

Lot	Frontage	Alignment	Travilah Acres		Width*	Area**	Use
			Size	Shape			
25	155	Corner	87,120	Corner	310	51,401	Residential
17	176	Corner	91,476	Corner	400	43,124	Residential
20	158	Perpendicular	88,427	Irregular	290	54,014	Residential
23	366	Perpendicular	87,120	Irregular	300	47,045	Residential
(N882)	344	Perpendicular	212,573	Irregular	335	174,240	Residential
21	112	Perpendicular	88,862	Irregular	410	50,094	Residential
N85	512	Perpendicular	625,086	Irregular	500	Area of reservation	Parkland
24	302	Radial	89,734	Irregular	260	54,886	Residential
18	762	Radial	88,427	Irregular	280	58,806	Residential
19	310	Radial	88,427	Irregular	320	53,579	Residential
22	25	Perpendicular	87,120	Pipestem	350	43,560	Residential
Proposed Lots							
3	325	Perpendicular	91,476	Irregular	270	66,211	
8	360	Perpendicular	91,476	Irregular	300	53,579	
5	25	Perpendicular	217,800	Pipestem	270	153,767	
4	25	Perpendicular	91,476	Pipestem	290	58,370	
6	25	Perpendicular	191,664	Pipestem	290	141,570	
7	25	Perpendicular	100,188	Pipestem	300	54,450	
* Denotes width at the building restriction line (BRL)							
**Denotes buildable area							

Preliminary Plan Data Table and Checklist

Plan Name: Travilah Acres				
Plan Number: 1-04063				
Zoning: RE-2				
# of Lots: 6				
# of Outlots: 0				
Dev. Type: Residential – One-family detached dwelling units				
PLAN DATA	Required/Permitted	Provided	Verified	Date
Minimum Lot Area	2 acres	2 acres is minimum proposed	<i>DMC</i>	Sept. 30, 2005
Lot Width	150 ft.	Meets minimum	<i>DMC</i>	Sept. 30, 2005
Lot Frontage	25 ft.	Meets minimum	<i>DMC</i>	Sept. 30, 2005
Setbacks			<i>DMC</i>	Sept. 30, 2005
Front	50 ft. Min.	Meets minimum	<i>DMC</i>	Sept. 30, 2005
Side	17 ft. Min./ 35 ft. total	Meets minimum	<i>DMC</i>	Sept. 30, 2005
Rear	35 ft. Min.	Meets minimum	<i>DMC</i>	Sept. 30, 2005
Height	50 ft. Max.	May not exceed maximum	<i>DMC</i>	Sept. 30, 2005
Max Resid'l d.u. or Comm'l s.f. per Zoning	8 dwelling units	6 dwelling units	<i>DMC</i>	Sept. 30, 2005
MPDUs	0	0	<i>DMC</i>	Sept. 30, 2005
TDRs	0	0	<i>DMC</i>	Sept. 30, 2005
Site Plan Req'd?	No	N/A	<i>DMC</i>	Sept. 30, 2005
FINDINGS				
SUBDIVISION				
Lot frontage on Public Street	Yes	Yes	<i>DMC</i>	Sept. 30, 2005
Road dedication and frontage improvements	Dedication	Yes	DPWT memo	Dec. 16, 2004
Environmental Guidelines	Yes	Yes	Environmental memo	Sept. 26, 2005
Forest Conservation	Yes	Yes	Environmental memo	Sept. 26, 2005
Master Plan Compliance	Yes	Yes	<i>DMC</i>	Sept. 30, 2005
Other	Park Dedication	Yes	Parks memo	Sept. 29, 2005
ADEQUATE PUBLIC FACILITIES				
Stormwater Management	Yes	Yes	DPS memo	Sept. 29, 2005
Water and Septic	Yes	Yes	DPS memo	Sept. 26, 2005
Local Area Traffic Review	Not required	N/A	<i>DMC</i>	
Fire and Rescue	Yes	Yes	MCFRS e-mail	Sept. 29, 2005



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

December 16, 2004

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

RE: Preliminary Plan #1-04063
Travilah Acres

Dear Ms. Conlon:

We have completed our review of the above noted preliminary plan. 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. Show all existing planimetric and topographic details (paving, storm drainage, driveways adjacent and opposite the site, utilities, etc.) as well as existing rights of way and easements on the preliminary plan.
2. Necessary dedication on Turkey Foot Road in accordance with the master plan.
3. Turkey Foot Road is classified as a "Rustic Road" under Section 49-78 of the Montgomery County Code. As such, every effort must be made to preserve the significant features within the right of way of that roadway.
4. Prior to approval of the record plat by the Department of Permitting Services (DPS), submit a completed, executed and sealed MCDPWT Sight Distances Evaluation certification form, for the existing and proposed driveway(s), for DPS review and approval after any necessary clearing to attain a minimum of two hundred feet in each direction. Since access will be from a roadway included on the Rustic Roads Program, also stake and pavement mark the proposed driveway location(s) for DPS evaluation of the impact on the Rustic Road features.

Tree removal/trimming along existing public rights of way is to be coordinated with the State Forester's Office of the Maryland Department of Natural Resources. They may be contacted at (301) 854-6060.



Division of Operations

101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878
240/777-6000, TTY 240/777-6013, FAX 240/777-6030

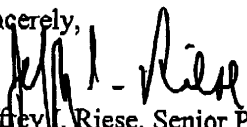
Ms. Catherine Conlon
Preliminary Plan No. 1-04063
December 16, 2004
Page 2

5. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by each common driveway.
6. 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.
7. Provide additional storm drainage information noting any culverts crossing Turkey Foot Road and how they operate.
8. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
9. 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) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
10. Permit and bond will be required as a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - A. Any additional storm drainage work that may be deemed necessary after our review of the additional information requested above.

* **NOTE: the Public Utilities Easement is to be graded on a side slope not to exceed 4:1.**

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at jeff.riese@montgomerycountymd.gov or (240) 777-2190.

Sincerely,


Jeffrey I. Riese, Senior Planning Specialist
Traffic Safety Investigations
and Planning Team
Traffic Engineering and Operations Section

m:/subd/APS/1-04063 Travilah Acres

Enclosures (1)

cc: Richard Heald
Barry Schimel
Dick Witmer; Witmer Associates
Joseph Y. Cheung; MCDPS Subdivision Development
Christina Contreras; MCDPS Subdivision Development



**THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION**

Department of Park & Planning, Montgomery County, Maryland
8787 Georgia Avenue, Silver Spring, Maryland 20910

MEMORANDUM

TO: Cathy Conlon, Supervisor, Development Review

FROM: Josh Penn, Planner, Environmental Planning

DATE: September 26, 2005

SUBJECT: Preliminary Plan 1-04063
Travilah Acres

The Environmental Planning staff has reviewed the preliminary plan referenced above. Staff recommends approval of the preliminary plan of subdivision with the following conditions:

1. Compliance with the conditions of approval of the preliminary forest conservation plan signature set approval. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.

DISCUSSION

The Travilah Acres property is a 17.92 acre site near the intersection of Turkey Foot Road and Crossland Lane in Darnestown, MD. The site is located within the Muddy Branch Watershed and is Use-class I-P. Two streams and their accompanying stream buffers run along the eastern portion of the property. There is no existing forest on-site. Most of the site is rolling hills with mild to moderate slopes. The primary focus of this preliminary plan of subdivision is the creation of six single family residential lots. The property is zoned **RE-2**.

Environmental Guidelines

Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) 4-04133 was approved on January 20, 2004. The NRI/FSD identifies the environmental constraints on the subject property. The 17.92 acre site includes one stream and two sections of environmental buffers.

Forest Conservation

The applicant submitted a Preliminary forest conservation plan as part of the preliminary plan of subdivision. The applicant will meet the afforestation threshold by planting 3.65 acres of forest on site within the currently unforested environmental buffer. This forest will be permanently protected by dedicating, the area of the site from the environmental Buffer to the western boundary of the site, approximately 4.75 acres, to M-NCPPC parkland.

STAFF RECOMMENDATION

Environmental Planning staff recommends approval of the preliminary plan of subdivision and the preliminary forest conservation plan. The plan complies with the Montgomery County forest conservation law (Section 22A of the Montgomery County Code).

9/29/05

**TO: Cathy Conlon, Subdivision Supervisor, Development Review Division
Richard Weaver, Subdivision Review, Development Review Division**

**FROM: Doug Powell, Plan Review Coordinator, Park Planning and Resource
Analysis Unit, Countywide Planning Division**

**RE: Park Planning and Resource Analysis Conditions for approval of
Preliminary Plan #1-04063, Travilah Acres**

Park Planning and Resource Analysis staff has reviewed this plan and requests the following Condition of Approval:

- **Applicant to dedicate to M-NCPPC the 4.75 acres of land at the eastern side of the property that includes the stream buffer areas and land between the buffers. Land to be conveyed at time of record plat. Boundaries to be staked and signed to delineate between parkland and private properties.**
- **Applicant to provide a 25' wide Public Use Trail Easement along the entire west side of the property adjacent to the Turkey Foot Road right of way. Easement to be adequately delineated and signed to identify it for public use.**
- **Applicant to provide adequate easements for proposed lots to access adjacent parkland.**



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

August 29, 2005

Mr. John R. Witmer
Witmer Associates, LLC
98-A Church Street
Rockville, MD 20850

Re: Stormwater Management **CONCEPT** Request
for Travilah Acres
Preliminary Plan #: 1-04063
SM File #: 211358
Tract Size/Zone: 17.92 acres/ RE-2
Total Concept Area: 17.92 acres
Lots/Block: 1&2
Parcel(s):
Watershed: Muddy Branch

Dear Mr. Witmer:

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 dry wells for proposed lots 3,5,6 and 7. Lot 8 is waived of water quality. 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. The disconnection credit can be used in lieu of dry wells if the final lot grading shows the standard for disconnection can be met.
2. The existing houses on proposed lots 4 and 7 are required to provide stormwater management if new houses are constructed on the lots.
3. All driveways will be graded in such a manner to distribute runoff through the adjacent grassed areas and/or grassed swales.
4. The infiltration trenches are not required. Formal infiltration trenches must be on their own separate parcels.
5. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
6. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
7. 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 required.





DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

MEMORANDUM

September 13, 2005

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

FROM: Robert Hubbard, ^{RAK} Director
Department of Permitting Services

SUBJECT: Status of Preliminary Plan: #1-04063, Travilah Acres, 6 lots, lots 3-8

This is to notify you that the status of the plan received in this office on July 21, 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. The existing septic systems that currently serve the houses on lot 4 and lot 7 must be replaced, and the old systems removed, prior to the approval of the record plat. The new proposed locations for the septic systems may require effluent pumps to serve the existing dwellings. No septic tank will have more than three (3) feet of cover.
3. The underground utilities (electric, gas, cable, etc.) must not encroach upon the septic areas.

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

cc: Owner
Surveyor
File



Kinney, Dolores

From: Conlon, Catherine
Sent: Thursday, September 29, 2005 2:40 PM
To: Kinney, Dolores; Weaver, Richard
Subject: FW: Travilah Acres #1-04063

witmer is going to provide a revised plan tomorrow morning with the turn-around.

-----Original Message-----

From: Williams, Sidney [mailto:Sidney.Williams@montgomerycountymd.gov]
Sent: Thursday, September 29, 2005 9:59 AM
To: Conlon, Catherine
Cc: Love, Michael; witmer@wans.net
Subject: Travilah Acres #1-04063

Cathy,

Today I met with Dick Witmer and reviewed the plan and conformed that his proposed road and turnaround meet the requirements per our Fire Protection Engineer, Rick Merck, as outlined below.

12' wide paved road with 2' gravel on each side, capable of supporting 80,000 Fire truck and having a turnaround provided somewhere in the area between lots 4 and 7.

If you have any questions or comments concerning this, you may contact me.

Thank you,

Sidney



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

Rockville Center - 255 Rockville Pike, Suite 120 - Rockville, Maryland 20850-4166
Telephone No. 240-777-7780 - FAX No. 240-777-7715

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

MNCPPC File Number: **1-04063**

DRC Meeting Date: **03/22/2004**

Subdivision Plan Name: **TRAVILAH ACRES**

Proposed Development: **6 single-family houses (2 existing to remain)**

Watershed: **Muddy Branch**

Zoning: **RE-2**

Planning Area: **Darnestown**

Site Area: **17.92 acres**

Location: **Turkey Foot Rd.**

Engineer: **Witmer Associates 301-309-8600**

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 - 4 & 6**

Sewer: **S - 6**

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

Water Supply Comments:

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

Sewerage System Comments:

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

***Additional Comments:**

The water category for the project site is split: existing Lot 1 is W-4, existing Lot 2 is W-6. DEP exempts the W-4 part of the project from the Water and Sewer Plan's requirement for dry water systems because the proposed lot sizes equal or exceed 2 acres. The applicants may want to consider a category change to allow the use of public water service for the project; this RE-2 zoned area can be considered for public water service on a case-by-case basis. If not, when this project goes to plat using wells, DEP will initiate a water category revision moving the entire site into category W-6. *

Kinney, Dolores

Subject: FW: Travilah Acres #1-04063

-----Original Message-----

From: Williams, Sidney [mailto:Sidney.Williams@montgomerycountymd.gov]

Sent: Thursday, September 29, 2005 9:59 AM

To: Conlon, Catherine

Cc: Love, Michael; witmer@wans.net

Subject: Travilah Acres #1-04063

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Sidney

10/6/2005