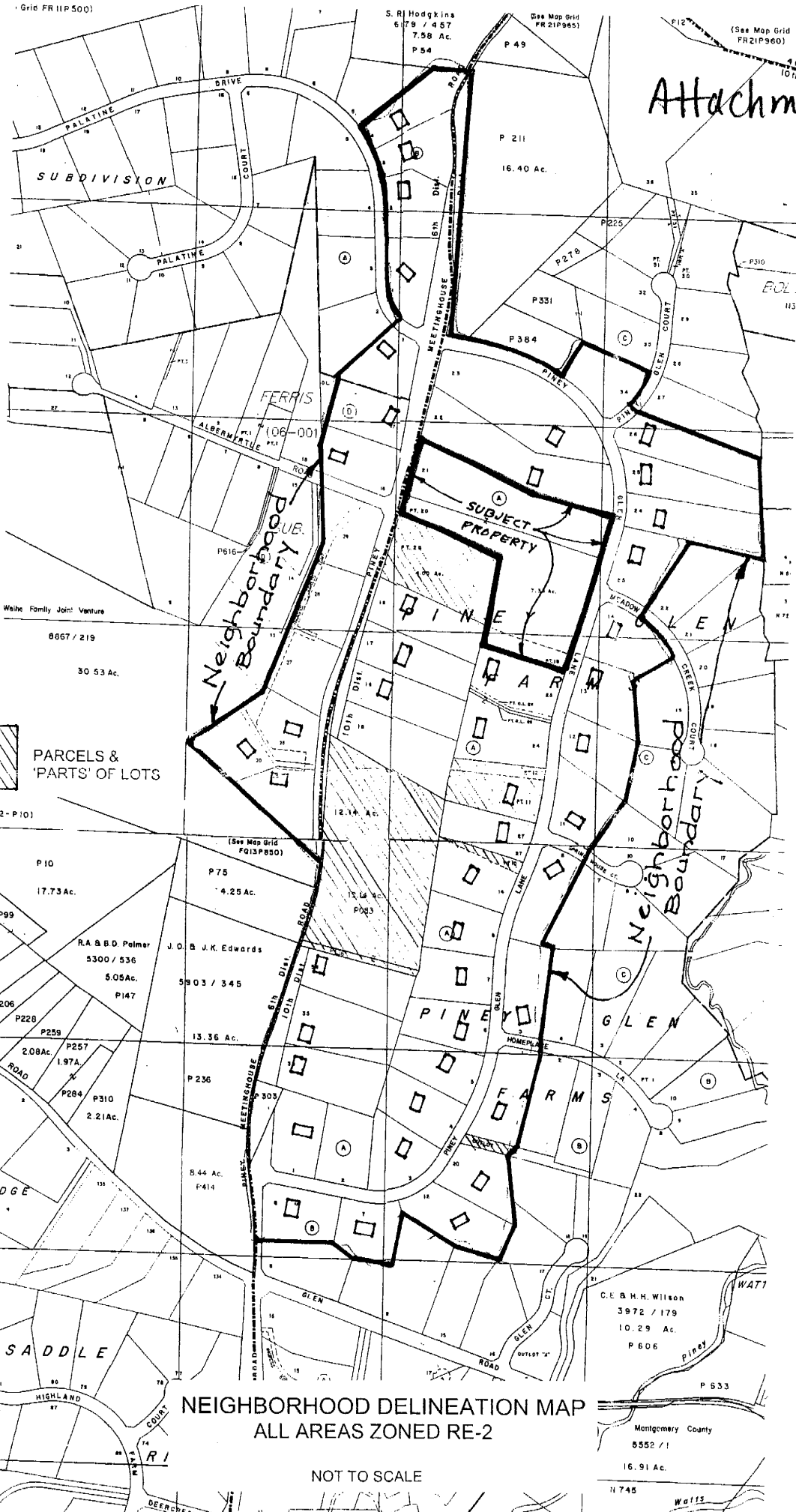


Attachment D



LEGEND



PARCELS & PARTS OF LOTS

NEIGHBORHOOD DELINEATION MAP
ALL AREAS ZONED RE-2

NOT TO SCALE

C. E. B. H. Wilson
3972 / 179
10.29 Ac.
P 606

Montgomery County
5552 / 1

16.91 Ac.

N 745

AGENCY LETTERS



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

January 30, 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 #1-05031
Piney Glen Farms

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated August 18, 2004. This plan was reviewed by the Development Review Committee at its meeting on October 4, 2004. 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 along Piney Meetinghouse Road in accordance with the master plan.
2. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
3. Since Piney Meetinghouse Road is classified as an arterial roadway, direct driveway access to that roadway is not favored by this Department. As an alternative, we will allow a single private common driveway to serve proposed Lots 37 and 38.

If the applicants elect to pursue access onto Piney Meetinghouse Road for those lots, they will need to execute and record a reciprocal ingress, egress and public utilities easement for Lots 37 and 38 – prior to approval of the record plat by the Department of Permitting Services. The deed reference for this document is to be reflected on the record plat. The applicant will also need to submit a revised sight distances certification form prior to approval of the record plat.

4. Submit storm drain study, with computations, prior to submission of the record plat. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development ten (10) year storm runoff on same.



Division of Operations

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

JAN 30 2005

RECEIVED

16

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) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
7. Trees in the County rights of way - species and spacing to be in accordance with the applicable MCDPWT standards. A tree planting permit is required from the Maryland Department of Natural Resources, State Forester's Office [(301) 854-6060], to plant trees within the public right of way.
8. 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. Across the Piney Meetinghouse Road site frontage, widen the existing pavement to twenty four (24) feet with an eight (8) foot wide full-depth paved shoulder, construct a two (2) foot wide sod shoulder with a parallel and adjacent side drainage ditch, plant street trees, and grade back to natural ground at a 2:1 slope*. Sod or seed as directed all other areas from the edge of the shoulder to the property line.
 - B. Across the Piney Glen Lane site frontage, widen the existing pavement to twenty (20) feet, construct sod shoulder nine (9) wide, construct parallel and adjacent side drainage ditch, plant street trees, and grade back to natural ground at a 2:1 slope*. Sod or seed as directed all other areas from the edge of the shoulder to the property line.
 - C. Provide proper storm drain system transitions and stabilized outfalls along both roadways.

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

 - D. Enclosed storm drainage and/or engineered channel (in accordance with the MCDPWT Storm Drain Design Criteria) within all drainage easements.
 - E. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
 - F. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Montgomery County Department of Permitting Services (MCDPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the MCDPS.
 - G. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDPWT Division of Traffic and Parking Services.

Ms. Catherine Conlon
Preliminary Plan No. 1-05031
January 30, 2005
Page 3

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/gml\1-05031, Piney Glen Farms

Enclosure

cc: Jeffrey S. Lewis, PE; Site Solutions, Inc.
Daniel Demeria; Potomac Heritage Homes, Inc.
Steve Orens; DuFour & Orens, Chartered
Joseph Y. Cheung; MCDPS Subdivision Development
Christina Contreras; MCDPS Subdivision Development



MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
 DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: PINEY GLEN FARM Preliminary Plan Number: 1-05031

Street Name: PINEY GLEN LANE Master Plan Road Classification: SECONDARY

Posted Speed Limit: 25 mph

Street/Driveway #1 (LOT 40) Street/Driveway #2 (LOT 39)

Sight Distance (feet) OK?
 Right 285' ✓
 Left 320' ✓

Sight Distance (feet) OK?
 Right 350' ✓
 Left 270' ✓

Comments: _____

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	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' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way 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.

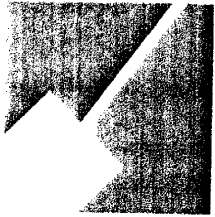
[Signature]
 Signature

8/19/04
 Date

MD 19156
 PLS/P.E. MD Reg. No.

Montgomery County Review:	
<input checked="" type="checkbox"/>	Approved
<input type="checkbox"/>	Disapproved:
By:	<u>[Signature]</u>
Date:	<u>11/30/05</u>

Form Reformatted:
 March, 2000




MARYLAND-NATIONAL CAPITAL
PARK & PLANNING COMMISSION

ENVIRONMENTAL RECOMMENDATIONS

February 2, 2006

TO: Cathy Conlon/Richard Weaver, Development Review

FROM: Stephen D. Federline, AICP 
CountyWide Environmental Planning

SUBJECT: Preliminary Plan/Forest Conservation Plan Recommendations for # 1-05031
PINEY GLEN FARMS (Five 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) Planting plan shall show onsite location of ± 0.94 acres required reforestation, focusing on creation of contiguous forest and forest adjoining buffer areas;
 - c) Tree protection plan to protect trees/forests shown for save on preliminary FCP;
 - d) Split rail fence or staff approved equivalent demarcation with signage shall be placed along conservation easement limit in all areas of replanting. Permanent signage alone may be used along edge of preserved forest;
 - 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 Section 110 of the Forest Conservation Regulations);
 - g) Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.
- 2) Compliance with preliminary water quality plan requirements for the Piney Branch Special Protection Area, including:
 - a) Afforestation of all unforested areas within the stream valley buffer; and
 - b) Compliance with all conditions of DPS memo of February 28, 2005, as may be amended.

- 3) Record plat of subdivision shall reflect a Category One forest conservation easement over all areas of stream/environmental buffers and forest conservation.

DISCUSSION

This property is within the Piney Branch Special Protection Area, and has been determined to require approval of a Preliminary Water Quality Plan (PWQP). County DPS approved their portion of the PWQP requirements on February 28, 2005.

Staff recommends that the 0.94 acre reforestation requirement be met onsite, which can be accommodated primarily along the rear portion of Lot #37 and behind the barn on Lot #39. Such afforestation will provide larger areas of contiguous forest, and contribute to meeting the intent of the Piney Branch Special Protection Area to provide multiple protections for water resources.

SDF:sdf: g:evelyndrc/ep105031pbspsdf.doc

MEMORANDUM

December 1, 2005

**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 Unit's Conditions for approval
of Preliminary Plan #1-05031, Piney Glen Farms**

There are many existing trail easements in this area that facilitate equestrian travel through a local network of easements. These easements give equestrians access to the many trails mapped out in the Potomac Subregion Master Plan that allow riders to travel through and between parkland in the Potomac area. A connection between existing easements is needed along the east and south borders of this property to help provide trail connectivity. Park Planning and Resource Analysis staff requests the following Conditions of Approval:

- Applicant to establish a 25' wide Public Use Trail Easements along the entire east side and the southernmost side of the subject property. Easements to be adequately marked and signed to identify the easement for public use.



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

February 28, 2005

Robert C. Hubbard
Director

Mr. Jeffrey S. Lewis, P.E.
Site Solutions, Inc.
19650 Club House Road, Suite 105
Gaithersburg, Maryland 20886

Re: **Preliminary/Final Water Quality Plan for Piney
Glen Farms**
Preliminary Plan #: 1-05031
SM File #: 213892
Tract Size/Zone: 12.4 acres/RE-2
Tax Plate: FQ-123
Lot/Block: 37-40/A
Montg. Co. Grid: 28A11
Watershed: Watts Branch/Piney Branch

SPECIAL PROTECTION AREA

Dear Mr. Lewis:

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

Site Description: The site is located on Piney Glen Lane which is within the Piney Branch Special Protection Area (SPA) of the Watts Branch watershed. The proposed site development will consist of four single-family dwelling units on 12.4 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 biofilters 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 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.
4. The dry wells are to be placed at least 20 feet from the proposed house foundations, 100 feet from water wells and 30 feet from septic fields. Additionally, the pipes that will feed the dry wells and the pipe to the septic tank shall not cross.




23

Mr. Jeffrey S. Lewis
February 28, 2005
Page 2

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. If Lots 37 and 38 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. Note that monitoring is not required for this site.

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 CN213892

cc: C. Conlon (MNCPPC-DR)
S. Federline (MNCPPC-EP)
L. Galanko (MCDPS)
D. Marshall (MCDEP)
SM File # 213892

Cpv not required
QL on-site; Acres: 12.4
Recharge is provided

DEP FAX/E-MAIL TRANSMITTAL

DATE: December 16, 2005

TO: **Cathy Conlon & Rich Weaver**
M-NCPPC Development Review Division

FAX: **301-495-1306**

FROM: Alan Soukup
DEP - Water and Wastewater Policy Group

PHONE: 240-777-7716

E-MAIL: alan.soukup@montgomerycountymd.gov

FAXED: 1 page (including cover sheets)

SUBJECT: Update for Plan No. **1-20050310 – Piney Glen Farms**

This is to advise you that the public water and public sewer/private septic service proposed for preliminary plan no. 1-20050310, Piney Glen Farms, is consistent with existing W-1 and S-1 water and sewer categories for the site. In December 2004, the Council acted under CR 15-851 to grant two service connections to the existing lots fronting along Piney Meetinghouse Road (WSCCR 03A-TRV-15/Pras). A condition of this approval was that the use of public sewer service was not to result in resubdivision of these lots. At the time of the Council's action, the applicant's pre-application plan did not satisfy this condition.

Revisions to the preliminary plan, most notably in July 2005, have corrected the difficulties we identified in the earlier plans. All of the lots at the rear of the site (fronting on Piney Glen Lane) will use private septic systems, with no dependence on public sewer service. Once these lots are recorded and included in the MC:MAPS property layer, DEP will adjust the S-1/S-6 limits on the site to conform to the new lot layout.

Please feel free to contact me if you have any questions concerning this update.

ADS:adsj/R:\Programs\Water_and_Sewer\Projects\DRC\PLANRVW\05\DEPsummary\121605update=1-05031-pineyglenfarms.doc



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

MEMORANDUM

September 23, 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: #1-05031, Piney Glen Farms, 5 lots

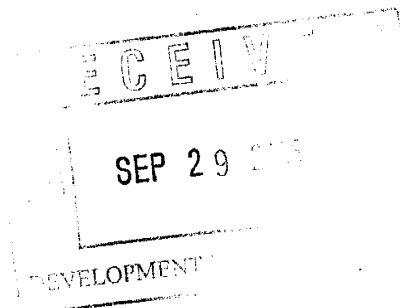
This is to notify you that the status of the plan received in this office on July 21, 2005 is as follows:

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. All lots to use public water.
3. Lots 37, and 38 must use public sewer.

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

cc: Owner
Surveyor
File





FIRE MARSHAL COMMENTS

DATE: 1-24-06
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA:
FROM: CAPTAIN JOHN FEISSNER 240.777.2436
RE: APPROVAL OF ~ *PINEY GLEN FARMS #1-05031 WITH REVISION JAN.06*~

1. PLAN APPROVED.

- a. Review based only upon information contained on the plan submitted 1-24-06. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- b. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

cc: Department of Permitting Services

12/11/2005

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27