### 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

<table>
<thead>
<tr>
<th>PLAN DATA</th>
<th>Zoning Ordinance Development Standard</th>
<th>Proposed for Approval on the Preliminary Plan</th>
<th>Verified</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>87,120 sq.ft.</td>
<td>152,460 sq.ft. is minimum proposed</td>
<td>Dmu</td>
<td>May 12, 2006</td>
</tr>
<tr>
<td>Lot Width</td>
<td>150 ft.</td>
<td>Must meet minimum</td>
<td>Dmu</td>
<td>May 12, 2006</td>
</tr>
<tr>
<td>Lot Frontage</td>
<td>25 ft.</td>
<td>Must meet minimum</td>
<td>Dmu</td>
<td>May 12, 2005</td>
</tr>
<tr>
<td>Setbacks</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>50 ft. Min.</td>
<td>Must meet minimum</td>
<td>Dmu</td>
<td>May 12, 2006</td>
</tr>
<tr>
<td>Side</td>
<td>17 ft. Min./ 35 ft. total</td>
<td>Must meet minimum</td>
<td>Dmu</td>
<td>May 12, 2006</td>
</tr>
<tr>
<td>Rear</td>
<td>35 ft. Min.</td>
<td>Must meet minimum</td>
<td>Dmu</td>
<td>May 12, 2006</td>
</tr>
<tr>
<td>Height</td>
<td>50 ft. Max.</td>
<td>May not exceed maximum</td>
<td>Dmu</td>
<td>May 12, 2006</td>
</tr>
<tr>
<td>Max Resid’l d.u.</td>
<td>25 d.u. (1 d.u./ 2 ac.)</td>
<td>5 d.u. (1 d.u./ 7 ac.)</td>
<td>Dmu</td>
<td>May 12, 2006</td>
</tr>
<tr>
<td>MPDU’s</td>
<td>N/A</td>
<td>N/A</td>
<td>Dmu</td>
<td>May 12, 2006</td>
</tr>
<tr>
<td>Site Plan Req’d?</td>
<td>No</td>
<td>No</td>
<td>Dmu</td>
<td>May 12, 2006</td>
</tr>
</tbody>
</table>

**FINDINGS**

**SUBDIVISION**
- Lot frontage on Public Street: Yes, Yes, Dmu, 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, Dmu, May 12, 2006

**ADEQUATE PUBLIC FACILITIES**
- 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, Dmu
- Fire and Rescue: Yes, Yes, MCFRS, May 10, 2006
AGENCY
CORRESPONDENCE
Mr. William L. Wirts
Tri County Surveys Inc.
9350 Reichs Ford Road
Ijamsville, MD  21754

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

March 15, 2005

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

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

QN – On Site; Acres: 50.88ac
QL – On Site; Acres: 50.88ac
Recharge is provided
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
X Adequate as submitted

RECOMMENDATIONS

Approve subject to the following conditions:
X Required site inspections by M-NCPCC monitoring staff (as specified in "Trees Technical Manual")
X Submittal of financial security to M-NCPCC prior to clearing or grading (if required).
X Record plat to show appropriate notes and/or easements. Agreements must be approved by M-NCPCC staff prior to recording plats.
X Maintenance agreement to be reviewed and approved by M-NCPCC staff prior to first inspection of planted areas.
X 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: ___________________________ (301) 495-4546 DATE: January 30, 2006
Josh Penn
Environmental Planning
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
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.

Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by each common driveway.

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 Farhad at sam.farhad@montgomerycountymd.gov (240) 777-6000.

Sincerely,

[Signature]

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

Enclosures (2)

m/subdivision/farhad01/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
MONTGOMERY COUNTY
SIGHT DISTANCE EVALUATION Page 1 of 2

Facility/Subdivision Name: Haines Addition Damaged
Preliminary Plan #: 1-06011

Street Name: Howard Chapel Road
Master Plan Classification: Rural

Posted Speed Limit: 25 MPH
Rustic Road

Street/Dwy. 1 (EXI Dwy. WEST)

<table>
<thead>
<tr>
<th>Sight Distance (feet)</th>
<th>OK?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right 325</td>
<td></td>
</tr>
<tr>
<td>Left 300</td>
<td></td>
</tr>
</tbody>
</table>

Comments: Existing Driveway has been realigned @ 90° to existing paving

Street/Dwy. 2 (NEW Dwy. EAST)

<table>
<thead>
<tr>
<th>Sight Distance (feet)</th>
<th>OK?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right 245</td>
<td></td>
</tr>
<tr>
<td>Left 500</td>
<td></td>
</tr>
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Comments: _______________________________

GUIDELINES

<table>
<thead>
<tr>
<th>Classification or Posted Speed (use higher value)</th>
<th>Required Sight Distance In Each Direction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tertiary - 25</td>
<td>150</td>
</tr>
<tr>
<td>Secondary - 30</td>
<td>200</td>
</tr>
<tr>
<td>Business - 30</td>
<td>200</td>
</tr>
<tr>
<td>Primary - 35</td>
<td>250</td>
</tr>
<tr>
<td>Arterial - 40</td>
<td>325</td>
</tr>
<tr>
<td>Arterial (45)</td>
<td>400</td>
</tr>
<tr>
<td>Major - 50</td>
<td>475</td>
</tr>
<tr>
<td>Major (55)</td>
<td>550</td>
</tr>
</tbody>
</table>

# 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]

12/7/05

Date

PLS/P.E. MD Registration No.

STATE OF MARYLAND
PROFESSIONAL LAND SURVEYOR

[Stamp]

12-7-05

[Stamp]
Facility/Subdivision Name: Haines Addn to Damascus

Street Name: Guel Road

Posted Speed Limit: 30 MPH

Street/Dry. 1 (Lot 9 Block 1)

<table>
<thead>
<tr>
<th>Sight Distance (feet)</th>
<th>OK?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right 400' +</td>
<td></td>
</tr>
<tr>
<td>Left 400' +</td>
<td></td>
</tr>
</tbody>
</table>

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

Street/Dry. 2

<table>
<thead>
<tr>
<th>Sight Distance (feet)</th>
<th>OK?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right</td>
<td></td>
</tr>
<tr>
<td>Left</td>
<td></td>
</tr>
</tbody>
</table>

Comments: ____________________________

GUIDELINES

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Tertiary - 25</td>
<td>150</td>
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<tr>
<td>Secondary - 30</td>
<td>200</td>
</tr>
<tr>
<td>Business - 30</td>
<td>200</td>
</tr>
<tr>
<td>Primary - 35</td>
<td>250</td>
</tr>
<tr>
<td>Arterial - 40 (45)</td>
<td>325</td>
</tr>
<tr>
<td>Major - 50 (55)</td>
<td>400</td>
</tr>
<tr>
<td></td>
<td>475</td>
</tr>
<tr>
<td></td>
<td>550</td>
</tr>
</tbody>
</table>

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: ____________________________
Date: 12/20/04

PLS/RE/Md Registration No: 10721

STATE OF MARYLAND
PROFESSIONAL LAND SURVEYOR'S STAMP

Accepted: 12/15/05
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.
   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
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.