



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #
September 6, 2007



MEMORANDUM

DATE: August 2, 2007

TO: Montgomery County Planning Board

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

FROM: Dolores Kinney, Senior Planner (301) 495-1321 *DK*
Development Review

REVIEW TYPE: Preliminary Plan of Subdivision, Parcel 270

APPLYING FOR: 3 one-family detached dwelling units

PROJECT NAME: Damascus Ridge

CASE #: 120070030

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: RC

LOCATION: Located on the west side of Ridge Road (MD 27), approximately 500 feet south of the intersection with Kemptown Road (MD 80)

MASTER PLAN: Damascus

APPLICANT: Mr. and Mrs. Edmond Rhodes

ENGINEER: Macris, Hendricks & Glasock, P.A.

FILING DATE: July 25, 2006

HEARING DATE: September 6, 2007

STAFF RECOMMENDATION: Approval, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to three (3) lots for 3 one-family detached dwelling units.
- 2) The Applicant must comply with the conditions of approval of the preliminary forest conservation plan. Conditions include, but are not limited to, the following:
 - a. Final forest conservation plan shall include the following elements:
 - i. Design and location of permanent fences and signs to clearly identify boundaries of the Category I conservation easements on Lots 1 and 2.
 - ii. Detailed tree save plan for those areas of the site where the proposed limits of disturbance are within 50 feet of existing trees.
- 3) The record plat must show a Category I conservation easement over the forest planting area on Lots 1 and 2.
- 4) The Applicant must comply with conditions of MCDPWT letter dated August 30, 2006, unless otherwise amended.
- 5) The Applicant must dedicate all road rights-of-way shown on the approved preliminary plan to the full width mandated by the Master Plan unless otherwise designated on the preliminary plan.
- 6) The Applicant must construct all road improvements within the rights-of-way shown on the approved preliminary plan to the full width mandated by the master plan and to the design standards imposed by all applicable road codes. Only those roads (or portions thereof) expressly designated on the preliminary plan, "To Be Constructed By _____" are excluded from this condition.
- 7) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
- 8) The Applicant must comply with the conditions of approval of the MCDPS stormwater management approval dated August 24, 2006.
- 9) The Applicant must comply with the conditions of the MCDPS (Health Dept.) septic approval dated October 19, 2006.
- 10) The existing dwelling and outbuildings shall not be demolished without review and approval of the Historic Preservation Commission (HPC) prior to application for a County demolition permit.
- 11) The proposed new construction on Lots 2 and 3 must be reviewed and approved by the HPC prior to application for a building permit.
- 12) Any proposed construction, alterations of existing structures, or grading within the boundary of the Claggettsville Historic District will require review and approval by the HPC.
- 13) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
- 14) The record plat must reflect all areas of Rural Open Space.
- 15) Record plat to have the following note: "The land contained hereon is within an approved cluster development and subdivision or resubdivision is not permitted after the property is developed."
- 16) Other necessary easements shall be shown on the record plat.

SITE DESCRIPTION:

The property, identified as Parcel 270 on Tax Map 239 NW 9 (“Subject Property”), is located on the west side of Ridge Road (MD 27) (Attachment A). The Subject Property contains 17.70 acres and is zoned Rural Cluster (RC). Located in the Bennett Creek Watershed, a Use I stream, the Subject Property is surrounded by low-density residential properties and contains an existing dwelling, which will remain.

PROJECT DESCRIPTION:

This is a preliminary plan application to create three (3) residential lots for three (3) one-family detached dwellings, one of which currently exists (Attachment B). Access to the site will be directly from Ridge Road (MD 27).

Lots created under the RC standard zone require a minimum lot size of 5 acres. If a plan is submitted under the RC zone Optional Cluster Method provisions pursuant to Section 59-C-9.574 of the Zoning Ordinance, lots as small as 40,000 square feet are allowed when at least 60% of the site remains as rural open space. The subject application utilizes the cluster method provisions. The site contains a total of approximately 17.70 acres. Eighty percent of the site is proposed as rural open space in compliance with the RC zone.

The lots have frontage on the west side of Ridge Road (MD 27), south of Kemptown Road, and surround four existing properties on the south, west and north. Individual, direct access from Ridge Road (MD 27) is proposed for each of the new lots. The preliminary plan shows the required rural open space along the western edge of the Subject Property, which will be protected by rural open space and conservation easements.

ANALYSIS AND FINDINGS

Master Plan Compliance

The Approved and Adopted Damascus Master Plan (2007) identifies the property in the Rural Transition Area and zoned RC. The Master Plan recommends minimizing impervious surfaces within environmentally sensitive areas; encourages design that will allow views of protected open space and vistas of surrounding rural areas; and protects historic resources and creates a clear separation between the developed neighborhood and the preserved rural open space.

The master plan also indicates that this site is located within the historic district of the Claggettville Community. The master plan makes no specific recommendations pertaining to historic designation. However, any new construction on the proposed Lots 2 and 3 must be reviewed by the Historic Preservation Commission prior to the issuance of building permits.

The master plan recommends maintaining the greatest density in the commercial center of Damascus with progressively lower density residential areas and rural land beyond. The proposed subdivision complies with the recommendations to maintain the RC zone adopted in the master plan and continue the low-density residential character land use consisting of one-family detached homes. The preliminary plan proposes to protect the rural open space by clustering the residential component of the site closest to Ridge Road (MD 27), and maintaining the continuity of the rural open space at the western edge of the site.

Historic Preservation

The preservation of historic resources is regulated by the Montgomery County Master Plan for Historic Preservation and the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code. Designation of historical significance captures resources that are representative of the County's unique history and depicts the community's character of that particular era. The following criteria apply when historic resources are evaluated for designation in the Master Plan for Historic Preservation, pursuant to Section 24 A-3 of the Historic Preservation Ordinance:

(1) Historical and cultural significance:

The historic resource:

- a. has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State, or Nation;
- b. is the site of a significant historic event;
- c. is identified with a person or a group of persons who influenced society;
- d. exemplifies the cultural, economic, social political or historic heritage of the County and its communities; or

(2) Architectural and design significance:

The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction;
- b. represents the work of a master;
- c. possesses high artistic values;
- d. represents a significant and distinguishable entity whose components may lack individual distinction; or
- e. represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.

After designation on the Master Plan for Historic Preservation, certain changes to the resource are subject to the requirements of the Historic Preservation Ordinance. The requirements include review and approval of any substantial changes to the exterior of a structure or an environmental setting by the Historic Preservation Commission (HPC) before issuance of building permits. Additionally, any modifications, construction or demolition of structures within the boundaries of an historic district must be reviewed by the HPC before issuance of building permits.

The Subject Property is located in the Claggettsville *Locational Atlas* Historic District, (Resources #15/08). The *Locational Atlas* identifies resources which have historic significance and potential for historic designation on the historic master plan. However, before designation for the historic master plan, *Locational Atlas* sites must be evaluated by the HPC staff. Similar to historic master plan resources, *Locational Atlas* sites require review and approval of certain modifications by the HPC, but historic master plan resources have a higher level of protection.

Currently existing on the property is a late 19th Century Victorian style frame dwelling with three outbuildings located on the northeast corner of the site. The Victorian architecture was significant during the turn of the century. Claggettsville is unique in that it is representative of northern Montgomery County's 19th century rural farm community.

The HPC supports approval of the preliminary plan with certain conditions. Demolition of the existing house and outbuildings on Lot 1 is prohibited without review and approval by the HPC prior to application for a demolition permit. Any proposed new construction must be reviewed and approved by the HPC prior to application for a building permit. Furthermore, any proposed construction, modifications of existing structures, or grading within the boundary of the Claggettsville Historic District will also require review and approval by the HPC.

Transportation

The proposed lots do not generate 30 or more vehicle trips during the morning or evening peak-hours. Therefore, the application is not subject to Local Area Transportation Review.

Environmental

Environmental Guidelines

There are no streams, floodplains, wetlands, environmental buffers, or forest on or adjacent to the property. There are nine specimen trees located along or near the western property boundary. Three specimen trees are located at the northeastern portion of the site near the existing house.

Forest Conservation

Individual trees exist on and adjacent to the site. The preliminary forest conservation plan proposes planting 3.39 acres of forest which would be placed in a Category I conservation easement on proposed Lots 1 and 2. Staff recommends that the boundaries of the conservation easement area be delineated by permanent fencing and signs to ensure that the homeowners of Lots 1 and 2 can clearly determine where the conservation easement lies on their properties and where they cannot clear or grade. This plan complies with Chapter 22A, the Montgomery County Law.

Stormwater Management

On August 24, 2006, the MCDPS Stormwater Management Section approved the stormwater management concept for the project which includes topsoiling prior to permanent vegetation stabilization, stormwater management computations, engineered sediment control plan and drywells.

Compliance with the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections. Access and public facilities will be adequate to support the proposed lots and uses. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision.

The lots were reviewed for compliance with the dimensional requirements for the RC zone as specified in the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

Community Outreach

This plan submittal pre-dated any 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.

CONCLUSION:

The proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance, and comply with the recommendations of the Master Plan. Access and public facilities will be adequate to serve the proposed lots, and the application has been reviewed by other applicable county agencies, all of which have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

ATTACHMENTS:

Attachment A	Vicinity Map
Attachment B	Preliminary Plan
Attachment C	Referenced Agency Correspondence

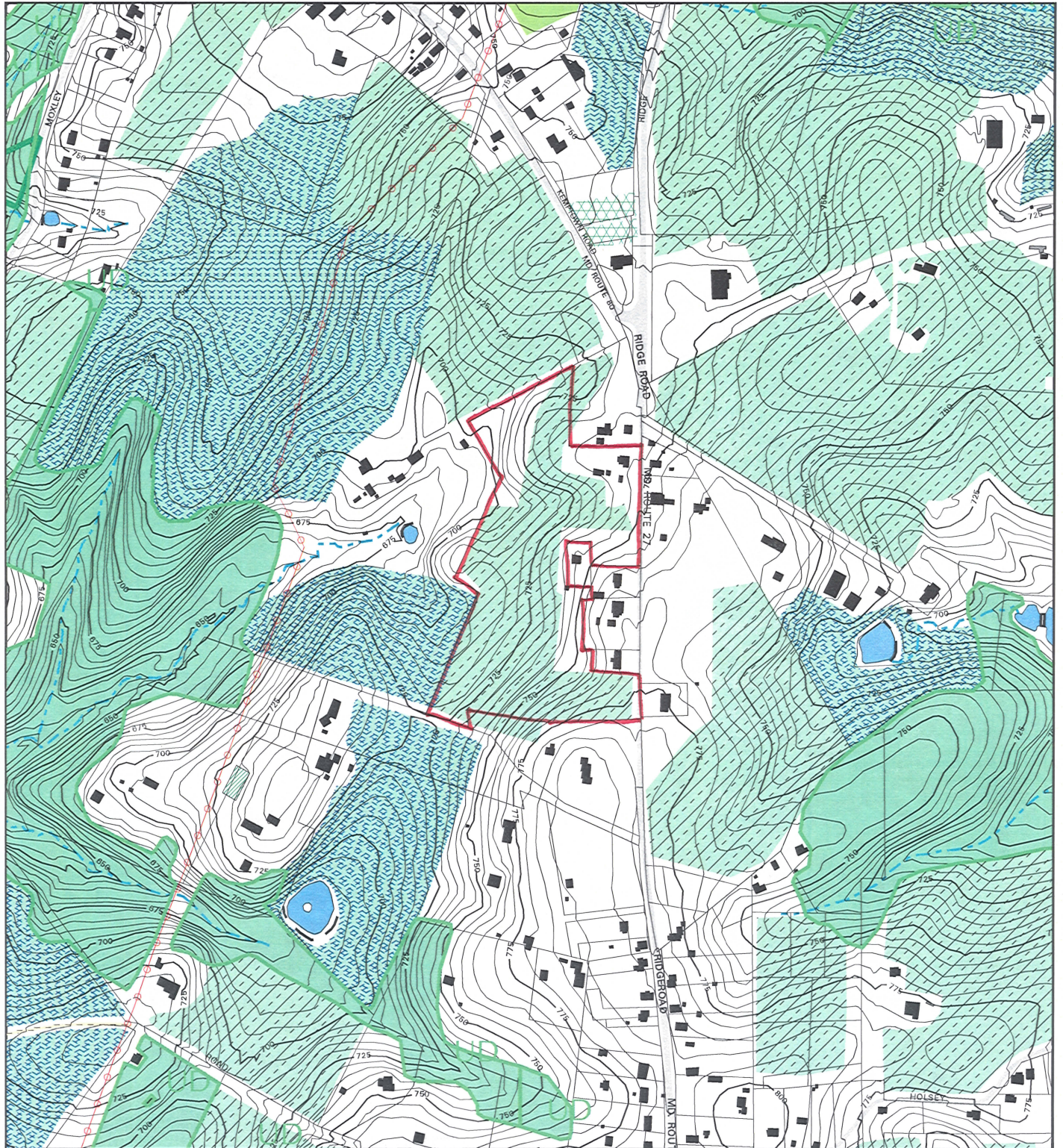
TABLE I
Preliminary Plan Data Table and Checklist

Plan Name: Damascus Ridge				
Plan Number: 120070030				
Zoning: RC				
# of Lots: 3				
# of Outlots: 0				
Dev. Type: 3 one-family detached dwelling units				
PLAN DATA	Zoning Ordinance Development Standard ¹	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	40,000 sq.ft.	204,732 sq.ft. minimum	<i>DMC</i>	October 30, 2006
Lot Width	125 ft.	184 ft. minimum	<i>DMC</i>	October 30, 2006
Lot Frontage	25 ft.	184 ft. minimum	<i>DMC</i>	October 30, 2006
Setbacks				
Front	50 ft. Min.	Must meet minimum ²	<i>DMC</i>	October 30, 2006
Side	17 ft. Min./ 35 ft. total	Must meet minimum ²	<i>DMC</i>	October 30, 2006
Rear	35 ft. Min.	Must meet minimum ²	<i>DMC</i>	October 30, 2006
Height	50 ft. Max.	May not exceed maximum ²	<i>DMC</i>	October 30, 2006
Rural Open Space	60%	Must meet minimum ¹	<i>DMC</i>	
Max Resid'l d.u. or Comm'l s.f. per Zoning	3 dwelling units	3 dwelling units	<i>DMC</i>	October 30, 2006
Site Plan Req'd?	No	No		October 30, 2006
FINDINGS				
SUBDIVISION				
Lot frontage on Public Street	Yes		<i>DMC</i>	October 30, 2006
Road dedication and frontage improvements	Yes		DPWT/SHA	August 30, 2006/ August 28, 2006
Environmental Guidelines	Yes		Environmental Planning	June 12, 2007
Forest Conservation	Yes		Environmental Planning	June 12, 2007
Master Plan Compliance	Yes		Community Based Planning	August 28, 2006
Historic Preservation	Yes		Historic Preservation	August 10, 2007
ADEQUATE PUBLIC FACILITIES				
Stormwater Management	Yes		DPS	August 24, 2006
Water and Sewer (WSSC)	Yes		WSSC	August 28, 2006
Well and Septic	Yes		DPS	October 19, 2006
Local Area Traffic Review	N/A			
Fire and Rescue	Yes		MCDFRS	August 28, 2006

² As determined by MCDPS at the time of building permit.

¹ Standards shown are for RC Zone utilizing the Optional Cluster Method.

DAMASCUS RIDGE (120070030)



Map compiled on August 17, 2006 at 11:29 AM | Site located on base sheet no - 239NW09

NOTICE

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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



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Resources
for
Action
Research & Technology Center

0 600

1 inch = 600 feet
1 : 7200

SEPTIC DESIGN CHART

NO.	DATE	DESCRIPTION	BY	REVISION
1	12/11/00	PRELIMINARY DESIGN	W. J. HARRIS	
2	01/11/01	REVISED DESIGN	W. J. HARRIS	
3	02/11/01	REVISED DESIGN	W. J. HARRIS	
4	03/11/01	REVISED DESIGN	W. J. HARRIS	

INVERT TABLE

LOT	INVERT IN	INVERT OUT	INVERT IN	INVERT OUT	INVERT IN	INVERT OUT	INVERT IN	INVERT OUT
1	741.0	740.0	738.0	735.0	734.0	733.0	732.0	731.0
2	734.5	733.5	731.5	728.5	727.5	726.5	725.5	724.5
3	728.0	727.0	724.0	721.0	720.0	719.0	718.0	717.0

AREA ILLUSTRATION
 Area 10 (Outer Subdivision) = 1.17 ac
 Area 11 (Inner Subdivision) = 1.17 ac
 Total Area = 2.34 ac

ATTACHMENT B

INT STANDARDS (MC DATES)

Category of improvement	Required/Proposed	Program
Water Main (6")	1" (1/2")	1" (1/2")
Sanitary Main (6")	4" (4")	4" (4")
Sanitary Main (8")	8" (8")	8" (8")
Sanitary Main (10")	10" (10")	10" (10")
Sanitary Main (12")	12" (12")	12" (12")
Sanitary Main (14")	14" (14")	14" (14")
Sanitary Main (16")	16" (16")	16" (16")
Sanitary Main (18")	18" (18")	18" (18")
Sanitary Main (20")	20" (20")	20" (20")
Sanitary Main (24")	24" (24")	24" (24")
Sanitary Main (30")	30" (30")	30" (30")
Sanitary Main (36")	36" (36")	36" (36")
Sanitary Main (42")	42" (42")	42" (42")
Sanitary Main (48")	48" (48")	48" (48")
Sanitary Main (54")	54" (54")	54" (54")
Sanitary Main (60")	60" (60")	60" (60")
Sanitary Main (72")	72" (72")	72" (72")
Sanitary Main (84")	84" (84")	84" (84")
Sanitary Main (96")	96" (96")	96" (96")
Sanitary Main (108")	108" (108")	108" (108")
Sanitary Main (120")	120" (120")	120" (120")
Sanitary Main (144")	144" (144")	144" (144")
Sanitary Main (168")	168" (168")	168" (168")
Sanitary Main (192")	192" (192")	192" (192")
Sanitary Main (216")	216" (216")	216" (216")
Sanitary Main (240")	240" (240")	240" (240")
Sanitary Main (264")	264" (264")	264" (264")
Sanitary Main (288")	288" (288")	288" (288")
Sanitary Main (312")	312" (312")	312" (312")
Sanitary Main (336")	336" (336")	336" (336")
Sanitary Main (360")	360" (360")	360" (360")
Sanitary Main (384")	384" (384")	384" (384")
Sanitary Main (408")	408" (408")	408" (408")
Sanitary Main (432")	432" (432")	432" (432")
Sanitary Main (456")	456" (456")	456" (456")
Sanitary Main (480")	480" (480")	480" (480")
Sanitary Main (504")	504" (504")	504" (504")
Sanitary Main (528")	528" (528")	528" (528")
Sanitary Main (552")	552" (552")	552" (552")
Sanitary Main (576")	576" (576")	576" (576")
Sanitary Main (600")	600" (600")	600" (600")
Sanitary Main (624")	624" (624")	624" (624")
Sanitary Main (648")	648" (648")	648" (648")
Sanitary Main (672")	672" (672")	672" (672")
Sanitary Main (696")	696" (696")	696" (696")
Sanitary Main (720")	720" (720")	720" (720")
Sanitary Main (744")	744" (744")	744" (744")
Sanitary Main (768")	768" (768")	768" (768")
Sanitary Main (792")	792" (792")	792" (792")
Sanitary Main (816")	816" (816")	816" (816")
Sanitary Main (840")	840" (840")	840" (840")
Sanitary Main (864")	864" (864")	864" (864")
Sanitary Main (888")	888" (888")	888" (888")
Sanitary Main (912")	912" (912")	912" (912")
Sanitary Main (936")	936" (936")	936" (936")
Sanitary Main (960")	960" (960")	960" (960")
Sanitary Main (984")	984" (984")	984" (984")
Sanitary Main (1008")	1008" (1008")	1008" (1008")
Sanitary Main (1032")	1032" (1032")	1032" (1032")
Sanitary Main (1056")	1056" (1056")	1056" (1056")
Sanitary Main (1080")	1080" (1080")	1080" (1080")
Sanitary Main (1104")	1104" (1104")	1104" (1104")
Sanitary Main (1128")	1128" (1128")	1128" (1128")
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Sanitary Main (1176")	1176" (1176")	1176" (1176")
Sanitary Main (1200")	1200" (1200")	1200" (1200")
Sanitary Main (1224")	1224" (1224")	1224" (1224")
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Sanitary Main (1992")	1992" (1992")	1992" (1992")
Sanitary Main (2016")	2016" (2016")	2016" (2016")
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CORRESPONDENCE



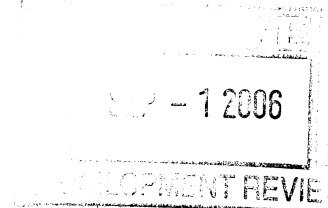
DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

August 30, 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 #1-20070030
Damascus Ridge

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 07/24/06. This plan was reviewed by the Development Review Committee at its meeting on 08/28/06. 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/label all existing planimetric and topographic details specifically paving, storm drainage, driveways adjacent and opposite the site on the preliminary plan.
2. Necessary dedication for Ridge 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. Revise the plan as necessary to meet the requirements of the Montgomery County Department of Permitting Services with regard to wells and/or septic systems.
6. Access and improvements along Ridge Road (MD 27) as required by the Maryland State Highway Administration.
7. Please coordinate with Department of Fire and Rescue about their requirements for emergency vehicle access.



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. 1-20070030
Date August 30, 2006
Page 2

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

Sincerely,



Sam Farhadi, P.E., Senior Planning Specialist
Development Review Group
Traffic Engineering and Operations Section
Division of Operations

m:/subdivision/farhas01/preliminary plans/ 1-20070030, Damascus Ridge.doc

Enclosures ()

cc: Mr. & Mrs. Edmond Rhodes
David Crowe, Macris, Hendricks & Glascock
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
Preliminary Plan Folder
Preliminary Plans Note Book



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

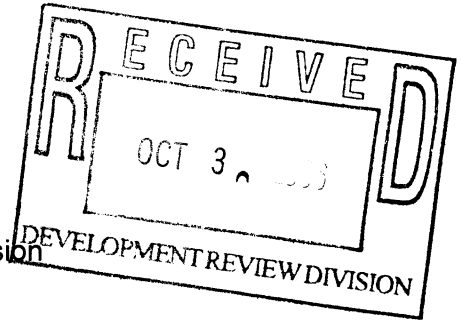
MEMORANDUM

October 19, 2006

TO: Cathy Conlon, Development Review,
Maryland National Capital Park and Planning Commission

FROM: Robert Hubbard, Director
Department of Permitting Services

SUBJECT: Status of Preliminary Plan: #1-20070030, Damascus Ridge, 3 lots



This is to notify you that the status of the plan received in this office on October 16, 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. All existing buildings to appear on the record plat.
3. Public water must be provided.
4. All septic easements are to be shown on the Record Plat as they appear on the preliminary plan.

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

cc: Owner
Surveyor
File





Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

August 28, 2006

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

Re: Montgomery County
Damascus Ridge
File #: 1-20070030
MD 27 – Damascus Ridge

RECEIVED
AUG 30 2006

Dear Ms. Conlon:

The State Highway Administration (SHA) appreciates the opportunity to review the preliminary plan application for the Damascus Ridge development. We offer the following comments:

- Truncations and right-of-way dedications need to be in accordance with the Master Plan of Highways. SHA will require that the right-of-way dedications be platted using SHA standards. These plats must be submitted in hard copy format for review and final issuance. Please contact Mr. Dan Andrews of the Plats and Surveys Division at 410-545-8975 for additional information. You may also e-mail Mr. Andrews at dandrews@sha.state.md.us.
- The preliminary plan should show all existing driveways within the limits of the mapping along MD 27. Please clearly identify the two proposed driveways on future plan sheets.
- Please submit a plan and profile along MD 27 associated with the sight distance evaluation form. The plan and profile should indicate if there are ways to improve the intersection sight distance for the proposed Lot 2 driveway. The plans should be signed and sealed by a licensed engineer or surveyor.
- Access to this site is subject to a permit for two 20'-wide residential driveways along MD 27 to be issued by our District 3 Utilities office. Please contact Mr. Augustine Rebish at 301-513-7350 for permitting requirements.

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

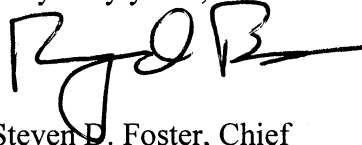
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com



Ms. Catherine Conlon
Page Two

If you have any questions or require additional information, please contact Raymond Burns at 410-545-5592 or by using our toll free number in Maryland only at 1-800-876-4742.

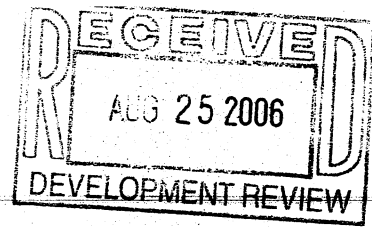
Very truly yours,



for Steven D. Foster, Chief
Engineering Access Permits Division

SDF/rbb/jab

cc: Mrs. Joyce Rhodes / 28235 Kemptown Road, Damascus, MD 20872
Mr. Dave Crowe / Macris Hendricks & Glascock, PA / 9220 Wightman Road,
Suite 120, Montgomery Village, MD 20886
Mr. Richard Weaver / M-NCPPC
Mr. Shahriar Etemadi / M-NCPPC
Mr. Sam Farhadi / Montgomery County DPW&T
Mr. Jeff Wentz *sent via e-mail*
Ms. Kate Mazzara *sent via e-mail*
Mr. Ted Beeghly *sent via e-mail*
Mr. Dan Andrews *sent via e-mail*
Mr. Augustine Rebish *sent via e-mail*



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

August 24, 2006

Robert C. Hubbard
Director

Mr. Matthew Pohlhaus
Macris, Hendricks & Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886

Re: Stormwater Management **CONCEPT** Request
for Damascus Ridge *120070030*
Preliminary Plan #: Pending
SM File #: 227538
Tract Size/Zone: 17.7/RC
Total Concept Area: 17.7ac
Lots/Block: 3 Proposed
Parcel(s): 270
Watershed: Bennett Creek

Dear Mr. Pohlhaus:

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 via the use of 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.
4. Any future development or redevelopment of proposed lot # 1 will be required to provide stormwater management to the standards in place at that time.

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.

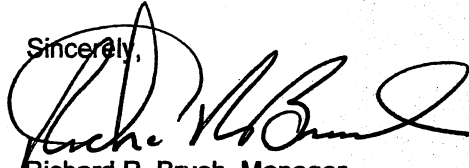
This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically 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 227538

cc: C. Conlon
S. Federline
SM File # 227538

QN - On Site; Acres: 17.7ac
QL - On Site; Acres: 17.7ac
Recharge is provided



HISTORIC PRESERVATION COMMISSION

Ike Leggett
County Executive

Jef Fuller
Chairman

August 10, 2007

Royce Hanson, Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Hanson:

On Wednesday, May 12, 2004, the Montgomery County Historic Preservation Commission (HPC) reviewed a pre-preliminary plan (#7-04039) for the creation of three lots from Parcel 270 located on Ridge Road within the Claggettsville *Locational Atlas* Historic District (Resource #15/08). The property currently contains a late 19th century frame dwelling and three outbuildings located at the northeastern corner of the site. The house is a three-bay, 2 -1/2 story, cross-gable frame dwelling with a two story extension to the south with a rear ell projecting from the northwestern part of the rear elevation with a one-story shed roof addition protruding from its south elevation. The house is clad in clapboard covered in aluminum siding and sheathed in corrugated roll roofing, detailed with two interior end brick chimneys and a lancet window in the cross gable.

Claggettsville is significant as a representative of the rural farm communities, which developed in northern most Montgomery County in the late nineteenth century. Claggettsville is and has been a largely residential area. The only commercial enterprise has been general merchandise businesses. Other needs of this farm community were evidently met by larger, surrounding towns such as Damascus, also with a store and a blacksmith shop, and Browningsville where there was a grist and saw mill, store, blacksmith and shoe shop.

The architecture of Claggettsville is, for the most part, rural vernacular influenced by Victorian era styles. Most of the dwellings are two-story, frame gable roof structures with center gable facades with two rooms up and two down, and rear kitchen ells. Claggettsville does include one large, elaborate Queen Anne residence of considerable styling for this rural area. Also in Claggettsville is a 1904 church building.



The HPC is recommending that the Planning Board support this proposed plan with the following Historic Preservation related conditions:

1. The existing house and its collection of outbuildings are not demolished. If the applicant chooses to proceed with demolition, Under Chapter 24a-10 of the Montgomery County Code, this demolition must be reviewed and approved by the HPC prior to applying for a County demolition permit.
2. Under Chapter 24A-6 of the Montgomery County Code, the proposed new construction on Lots 1 and 2 must be reviewed and approved by the HPC prior to applying for a building permit.

Any proposed construction, alterations of existing structures, or grading within the boundary of the Claggettsville Historic District will require review and approval by the Historic Preservation Commission.

If you have any questions, please feel free to contact Joshua Silver in the Historic Preservation Office.

Sincerely,



Jef Fuller, Chairman
Historic Preservation Commission

