



ENVIRONMENTAL RECOMMENDATIONS

September 23, 2005

TO: Cathy Conlon/Richard Weaver, Development Review

FROM: Stephen D. Federline, AICP
CountyWide Environmental Planning

SUBJECT: Preliminary Plan/Forest Conservation Plan Recommendations for # 1-05071
GLEN MILL KNOLLS (Two Lot Plan)

The subject 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 Environmental Guidelines, and other related requirements. The following determination has been made:

RECOMMENDATION: Approval subject to the following conditions:

1) The proposed development shall comply with the conditions of the preliminary forest conservation plan. The applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits:

- a) Afforestation Planting Plan for all areas currently unforested within the stream valley buffer, per Chapter V of the Environmental Guidelines for Special Protection Areas;
- b) Tree protection plan to protect trees as specified on preliminary FCP;
- c) Split rail fence or staff approved equivalent shall be placed along conservation easement limit on both lots.
- d) The rear wall of the house on Lot #2 shall be setback a minimum of 35' (e.g., the rear yard setback in the RE-1 zone) from the conservation easement to allow for a fully useable back yard outside the easement area.
- e) Submittal of financial security to M-NCPPC prior to clearing or grading.
- f) Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")
- g) Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.

2) Compliance with water quality inventory requirements for the Piney Branch Special Protection Area, including :

- a) Afforestation of all unforested areas within the stream valley buffer (accelerated forestation);
- b) Use of shared driveway off Glen Mill Road (imperviousness reduction); and
- c) Compliance with all conditions of DPS memo of July 15, 2005.

- 3) Record plat of subdivision shall reflect a Category One forest conservation easement over all areas of stream buffers and forest conservation, including area on adjoining Parcel 820 as specified on preliminary FCP. All onsite specimen trees shown for save on the preliminary FCP outside the buffer shall be placed in category two easement, or other equivalent protection measure.
-

DISCUSSION

This property is within the Piney Branch Special Protection Area, but does not require approval of a Water Quality Plan, since the property is less than 10 acres and 15% imperviousness. However, a water quality inventory is still required. County DPS approved their portion of the inventory requirements on July 15, 2005

A minor permanent encroachment into the stream valley buffer of .02 acre is being compensated with an additional .09 acre of conservation easement outside the buffer onsite, plus 0.21 acre of unprotected stream valley buffer offsite (on Parcel 820). The compensation ratio is 15 to 1, with 0.02-acre stream buffer encroachment, offset by an additional 0.30 acre to be placed in permanent easement adjacent to the onsite stream buffer, and within an offsite unprotected stream buffer.

SDF:sdf: g.evelyndrc/ep105071pbsdf.doc

Toby S. Wilson
July 15, 2005
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4. The dry wells are to be placed at least 20 feet from the proposed house foundations, 100 feet from existing water wells and 30 feet from existing septic fields.
5. Provide a dam breach analysis for the existing pond just north of this development to show that there will be no impact on the proposed structures.

Sediment Control: Disturbance of the site is to be limited as much as possible. The use of super silt fence will be acceptable for sediment control in order to minimize tree loss and stream valley buffer encroachment. If both lots 1 and 2 are graded at the same time a sediment trap will be required. Immediate stabilization is to be emphasized on the detailed sediment control 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 Leo Galanko at (240) 777-6242.

Sincerely,

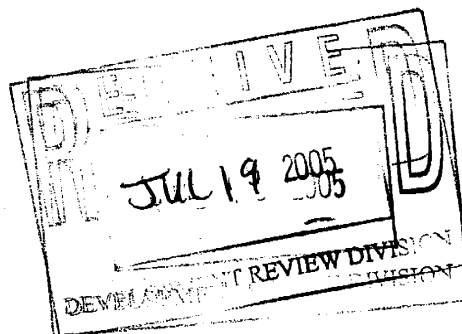


Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dm:CN215922

cc: R. Weaver (MNCPPC-DR)
S. Federline (MNCPPC-EP)
L. Galanko (MCDPS)
D. Marshall (MCDEP)
SM File # 215922

Cpv not required
QL on-site; Acres: 5.06
Recharge is provided





DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

July 15, 2005

Robert C. Hubbard
Director

Mr. Toby S. Wilson
Macris, Hendricks and Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, Maryland 20886

Re: ^{Glen Mill Rd} Water Quality Inventory for Piney Glen Farms
Preliminary Plan #: 1-05071
SM File #: 215922
Tract Size/Zone: 5.06 acres/RE-1
Tax Plate: FQ-343
Lots: 1 and 2
Parcel: 907
Montg. Co. Grid: 28C11
Watershed: Watts Branch/Piney Branch

SPECIAL PROTECTION AREA

Dear Mr. Wilson:

Based on a review by the Department of Permitting Services Review Staff, the Water Quality Inventory for the above mentioned site is conditionally approved.

Site Description: The site is located on Glen Mill Road directly across from Red Barn Lane. The site is within the Piney Branch Special Protection Area (SPA) of the Watts Branch watershed. The proposed site development will consist of two single-family dwelling units on 5.06 acres.

Stormwater Management: The stormwater management concept consists of on-site water quality control and recharge via non-structural measures (dry wells and rooftop disconnect) and non-rooftop disconnect for the driveway areas. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

Conditions of Approval: The following condition must be addressed during the detailed sediment control/stormwater management plan review stage. This list may not be all inclusive and may change based on available information at the detailed plan review 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.



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Toby S. Wilson
July 15, 2005
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4. The dry wells are to be placed at least 20 feet from the proposed house foundations, 100 feet from existing water wells and 30 feet from existing septic fields.
5. Provide a dam breach analysis for the existing pond just north of this development to show that there will be no impact on the proposed structures.

Sediment Control: Disturbance of the site is to be limited as much as possible. The use of super silt fence will be acceptable for sediment control in order to minimize tree loss and stream valley buffer encroachment. If both lots 1 and 2 are graded at the same time a sediment trap will be required. Immediate stabilization is to be emphasized on the detailed sediment control 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 Leo Galanko at (240) 777-6242.

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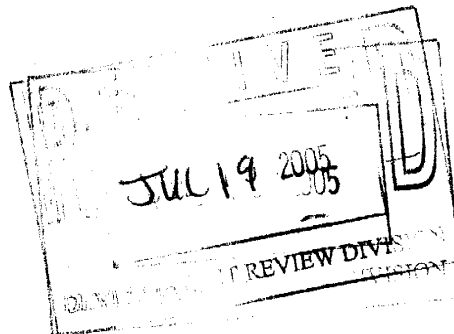


Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dm:CN215922

cc: R. Weaver (MNCPPC-DR)
S. Federline (MNCPPC-EP)
L. Galanko (MCDPS)
D. Marshall (MCDEP)
SM File # 215922

Cpv not required
QL on-site; Acres: 5.06
Recharge is provided





DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

May 12, 2005

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 #1-05071
Glen Mill Road

Dear Ms. Conlon:

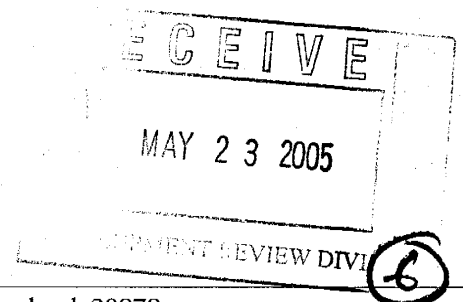
We have completed our review of the preliminary plan dated February 8, 2005. This plan was reviewed by the Development Review Committee at its meeting on March 14, 2005. We recommend approval of the plan subject to the following comments:

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. Show all existing planimetric and topographic details (paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways, bus stops, utilities, etc.) as well as existing rights of way and easements on the preliminary plan.
2. Provide full width dedication across the site frontage in accordance with the master plan.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. Glen Mill Road is classified as an "Exceptional 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.



Division of Operations



Ms. Catherine Conlon
Preliminary Plan No. 1-05071
May 12, 2005
Page 2

5. Revise the plan to line up the common driveway directly across from Red Barn Lane. Show the pavement of Red Barn Lane on the preliminary plan.
6. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
7. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by each common driveway.
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.

* **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 greg.leck@montgomerycountymd.gov or (240) 777-2190.

Sincerely,



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

m:/subd/APS/1-05071 Glen Mill Road

Enclosures (1)

cc: Lewie Bloom; Bloom Builders
Dave Crowe; Macris, Hendricks & Glascock
Joseph Y. Cheung; MCDPS Subdivision Development
Christina Contreras; MCDPS Subdivision Development

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MONTGOMERY COUNTY
SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Glen Mill Road

Preliminary Plan #: _____

Street Name: Glen Mill Road

Master Plan Classification: Rustic / Exceptional Rustic

Posted Speed Limit: 30 MPH

Street/Drwy. 1 (North Driveway)

Street/Drwy. 2 (South Driveway)

Sight Distance (feet)	OK?
Right <u>250</u>	<input checked="" type="checkbox"/>
Left <u>300</u>	<input checked="" type="checkbox"/>

Sight Distance (feet)	OK?
Right <u>300</u>	<input checked="" type="checkbox"/>
Left <u>300</u>	<input checked="" type="checkbox"/>

Comments: _____

Comments: _____

* North of Red Barn Road is rustic.

South of Red Barn Road is exceptional rustic.

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 these guidelines.

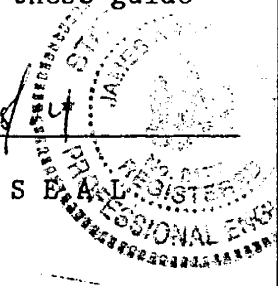
Signature: [Handwritten Signature]

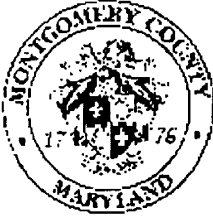
Date: 11/18/04

Accepted By: [Handwritten Signature]

Date: 5/12/05

21774
P.E. MD Registration No.





**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: 1-05071

DRC Meeting Date: 03/14/2005

Subdivision Plan Name: Glen Mill Road

**Proposed Development: 1 SFH TBD
5 SFH TBB**

Watershed: Watts Branch

Zoning: RE-1

Planning Area: Travilah

Site Area: 6 acres

Location: Glen Mill Rd.

Engineer: Macris, Hendricks & Glascock 301-670-0840

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

Proposed Water Supply:

Proposed Wastewater Disposal:

Community (public) WATER system

Community (public) SEWER system

Existing Service Area Categories: Water: W - 1

Sewer: S - 3

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:**

1-05071 (03/14/2005 DRC): Development on this site is subject to the terms of the Piney Branch Sewer Agreement Recommendations, recorded by a covenant on these properties as part of the process required for the approval of public sewer service. ++ For WSSC Development Services: The two properties adjacent to the south (Parcels P010 and P963) at 12010 Glen Mill Road could also be considered for public sewer service in the future. Could a gravity sewer main extension from the new main proposed for this project provide sewer service to these properties? This could avoid another sewer crossing of Piney Branch.

Prepared by: Alan Soukup/Shelley Janashek

Date prepared: 03/11/2005

