

LEGEND

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235. 1" = 27606985386880780173028367723985995664

Preliminary Plan Data Table and Checklist

Plan Name: Haines Addition to Damascus				
Plan Number: 120060110				
Zoning: RE-2				
# of Lots: 5				
# of Outlots: 2				
Dev. Type: 5 one-family detached dwelling units				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	87,120 sq.ft.	152,460 sq.ft. is minimum proposed	<i>Done</i>	May 12, 2006
Lot Width	150 ft.	Must meet minimum	<i>Done</i>	May 12, 2006
Lot Frontage	25 ft.	Must meet minimum	<i>Done</i>	May 12, 2005
Setbacks				May 12, 2006
Front	50 ft. Min.	Must meet minimum	<i>Done</i>	May 12, 2006
Side	17 ft. Min./ 35 ft. total	Must meet minimum	<i>Done</i>	May 12, 2006
Rear	35 ft. Min.	Must meet minimum	<i>Done</i>	May 12, 2006
Height	50 ft. Max.	May not exceed maximum	<i>Done</i>	May 12, 2006
Max Resid'l d.u.	25 d.u. (1 d.u./ 2 ac.)	5 d.u. (1 d.u./ 7 ac.)	<i>Done</i>	May 12, 2006
MPDUs	N/A	N/A	<i>Done</i>	May 12, 2006
Site Plan Req'd?	No	No	<i>Done</i>	May 12, 2006
FINDINGS				
<i>SUBDIVISION</i>				
Lot frontage on Public Street	Yes	Yes	<i>Done</i>	May 12, 2006
Road dedication and frontage improvements	Dedication	Yes	DPWT memo	Dec. 15, 2005
Environmental Guidelines	Yes	Yes	Environmental memo	January 30, 2006
Forest Conservation	Yes	Yes	Environmental memo	January 30, 2006
Master Plan Compliance	Yes	Yes	<i>Done</i>	May 12, 2006
Other				
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management	Yes	Yes	DPS memo	March 15, 2006
Well and Septic	Yes	Yes	DPS	April 5, 2005
Local Area Traffic Review	N/A	N/A	<i>Done</i>	
Fire and Rescue	Yes	Yes	MCFRS	May 10, 2006

**AGENCY
CORRESPONDENCE**



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

March 15, 2005

Robert C. Hubbard
Director

Mr. William L. Wirts
Tri County Surveys Inc.
9350 Reichs Ford Road
Ijamsville, MD 21754

1-20060110

Re: Stormwater Management **CONCEPT** Request
for Haines Addition to Damascus
Preliminary Plan #: TBD
SM File #: 215851
Tract Size/Zone: 50.88/RE-2
Total Concept Area: 50.88ac
Lots/Block: Proposed # 9-13
Parcel(s): 777 & 935
Watershed: Upper Patuxent

Dear Mr. Wirts:

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 the environmentally sensitive development credit. 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. 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.

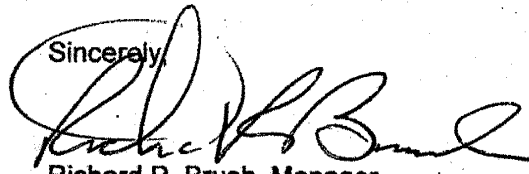
Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

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.



If you have any questions regarding these actions, please feel free to contact Thomas Weadon at 240-777-6309.

Sincerely,

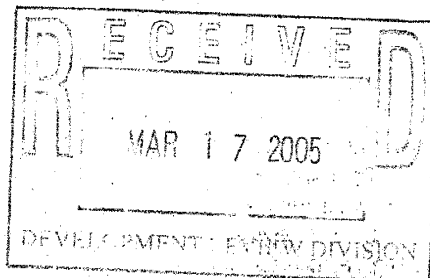


Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dm CN 215851

cc: R. Weaver
S. Federline
SM File # 215851

QN - On Site; Acres: 50.88ac
QL - On Site; Acres: 50.88ac
Recharge is provided





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

TO: Cathy Conlon, Development Review Division

SUBJECT: Preliminary Forest Conservation Plan # 120060110
Preliminary Plan Haines Addition to Damascus
Date Recd: 1/26/06

SENT VIA FAX TO: Bill Wirts (301-831-3655)

SUBMISSION ADEQUACY

Adequate as submitted

RECOMMENDATIONS

Approve subject to the following conditions:

- Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")
- Submittal of financial security to M-NCPPC prior to clearing or grading (if required).
- Record plat to show appropriate notes and/or easements. Agreements must be approved by M-NCPPC staff prior to recording plats.
- Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.
- All areas of the SVB to be placed within a Category I Conservation Easement.

Haines Addition to Damascus is 50.88 acres and is within the Upper Patuxent River watershed. The site contains 27.94 acres of forest, 1.0 acre of wetlands, and 16.5 acres of Stream Valley buffer. The preliminary forest conservation plan proposes to save 22.84 acres of forest on-site. 30.9 acres of the site will be placed into Category I conservation easement.

This preliminary forest conservation plan meets all the requirements under the Montgomery County Code, Chapter 22A.

SIGNATURE: _____

Josh Penn

Environmental Planning

(301) 495-4546

DATE: January 30, 2006



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

December 15, 2005

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

RE: Preliminary Plan #1-06011
Haines Addition to Damascus

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated December 20, 2004. This plan was reviewed by the Development Review Committee at its meeting on September 12, 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 DPS 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 specifically storm drainage, driveways adjacent and opposite the site.
2. Necessary dedication of Howard Chapel Drive and Gue Road 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. Wells and septic systems cannot be located within the right of way nor slope or drainage easements.
5. The limits of the floodplain and the building restriction lines are to be shown on the plan where applicable. The floodplain is to be dimensioned from the property line.
6. We have completed our review of the downstream storm drain capacity and impact analyses submitted by the applicant's consultant on December 12, 2005. After considering the limited post-development increase on the drainage flow at the downstream culverts, we agree that no storm drainage improvements shall be required of this applicant.



Division of Operations

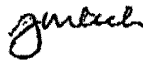
101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878
240/777-6000, TTY 240/777-6013, FAX 240/777-6030

Ms. Catherine Conlon
Preliminary Plan No. 1-06011
December 15, 2005
Page 2

7. The sight distances study submitted by the applicant's consultant on December 12, 2005 has been accepted. Copies of the approved forms are attached to this letter.
8. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by each common driveway.
9. Applicant will need to obtain a driveway permit from the Department of Permitting Services (to relocate the existing driveway on Howard Chapel Road as proposed on the plan) prior to the acquisition of building permits for structures located off that driveway.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please Mr. Sam Farhadi at sam.farhadi@montgomerycountymd.gov (240) 777-6000.

Sincerely,



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

Enclosures (2)

m:/subdivision/farhas01/preliminary plans/1-06011,Haines Addition, gml revs.doc

cc: William Wirts, Tri-County Surveys Inc.
Charles Small
Shahriar Etemadi; M-NCPPC Transportation Planning
Joseph Y. Cheung; DPS Right-of-Way Permitting & Plan Review
Christina Contreras; DPS Right-of-Way Permitting & Plan Review

Facility/Subdivision Name: HAINES ADDITION TO DAMASCUS

Preliminary Plan #: 1-06011

Street Name: HOWARD CHAPEL ROAD

Master Plan 7D'
Classification: RURAL

Posted Speed Limit: 25 MPH

RUSTIC ROAD

Street/Drwy. 1 (EXI DWY. WEST)

Street/Drwy. 2 (NEW DWY. EAST)

Sight Distance (feet) OK?
Right 325 ✓
Left 305 ✓

Sight Distance (feet) OK?
Right 295 ✓
Left 500+ ✓

Comments: EXISTING DRIVEWAY HAS BEEN PAVED @ 90° TO EXISTING PAVING

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 these guidelines.

Signature William G. Wirts

Date 12/7/05

PLS/P.E. MD Registration No.



RECEIVED!
12-7-05
Juled 12/15/05

MONTGOMERY COUNTY
SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: HAINES ADDN TO DAKESVILLE

Preliminary Plan #: _____

Street Name: GUE ROAD

Master Plan Classification: PRIMARY

Posted Speed Limit: 30 MPH

Street/Drwy. 1 (LOT 9 BLOCK 1)

Street/Drwy. 2 (_____)

Sight Distance (feet) OK?
Right 400'+ ✓
Left 400'+ ✓

Sight Distance (feet) OK?
Right _____
Left _____

Comments: DRIVEWAY IS PAVED TO COUNTY STANDARDS & IS USED BY LOT B BLOCK 1 NOW, LOT 8, BLOCK 2 HAS RIGHT TO USE ALSO

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 these guidelines.

William C. Davis
Signature

12/20/04
Date

10721
PLS/P-5 MD Registration No.



Accepted
James 12/15/05

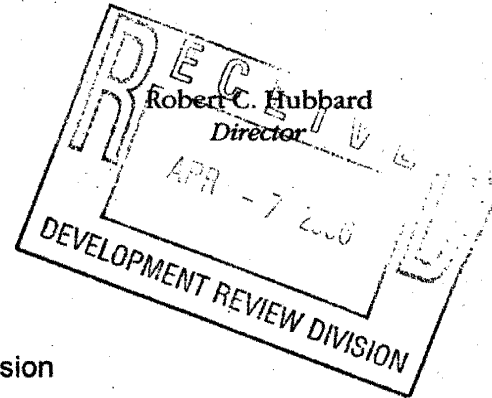


DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

MEMORANDUM

April 5, 2006



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: #1-06011, Haines Addition to Damascus,
Lot 9 (only)

This is to notify you that the status of the plan received in this office on March 1, 2006 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. Lot 9 to use sand mound sewage disposal systems.
3. Applicant must protect all sand mound sites from physical disturbance or compaction until the houses are occupied. Any significant disturbance or compaction may negate this approval.
4. All sand mound sites are to be fenced with orange construction fencing, or a suitable substitute as approved by the Well & Septic inspector, and the fencing must remain until construction is completed.
5. Septic easement must be depicted on the record plat as it is shown on the preliminary plan.

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

cc: Owner
Surveyor
File





FIRE MARSHAL COMMENTS

DATE: 5-10-06
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA:
FROM: CAPTAIN JOHN FEISSNER 240.777.2436
RE: HAINES ADDITION TO DAMASCUS 1-06011 **NOT APPROVED. SEE PAGE 2 FOR ISSUES.**
BELOW REQUIREMENTS PROVIDED FOR THE BENEFIT OF THE APPLICANT.

1. Show compliance with NFPA 1 (2003), Section 18.2.2.2 **Access To Building.**
 - a. Recommendation: Designate all Fire Department Access Roads in transparent green highlighter.
 - b. Recommendation: Designate all curb to curb widths of all FD Access Roads in opaque green.
 - c. Note: All FD Access Roads require 20 foot unobstructed width.
 - d. Note: Common driveways are considered fire department access roads for the length they are shared by more than one structure.
 - e. Note: Minimum road width for parking on a FD Access Road: 1 Side – 28 Feet, 2 Sides - 36 Feet.
 - f. Note: Fire Department access roads must be capable of supporting 85,000 lbs.
2. Show compliance with NFPA 1 (2003), Section 18.2.2.5.4 **Dead Ends.**
 - a. Note: Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the turning around of fire apparatus.
 - b. Note: Cul-de-sac type turn-arounds must be 90 ft in diameter with no obstructions in the center.
 - c. Note: Hammerhead type turn-arounds must be 60 ft on each leg and meet other requirements for fire department access roads.
3. In accordance with NFPA 1 (2003), Section 18.2.2.5.3 **Turning Radius;**
 - a. Turns in FD Access Roads shall be constructed with a minimum radius of 7.6 m (25 ft) at the inside curb line and a minimum radius of 15.2 m (50 ft) at the outside curb line.

Cc: MC Department of Permitting Services
Design Professional

Revised: 12/16/2005

Page 1

- b. Recommendation: Designate all radii of all turns on fire department access roads in opaque green.
4. FD Access Roads connecting to roadways shall be provided with curb cuts extending at least 0.6 m (2 ft) beyond each edge of the fire lane.
5. The angle of approach and departure for any means of access shall not exceed 8 degrees.
6. Provide locations of Fire Hydrants and Key for Symbol.

Issues

Private driveways off Gue and Howard Chapel are considered Fire Department access roads. Therefore, the applicant must,

- 1) Provide 20' paved clear width to the point where the driveway serves one home.
- 2) Provide an approved turnaround. See comment 2A.
- 3) Provide approved turning radius onto driveway from county roads. See comment 3A.
- 4) This private driveway must be able to support the weight of Fire apparatus. See note 1F.