 feet. (See enclosed MSHA  
March 21, 2005 letter to Dewberry)

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance In Each Direction#
Tertiary - 25	150
Secondary - 30	200
Business - 30	200
Primary - 35	250
Arterial - 40	325
(45)	400
Major - 50	475
(55)	550

# Source AASHTO


Sight distance is measured from an eye height of 3.5 feet at a point on the centerline of the driveway (or side street), 6 feet back from the face of curb or edge of traveled way of the intersecting roadway, to the furthest point along the centerline of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing.)

ENGINEER/SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with the lines

Ronald M. Mejin  
Signature

19872  
PLS/P.E. MD Registration No.



Accepted By: \_\_\_\_\_

Date: \_\_\_\_\_