

**MEMORANDUM**

**DATE:** May 26, 2006

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *RK*  
Catherine Conlon, Supervisor *CC*  
Development Review Division

**FROM:** Dolores Kinney, Senior Planner *DK*  
Development Review

**REVIEW TYPE:** Preliminary Plan Review  
**APPLYING FOR:** Subdivision

**PROJECT NAME:** Property of Alban W. & Esther M. Eger  
**CASE #:** 120060490  
**REVIEW BASIS:** Chapter 50, Montgomery County Subdivision Regulations

**ZONE:** R-200  
**LOCATION:** Located at the northeast quadrant of the intersection of River Road (MD 190) and Seven Locks Road

**MASTER PLAN:** Potomac  
**APPLICANT:** Alban W. and Esther M. Eger  
**ENGINEER:** Fowler Associates, Inc./Perrine Planning & Zoning  
**FILING DATE:** October 19, 2005  
**HEARING DATE:** June 15, 2006

**STAFF RECOMMENDATION:** Approval, pursuant to Chapter 50 of the Montgomery County Subdivision Regulations, and subject to the following conditions:

- 1) Limit the preliminary plan to four (4) single-family detached units.
- 2) The applicant shall comply with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 3) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
- 4) Record plat to reflect “denial of access” from Seven Locks Road.
- 5) To ensure that the ridge heights of proposed houses will not exceed the first floor elevation of the historic Stoneyhurst House, the roof peak for the house on proposed Lot 2 shall not exceed elevation 207 feet, and the roof peak of the houses on proposed Lots 3 and 4 shall not exceed elevations 226 feet and 223 feet respectively.
- 6) Prior to issuance of building permit, the Applicant shall comply with interior acoustical noise requirements, as follows:
  - a) Provide staff with an analysis of future traffic noise levels and certification from an acoustical engineer based on those projected levels, that the building shell for residential dwellings units will attenuate projected exterior noise levels to an interior level not to exceed 45 dBA Ldn.
  - b) Provide a commitment by the builder to construct in accordance with the acoustical design criteria as specified in the noise report. An acoustical engineer must approve any changes to the building shell construction that may affect acoustical performance in writing with a copy to M-NCPPC staff prior to implementation.
- 7) Compliance with the conditions of approval of the MCDPS stormwater management approval dated May 19, 2006.
- 8) Compliance with conditions of MCDPWT letter dated, March 23, 2006, unless otherwise amended.
- 9) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
- 10) Other necessary easements.

**SITE DESCRIPTION:**

The subject property, identified as Parcel 524, Parcel 579 and an abandoned portion of Old Seven Locks Road (“Subject Property”), is located at the northeast quadrant of the intersection of River Road (MD 190) and Seven Locks Road (Attachment A). The property contains 2.45 acres and is zoned R-200. The property contains no forests, streams, wetlands or floodplains. The Subject Property is the site of the historic Stoneyhurst house. Also, to the south of the Subject Property is the Magruder’s Black Smith Shop.

## **PROJECT DESCRIPTION:**

This is an application to subdivide the Subject Property into four (4) lots for the construction of four (4) single-family detached dwellings, one of which is existing and will remain. Access to the property will be via a shared driveway from Old Seven Locks Road for the three new dwellings. The existing structure will maintain its existing driveway access on a separate driveway.

## **DISCUSSION:**

### **Master Plan**

The Potomac Master Plan does not specifically identify the Subject Property for discussion but does give general guidance and recommendations regarding zoning and land use. The plan recommends that this area maintain the existing zoning as adopted and maintain the low-density residential character land use consisting of one-family detached homes. The proposed subdivision complies with the recommendations adopted in the master plan in that it is a request for residential development.

### **Environment**

There are steep slopes on the Subject Property, indicating the possibility of rubble or fill incorporated in the soil. Since the applicant is proposing to locate structures on these slopes, a geotechnical analysis was conducted by the applicant that demonstrated that there is no unconsolidated fill and the substrate is suitable for construction of the proposed development. This development will use a series of retaining walls to minimize the grading necessary for the construction. The proposed grading will result in slopes that are either unchanged or flatter than predevelopment conditions.

### Noise Analysis and Mitigation

The Subject Property is located at the intersection of two busy roads. Due to the topography of the property, there are no opportunities for exterior noise abatement or attenuation. Analysis of the projected noise levels from all transportation sources shall be done, and acoustical design and construction will be used to insure that interior noise levels do not exceed the 45 DBA  $L_{DN}$  guideline.

### Forest Conservation

The Subject Property is in the Cabin John Creek watershed, a Use I-P stream. There is no forest on-site but approximately 22 large and specimen trees and numerous other landscape-sized trees are present. This property is subject to the Forest Conservation Law and has an afforestation requirement of 0.37 acres, which will be met through either offsite planting or payment of fee-in-lieu. Due to the extensive grading necessary for this development, no tree protection measures are feasible for lots 2, 3 and 4. Development of these lots will require the removal of 13 large and specimen trees and

approximately 30 smaller trees. The large and specimen trees that will need to be removed include 6 white pines, 6 tulip poplars, and 1 cherry. Trees located on Lot 1, Stoneyhurst, have protection equivalent to a Category II Forest Conservation easement due to the historic designation of this property.

## **Historic Preservation**

### Stoneyhurst House

The Subject Property is in an area of historical significance with two (2) properties designated on the County's Master Plan for Historic Preservation. It abuts the Magruder's Black Smith Shop to the southeast, and on the site, contains the historic Stoneyhurst House.

The Stoneyhurst House was built in 1767 by Samuel Brewer Magruder (1744-1818), a lieutenant in the Revolutionary War. A stone adjacent to the west door is carved with this date and the initials of Magruder and his wife Rebecca. Magruder inherited the 316-acre property from his father, Samuel Magruder III.

The property remained in the Magruder family until 1853. The property has additional historic significance for its association with Lilly Moore Stone who owned the house for the first half of the 1900s. Lilly and her husband, Frank, remodeled Stoneyhurst in 1909. As a widow in the 1920s, Stone was a pioneering business owner, managing the Stoney Quarries on River Road, west of the house, and personally operating them for 30 years. Lilly Moore Stone was an influential figure and community leader whose family home, Glenmore, is also a designated historic site. Stoneyhurst has been owned by the Eger family since 1956.

The vista from Stoneyhurst to River Road is very important. As requested by the M-NCPPC Historic Preservation Staff, the preliminary plan has been modified and conditioned to reflect a ridge height limit to the new houses, which does not exceed the height of the first floor of Stoneyhurst House. Additionally, a Category II Conservation Easement will be placed on Lot 1 for protection of trees.

## **Community Outreach**

This plan submittal pre-dated new requirements for a pre-submission meeting with neighboring residents, however, written notice was given by the applicant and staff of the plan submittal and the public hearing. As of the date of this report, no citizen correspondence has been received.

## **ANALYSIS**

Staff's review of Preliminary Plan #120060490, Alban W. and Esther M. Eger, indicates that the plan conforms to the recommendations of the Potomac Master Plan.

The proposed preliminary plan is consistent with the master plan goal to maintain the area's residential character. Staff also finds that the proposed preliminary plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations, in that public facilities will be adequate to support and service the area of the proposed subdivision, as demonstrated in the data table, Table 1. Staff further finds that the size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.

**CONCLUSION:**

Staff finds that Preliminary Plan #120060490, Alban W. and Esther M. Eger, conforms to the Potomac Master Plan and meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the preliminary plan with conditions.

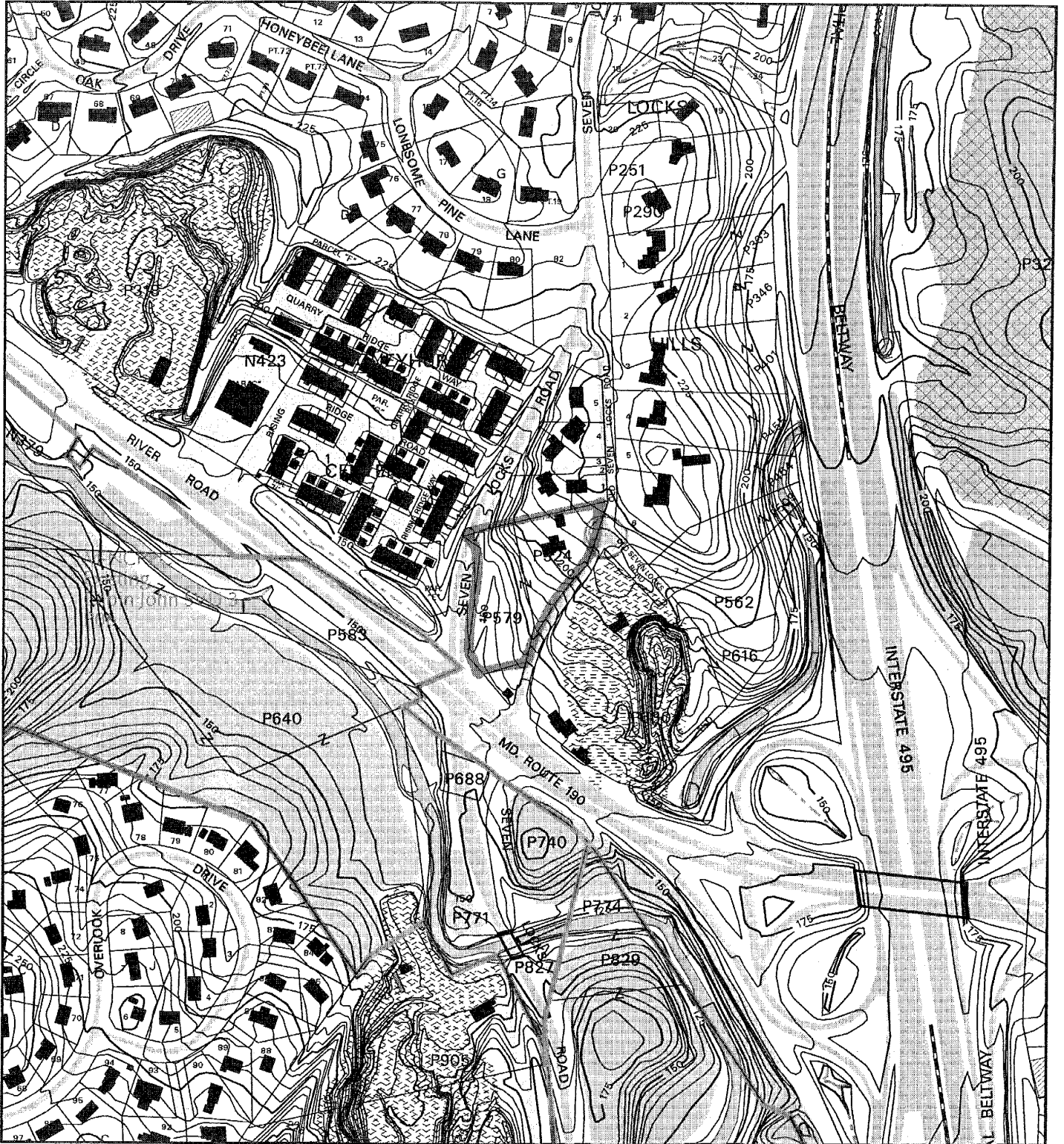
**ATTACHMENTS:**

Attachment A	Vicinity Map
Attachment B	Preliminary Plan
Attachment C	Data Table
Attachment D	Agency Correspondence

**Table 1 - Preliminary Plan Data Table and Checklist**

<b>Plan Name: Alban W. &amp; Esther M. Eger</b>				
<b>Plan Number: 120060490</b>				
<b>Zoning: R-200</b>				
<b># of Lots: 4</b>				
<b># of Outlots: 0</b>				
<b>Dev. Type: 4 one-family detached dwelling units</b>				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	20,000 sq. ft.	20,000 sq. ft. is minimum proposed	<i>Dmm</i>	May 26, 2006
Lot Width	100 ft.	Must meet minimum	<i>Dmm</i>	May 26, 2006
Lot Frontage	25 ft.	Must meet minimum	<i>Dmm</i>	May 26, 2006
Setbacks				
Front	40 ft. Min.	Must meet minimum	<i>Dmm</i>	May 26, 2006
Side	12 ft. Min./ 25 ft. total	Must meet minimum	<i>Dmm</i>	May 26, 2006
Rear	30 ft. Min.	Must meet minimum	<i>Dmm</i>	May 26, 2006
Height	50 ft. Max.	May not exceed maximum	<i>Dmm</i>	May 26, 2006
Max Resid'l d.u. or per Zoning	5 dwelling units	4 dwelling units	<i>Dmm</i>	May 26, 2006
<b>FINDINGS</b>				
<b>SUBDIVISION</b>				
Lot frontage on Public Street	Yes	Yes	<i>Dmm</i>	May 26, 2006
Road dedication and frontage improvements	Dedication	Yes	DPWT memo	March 23, 2006
Environmental Guidelines	Yes	Yes	Environmental Planning memo	May 24, 2006
Forest Conservation	Yes	Yes	Environmental Planning memo	May 24, 2006
Master Plan Compliance	Yes	Yes	<i>Dmm</i>	May 26, 2006
Other				
<b>ADEQUATE PUBLIC FACILITIES</b>				
Stormwater Management	Yes	Yes	DPS memo	May 19, 2006
Water and Sewer (WSSC)	Yes	Yes	WSSC	Nov. 21, 2005
Local Area Traffic Review	N/A	N/A	<i>Dmm</i>	
Fire and Rescue	Yes	Yes	MDFRS	May 29, 2006





Map compiled on November 09, 2005 at 11:06 AM | Site located on base sheet no - 210NW08

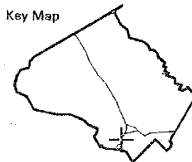
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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

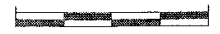
Key Map



N



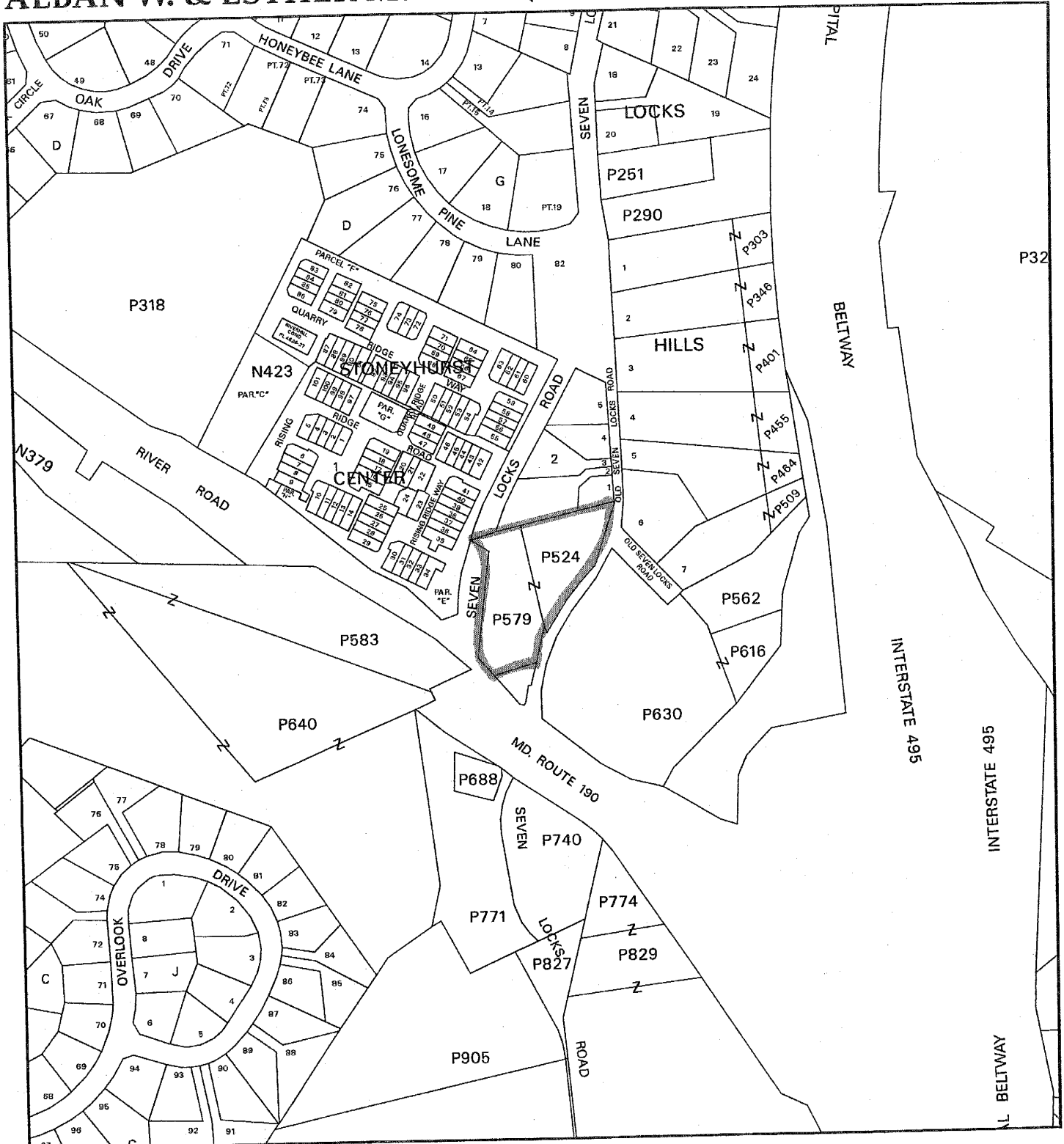
0 400  
Research & Technology Center



1 inch = 400 feet  
1 : 4900



# ALBAN W. & ESTHER M. EGER (120060490)



Map compiled on November 09, 2005 at 11:23 AM | Site located on base sheet no - 210NW08

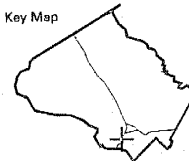
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Key Map



N



Research & Technology Center



1 inch = 400 feet  
1 : 4800

OLD SEV

ONE ROAD

WINDFIELD DRIVE

SEVEN LOCKS ROAD

RIVER ROAD - MD RTE. 190  
SMA PLAT. NO. 4416

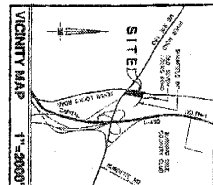


GENERAL NOTES

1. THIS SITE PLAN IS THE PROPERTY OF THE ENGINEER AND SHOULD NOT BE REPRODUCED OR COPIED WITHOUT HIS WRITTEN PERMISSION.
2. THE SITE ADDRESS IS 4416 RIVER ROAD.
3. THE SITE AREA IS 4.4000 ACRES.
4. EXISTING DRIVE IS 30 FEET WIDE AND 10 FEET DEEP.
5. PROPOSED DRIVE IS 30 FEET WIDE AND 10 FEET DEEP.
6. THE SITE IS TO BE FINISHED BY PAVING, SEWER AND WATER SERVICE PIPES.
7. EXISTING DRIVE IS 30 FEET WIDE AND 10 FEET DEEP.
8. SOIL TYPE ON THIS SITE IS 1.5% SANDS, SILT LOAM, A PRAIRIE SOIL GROUP B SOIL.
9. THE EXISTING DRIVE IS 30 FEET WIDE AND 10 FEET DEEP.
10. THE EXISTING DRIVE IS 30 FEET WIDE AND 10 FEET DEEP.
11. THE EXISTING DRIVE IS 30 FEET WIDE AND 10 FEET DEEP.
12. THE EXISTING DRIVE IS 30 FEET WIDE AND 10 FEET DEEP.
13. THE EXISTING DRIVE IS 30 FEET WIDE AND 10 FEET DEEP.
14. THE EXISTING DRIVE IS 30 FEET WIDE AND 10 FEET DEEP.

SITE DATA

1. AREA: 4.4000 ACRES / 190,770 SQ. FT.
2. EXISTING DRIVE: 30 FEET
3. PROPOSED DRIVE: 30 FEET
4. TOTAL DRIVE: 60 FEET
5. TOTAL DRIVE: 60 FEET



**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1			
2			

**PRELIMINARY PLAN**

PROPERTY OF  
**ALBAN W. & ESTHER M. EGER**  
 AS RECORDED IN LIBER 2737 FOLIO 275, LIBER 22269 FOLIO 560  
 AND LIBER 18477 FOLIO 32 & LIBER 18786 FOLIO 526  
 PARIS ONE AND TWO  
 MONTGOMERY COUNTY, MARYLAND

**POWER ASSOCIATES, INC.**  
 CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS

DATE: 04/12/06

**SUPERVISOR'S CERTIFICATE**

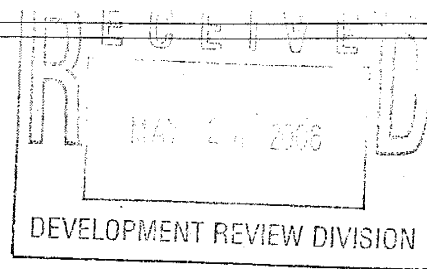
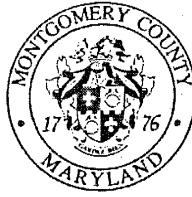
REGISTERED CIVIL ENGINEER, STATE OF MARYLAND, LICENSE NO. 100100001  
 I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE PRELIMINARY PLAN AS SUBMITTED TO ME BY THE ENGINEER AND FIELD SURVEYOR.

DATE: 04/12/06

**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1			
2			

AGENCY  
CORRESPONDENCE



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

May 19, 2006

Mr. James D. Jones  
Fowler Associates, Inc.  
255 North Washington Street, Suite 300  
Rockville, MD 20850

Re: Stormwater Management **CONCEPT** Request  
for Eger Property  
Preliminary Plan #: 1-060490  
SM File #: 220293  
Tract Size/Zone: 2.45 acres/R-200  
Total Concept Area: 2.45 acres  
Lots/Block:  
Parcel(s): P524  
Watershed: Cabin John

Dear Mr. Jones:

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 nonstructural methods. 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.
4. The grading for the houses on the final plans must be as shown on this concept. Any additional cut or fill may require this stormwater concept to be revised.

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.

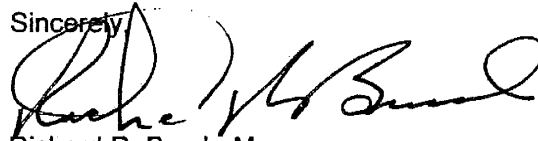
This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way



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 Nadine Vurdelja Piontka at 240-777-6334.

Sincerely,



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

RRB:dm CN220293

cc: C. Conlon  
S. Federline  
SM File # 220293

QN -onsite; Acres: 2.45  
QL - onsite; Acres: 2.45  
Recharge is provided



DEPARTMENT OF PUBLIC WORKS  
AND TRANSPORTATION

Douglas M. Duncan  
County Executive

Arthur Holmes, Jr.  
Director

March 23, 2006

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 #1-20060490  
Alban W. & Esther M. Edger

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 9/05/05. This plan was reviewed by the Development Review Committee at its meeting on 11/21/05. 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 driveways adjacent and opposite the site, sidewalks as well as existing rights of way and easements on the preliminary plan.
2. Necessary dedication for Seven Locks Road and River Road in accordance with the master plan as well as Old Seven Locks Road where it is not abandoned and cul-de-sac.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
5. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by each common driveway.
6. Record plat to reflect denial of access along Seven Locks Road.



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. 1-20060490  
Date March 23, 2006  
Page 2

7. A Public Improvements Easement may be necessary along eastern side of the property on Old Seven Locks Road, in order to accommodate the required sidewalk construction. Prior to submission of the record plat, the applicant's consultant will need to determine if there is sufficient right of way to permit this sidewalk construction. If not, the applicant will need to either dedicate additional right of way or execute a Declaration of Public Improvements Easement document. That document is to be recorded in the Land Records of Montgomery County, with the liber and folio referenced on the record plat. Unless otherwise noted, the Public Improvements Easement is to be a minimum width of ten (10) feet with the overlapping Public Utilities Easement being no less than twenty (20) feet wide.
8. We did not receive complete analyses of the capacity of the downstream public storm system(s) and the impact of the post-development runoff on the system(s). As a result, we are unable to offer comments on the need for possible improvements to the system(s) by this applicant. Prior to approval of the record plat by the Department of Permitting Services (DPS), the applicant's consultant will need to submit this study, with computations, for review and approval by DPS. 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. If the proposed subdivision drains to an existing closed section street, include spread and inlet efficiency computations in the impact analysis.
9. The owner will be required to furnish this office with a recorded covenant whereby said owner agrees to pay a prorata share for the future construction or reconstruction of Old Seven Locks Road, whether built as a Montgomery County project or by private developer under permit, prior to DPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
10. 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.
11. In accordance with Section 49-35(e) of the Montgomery County Code, sidewalks are required to serve the proposed subdivision.
12. Access and improvements along River Road (MD 190) as required by the Maryland State Highway Administration.
13. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
14. 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) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
15. Trees in the County rights of way - species and spacing to be in accordance with the applicable DPWT standards. A tree planting permit is required from the Maryland Department of Natural


Ms. Catherine Conlon  
Preliminary Plan No. 1-20060490  
Date March 23, 2006  
Page 3

Resources, State Forester's Office [(301) 854-6060], to plant trees within the public right of way.

16. Please coordinate with Department of Fire and Rescue about their requirements for access.
17. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
  - A. Construct four (4) foot wide concrete sidewalk along the site frontage on Old Seven Locks Road and Seven Locks Road.
  - B. Improvements to the existing public storm drainage system, if necessitated by the previously mentioned outstanding storm drain study. If the improvements are to be maintained by Montgomery County, they will need to be designed and constructed in accordance with the DPWT Storm Drain Design Criteria.
  - C. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
  - D. 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 Department of Permitting Services (DPS) 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 DPS.
  - E. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the Traffic Engineering and Operations Section.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact mc at [sam.farhadi@montgomerycountymd.gov](mailto:sam.farhadi@montgomerycountymd.gov) or (240) 777-6000.

Sincerely,



Sam Farhadi, P.E., Senior Planning Specialist  
Traffic Engineering and Operations Section

m:/subdivision/farhas01/prcliminary plans/1-20060490, A&E Eger.doc  
Enclosures (2)

cc: James Fowler, Fowler Associates  
Alban Eger  
Joseph Y. Cheung; DPS RWPPR  
Christina Contreras; DPS RWPPR  
Sarah Navid; DPS RWPPR  
Shahriar Etemadi; M-NCPPC TP  
Gregory Leck, DPWT TEOS  
Raymond Burns, MSHA



Oct. 19 2005 11:20AM P1

FROM :

FAX NO. :

MONTGOMERY COUNTY  
SIGHT DISTANCE EVALUATION

Page 1 of 1

Facility/Subdivision Name: Property of Alban W. & Esther M. Eger

Preliminary Plan #: \_\_\_\_\_

Street Name: Old Sevenlocks Road

Master Plan Classification: \_\_\_\_\_

Posted Speed Limit: None

Street/Drwy. 1 At terminus of Ex. (old 7 locks Rd.)

Street/Drwy. 2 ( \_\_\_\_\_ )

Sight Distance (feet) OK?  
Straight Right 140 to 14th yes  
Ahead Left curb of River Road \_\_\_\_\_

Sight Distance (feet) OK?  
Right \_\_\_\_\_  
Left \_\_\_\_\_

Comments: \_\_\_\_\_

Comments: \_\_\_\_\_

\* Old 7 Locks was abandoned (in part) by county council leaving approximately 140' of public road from the north side of River Road in a northerly direction to the south property line of this site. The proposed driveway connects to the end of ex. paving in line with it.

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

*\* old 7 locks was arterial. Now that re-alignment complete, no designation for southern most stub of remaining R/W*

# 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]

4214  
PLS/P.E. MD Registration No.



Accepted By: GF

Date: 3/23/06

MONTGOMERY COUNTY  
SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: EGER PROPERTY

Preliminary Plan #: 1-060490

Street Name: OLD SEVEN LOCKS ROAD

Master Plan Classification: N/A

Posted Speed Limit: NONE (ASSUME 25)

Street/Drwy. 1 ( LOT 1 )

Street/Drwy. 2 ( \_\_\_\_\_ )

Sight Distance (feet)	OK?
Right <u>SEE COMMENT</u>	<input checked="" type="checkbox"/>
Left <u>165'</u>	<input checked="" type="checkbox"/>

Sight Distance (feet)	OK?
Right _____	_____
Left _____	_____

Comments: RIGHT SIDE, 93' TO END OF EXISTING ROAD - PRIVATE DRIVEWAYS BEYOND.

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).

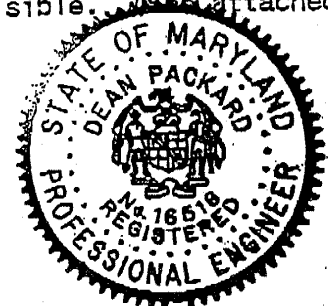
ENGINEER/SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

[Signature]  
Signature

2/8/06  
Date  
SEAL

16518  
PLS/P.E. MD-Registration No.



Accepted By: SF

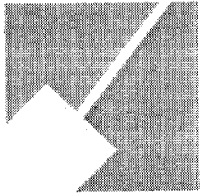
Date: 3/23/06

WSSC Comments on Items for November 21, 2005  
Development Review Committee Meeting

File Number	Project Name	Substantial Comments
120060490	Alban W. & Esther M. Eger	<p data-bbox="316 1186 349 1491"><u>WATER AVAILABLE</u></p> <p data-bbox="365 42 479 1491">An 8-inch water main extension is proposed for Giancola Quarry (DA4026Z05) that will abut lots 1, 3 and 4. Connections can be made directly to this main to obtain water service. However, water service will be dependent on the construction of this main. WSSC has no control over when or if this main will be constructed.</p> <p data-bbox="495 1144 527 1491"><u>EXTENSION REQUIRED</u></p> <p data-bbox="544 115 609 1491">A short public sewer extension is required to provide sewer service to the subject property. Accordingly, a system extension permit must be obtained from the Development Services Group.</p> <p data-bbox="625 787 657 1491"><u>HYDRAULIC PLANNING ANALYSIS REQUIRED</u></p> <p data-bbox="673 42 795 1491">A detailed hydraulic planning analysis must be performed prior to submittal of system integrity package. Submit hydraulic planning analysis request form, hydraulic modeling fee and 3 copies of 200' scale sketch for WSSC to perform modeling.</p> <p data-bbox="812 808 844 1491"><u>RECORD SERVICE CONNECTION EASEMENTS</u></p> <p data-bbox="860 42 1015 1491">You will be required to record service connection easements through lot 1 to provide water service to lot 2. The minimum easement width for a water connection is 10 feet. You will also be required to record connection easements through lots 2 and 3 to provide sewer service to lot 4, through lot2 to serve lot 3 and through lot 2 to serve lot 1. The minimum easement width for a sewer connection is 15 feet.</p> <p data-bbox="1031 871 1063 1491"><u>PROVIDE FREE RIGHT-OF-WAY TO WSSC</u></p> <p data-bbox="1079 31 1234 1491">Rights-of-way across your property for water and sewer line placement must be provided at no cost to the WSSC. The Applicant shall execute and deliver on-property rights-of-way prior to the Certificate of Substantial Completion, which shall constitute an irrevocable offer by the Applicant to convey all on-property rights-of-way to WSSC. Delineate 20 foot right-of-way on preliminary plan for outfall sewer.</p> <p data-bbox="1250 777 1282 1491"><u>ADHERE TO MINIMUM RIGHT-OF-WAY WIDTHS</u></p> <p data-bbox="1299 31 1421 1491">Please note that a minimum right-of-way width of 30 feet is required for both water and sewer lines installed in the same right-of-way at normal depth. The minimum right-of-way width for one extension, either water or sewer installed at normal depth, is 20 feet. Installation of deep water and/or sewer mains will require additional right-of-</p>

WSSC Comments on Items for November 21, 2005  
Development Review Committee Meeting

File Number	Project Name	Substantial Comments
		<p>way width. The minimum clearance between a building and a WSSC pipeline is 15 feet. Based on WSSC requirements, the absolute minimum spacing between adjacent buildings with both water and sewer lines between them is 40 feet with a preference of 45 to 50 feet. Balconies and other building appurtenances are not to be within the right-of-way.</p> <p><u>COMPLETE ENVIRONMENTAL QUESTIONNAIRE AND CONDUCT CONTAMINATION DATABASE SEARCH</u></p> <p>You must complete and submit an Environmental Questionnaire. A contamination database search, conducted pursuant to ASTM Standard E-1527, is also required under one of the following options:</p> <ol style="list-style-type: none"> <li>1. You may submit the database search conducted by a professional in good standing, and complete the enclosed Database Search Summary; or</li> <li>2. You may request WSSC to conduct the database search at least 30 days prior to the submission of the Review for System Integrity Package and submit a Database Search Fee, currently \$100.00. A Database Search Request Form is enclosed for your convenience; or</li> <li>3. You may submit a Phase I Environmental Site Assessment (ESA) report conducted in accordance with ASTM Standard E-1527 by a professional in good standing.</li> </ol> <p>You are encouraged to provide this information as early as possible, but it must be submitted no later than with the design package for review purposes. WSSC reserves the right to require additional investigations. At your request, WSSC may provide conditional approval of your design prior to complete resolution of contamination concerns if you accept any and all risks associated with such conditional approval. In all cases, release for service will not be issued until all contamination impacts are completely resolved.</p>



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

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

**MEMORANDUM**

TO: Rich Weaver, Development Review

VIA: Stephen Federline, Supervisor, Environmental Planning *SF*

FROM: Amy Lindsey, Planner, Environmental Planning *AL*

DATE: May 24, 2006

SUBJECT: Preliminary Plan 120060490 - Eger Property

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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) The proposed development shall comply with the conditions of the 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.
- 2) Meet Interior Acoustical Noise Requirement
  - a) Analysis of future traffic noise levels and certification from an acoustical engineer based on those projected levels, that the building shell for residential dwelling units will attenuate projected exterior noise levels to an interior level not to exceed 45 dBA Ldn.
  - b) Commitment by the builder to construct in accordance with the acoustical design criteria as specified in the noise report. An acoustical engineer must approve any changes to the building shell construction that may affect acoustical performance in writing with copy to MNCPPC staff prior to implementation.

**BACKGROUND**

The 2.45-acre property is located in the Potomac subregion of Montgomery County, on Seven Locks Road, near the intersection with River Road. To the south is the historic property known as Magruders Blacksmith Shop. To the east is the former Giancola Quarry (Site Plan 820040260). To the north are residential uses and to the west is Seven

Locks Road. There are no streams, wetlands or floodplains, or any associated buffers on the property. There is no existing forest on the subject property but numerous specimen trees. This property is in the Cabin John Creek watershed, a Use I-P stream.

### **Environmental Guidelines**

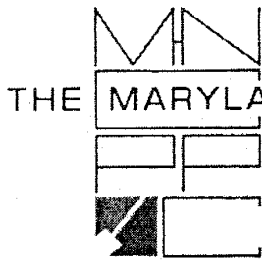
A Natural Resource Inventory/Forest Stand Analysis was submitted to MNCPPC and approved by Environmental Planning staff on 9/12/2005 (4-05375). There are no streams, wetlands or floodplains, or any associated buffers on the property. There are steep slopes on the subject property, indicating the possibility of rubble or fill incorporated in the soil. The applicant is proposing to locate structures on these slopes. The applicant has demonstrated, through a geotechnical analysis, that there is no unconsolidated fill and the substrate is suitable for construction of the proposed development. This development will use a series of retaining walls to minimize the grading necessary for the construction. The proposed grading will result in slopes that are either unchanged or flatter than predevelopment conditions.

### **Noise Analysis and Mitigation**

The subject property is located at the intersection of two busy roads. Due to the topography of the property, there are no opportunities for exterior noise abatement or attenuation. After analysis of the projected noise levels from all transportation sources, acoustical design and construction should be used to insure that interior noise levels do not exceed the 45 DBA  $L_{DN}$  guideline.

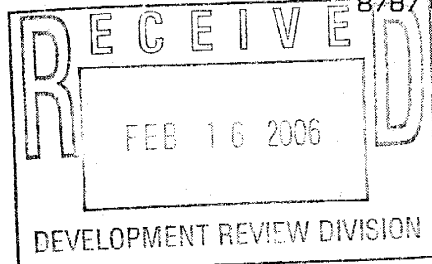
### **Forest Conservation**

There is no forest on-site but approximately 22 large and specimen trees and numerous other landscape-sized trees present. This property is subject to the Forest Conservation Law and has an afforestation requirement of 0.37 acres, which will be met through either offsite planting or fee-in-lieu. Due to the extensive grading necessary for this development, no tree protection measures are feasible for lots 2, 3, and 4. Development of these lots will require the removal of 13 large and specimen trees and approximately 30 smaller trees. The large and specimen trees that will need to be removed include 6 white pines, 6 tulip poplars, and 1 cherry. Trees located on lot 1, Stonyhurst, have protection equivalent to a Category II Forest Conservation easement due to the historic designation of this property.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

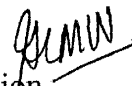


February 15, 2006

**MEMORANDUM**

TO: Cathy Conlon, Supervisor  
Development Review Division

FROM: Michele Oaks, Senior Planner   
Historic Preservation Section

VIA: Gwen Wright, Supervisor   
Historic Preservation Section

SUBJECT: Preliminary Plan # 120060490, Alban W & Esther M. Eger

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The subject property is flanked by two, historic resources that have been designated on the *County's Master Plan for Historic Preservation*, Stoneyhurst (#29/41) to the north on Parcel 524 and Magruder's Black Smith Shop (#29/40) to the east on Parcel 610.

The Historic Preservation staff addressed two main concerns at the Development Review Commission hearing on this Preliminary Plan. These were:

- The vista from Stoneyhurst to River Road is very important. The plan should reflect a ridge height limit of the new houses to not exceed the height of the first floor of Stoneyhurst.
- Retainment of the mature trees on the properties to maintain the forest between the historic house and River Road. Additionally, we would like to see a tree protection plan developed for the affected trees on the adjacent properties to ensure that these trees will not be adversely damaged by the new construction.

Staff supports the current development plan, which satisfies the requested modifications. The current plan submitted, revised 01/06, addresses the above height concerns by placing a roof peak height restriction on Lot 2. Additionally, the applicants have been working with the Environmental Planning staff on cross sections for the retaining walls to be installed between Lot 1 and Lots 2 and 3 to ensure the most minimal impact to the existing trees root systems.

If you have any additional questions, please do not hesitate to contact me at 301-563-3400.



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## FIRE MARSHAL COMMENTS

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**DATE:** 5-29-06  
**TO:** PLANNING BOARD, MONTGOMERY COUNTY  
**VIA:**  
**FROM:** JOHN FEISSNER 240 777 2436  
**RE:** APPROVAL OF ~ *EGER PROPERTY # 120060490*

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**1. PLAN APPROVED.**

- a. Review based only upon information contained on the plan submitted 5-29-06. 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