



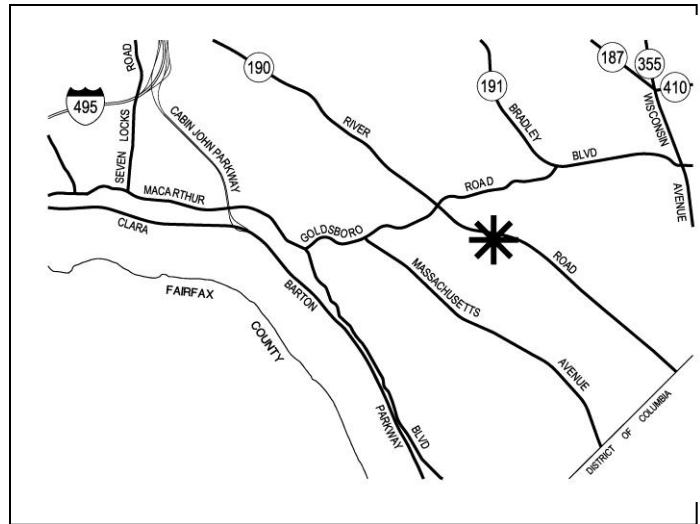
Country Club Hills, Preliminary Plan, 120140110

- Kathleen A. Reilly, AICP, Coordinator, Area 1, kathy.reilly@montgomeryplanning.org, (301) 495-4614
- Elza Hisel-McCoy, Supervisor, Area 1, Elza.Hisel-McCoy@montgomeryplanning.org, (301) 495-2115
- PAK* Robert Kronenberg, Chief, Area 1, Robert.Kronenberg@montgomeryplanning.org, (301) 495-2187

Staff Report Date: 12/18/15

Description

- Request: Combine Parts of Lots 8 and 9 into one lot
- Address: 5712 River Road
- Size: 0.19 acre
- Zone: R-60
- Master Plan: Bethesda-Chevy Chase (1990)
- Applicant: Nick Bauman
- Submittal Date: June 24, 2014



Summary

- Staff recommends **APPROVAL** of Preliminary Plan 120140110 for 1 one-family lot located at 5712 River Road subject to Development Conditions contained in this staff report.

RECOMMENDATION: Approval of Country Club Hills, Preliminary Plan No. 120140110, subject to the following conditions:

- 1) Approval under this Preliminary Plan is limited to 1 lot for 1 one-family dwelling unit.
- 2) The certified Preliminary Plan must contain the following note:
Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permit(s). Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval.
- 3) The Planning Board has accepted the recommendations of the Montgomery County Department of Permitting Service ("MCDPS") – Water Resources Section in its stormwater management concept letter dated March 4, 2015, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 4) The Planning Board has accepted the recommendations of the Montgomery County Department of Transportation ("MCDOT") in its letter dated August 14, 2014, and does hereby incorporate them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 5) Prior to recordation of plat, the Applicant must satisfy the provisions for access and improvements, as required by MCDOT.
- 6) Prior to any clearing and grading the Applicant must notify by certified mail, the property owners to the east and west of the anticipated construction activity and related tree impacts. The Applicant must implement the Tree Save Plan to mitigate these impacts, unless the affected property owners do not grant permission to enter their properties.
- 7) Record Plat must reflect a common ingress/egress easement over the shared driveway through Lot 21, Block 22 that will provide access for the new lot form Ridgefield Road and show other necessary easements.
- 8) The Subject Property is within the Walt Whitman School Cluster area. The Applicant must make a school facility payment to MCDPS at the middle and high school levels at the single-family detached unit rate for the one unit for which a building permit is issued. The timing and amount of the payment will be in accordance with Chapter 52 of the Montgomery County Code.
- 9) The Adequate Public Facility (APF) review for the Preliminary Plan will remain valid for eighty-five (85) months from the date of mailing of this Resolution.
- 10) Prior to approval of the certified Preliminary Plan, the Applicant must undertake the following revisions to the submitted Preliminary Plan:
 - a. Correct Note #10 regarding Building Setbacks to show correction dimensions for Proposed Lot 29 as front yard: - 25 feet; and rear yard: - at 20 feet.

b. Correct Note #14 to read: "Access for the new lot will be off Ridgefield Road via a 10-foot access easement through Lot 21, Block 22."

SITE DESCRIPTION

The subject property (Property or Site) is located approximately 600 feet west of the intersection of Springfield Drive and Ridgefield Road and is identified as Part of Lots 8 & 9, Block A. The Property contains approximately 8,276 square feet of land in the R-60 Zone and has approximately 71± feet of frontage on River Road (MD 190). It is undeveloped and contains trees and vegetation. There is no access from MD 190 to the Site. Directly behind the Site is Lot 21, Block 22, located at 5703 Ridgefield Road. Lot 21 contains a one-family detached residence with a driveway; the driveway provides access onto Ridgefield Road. The Applicant is also the owner of Lot 21. The surrounding properties are also zoned R-60 and developed with one-family detached dwelling units. The Property is located in the Little Falls watershed.

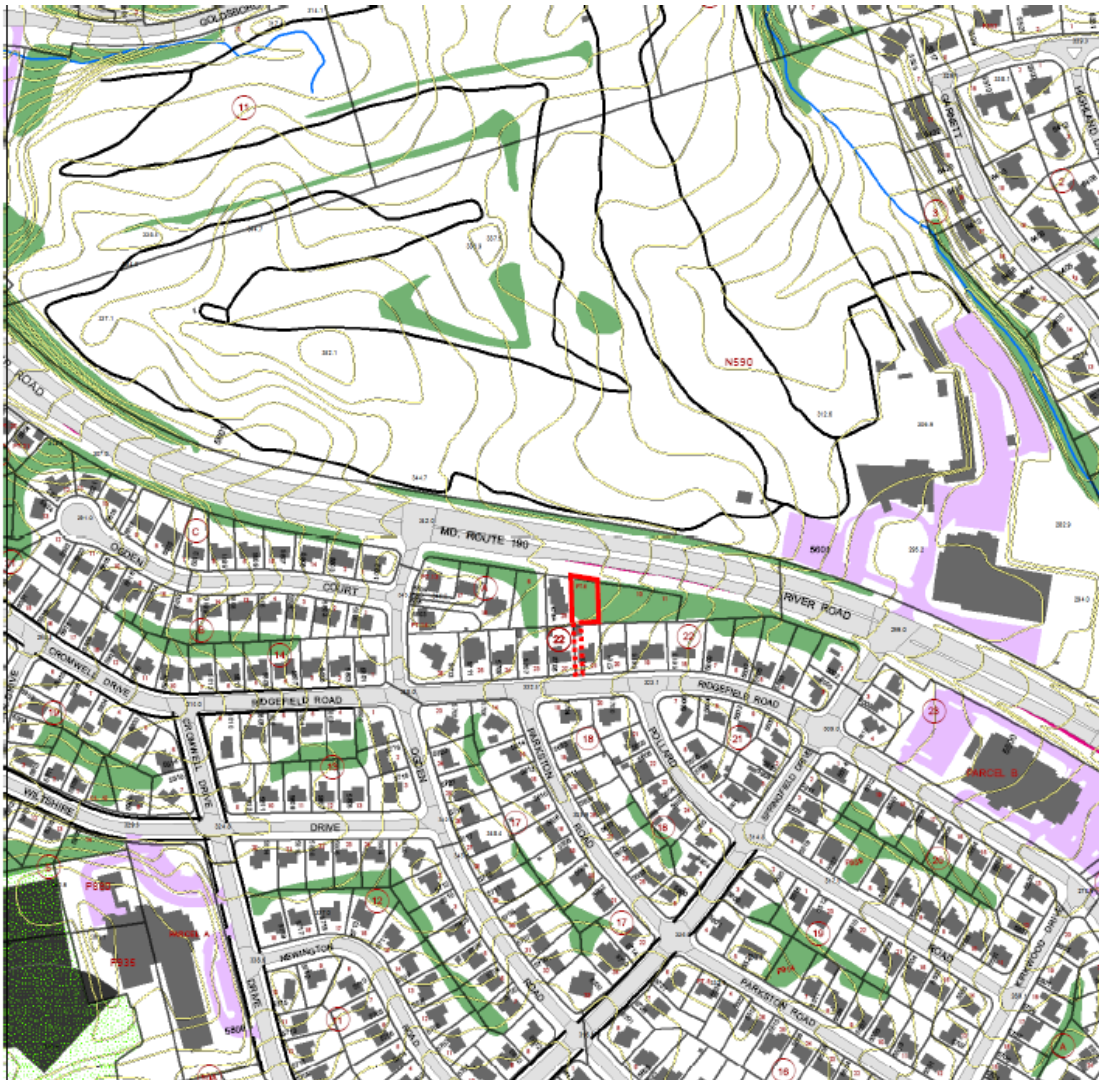


Figure 1 Surrounding Area (Subject Property outlined in red)



Figure 2, Aerial View of Site (Property-solid red line; Access Easement dashed red line)

PROJECT DESCRIPTION

The Applicant is proposing to combine Part of Lots of 8 and 9 into a one-family lot, proposed Lot 29. The proposed lot will consist of 8,276 square feet. It will have frontage on MD 190 but no access to this roadway. Proposed Lot 29 will obtain access to Ridgefield Road from a 10-foot wide easement located on Lot 21. The Applicant also owns Lot 21.

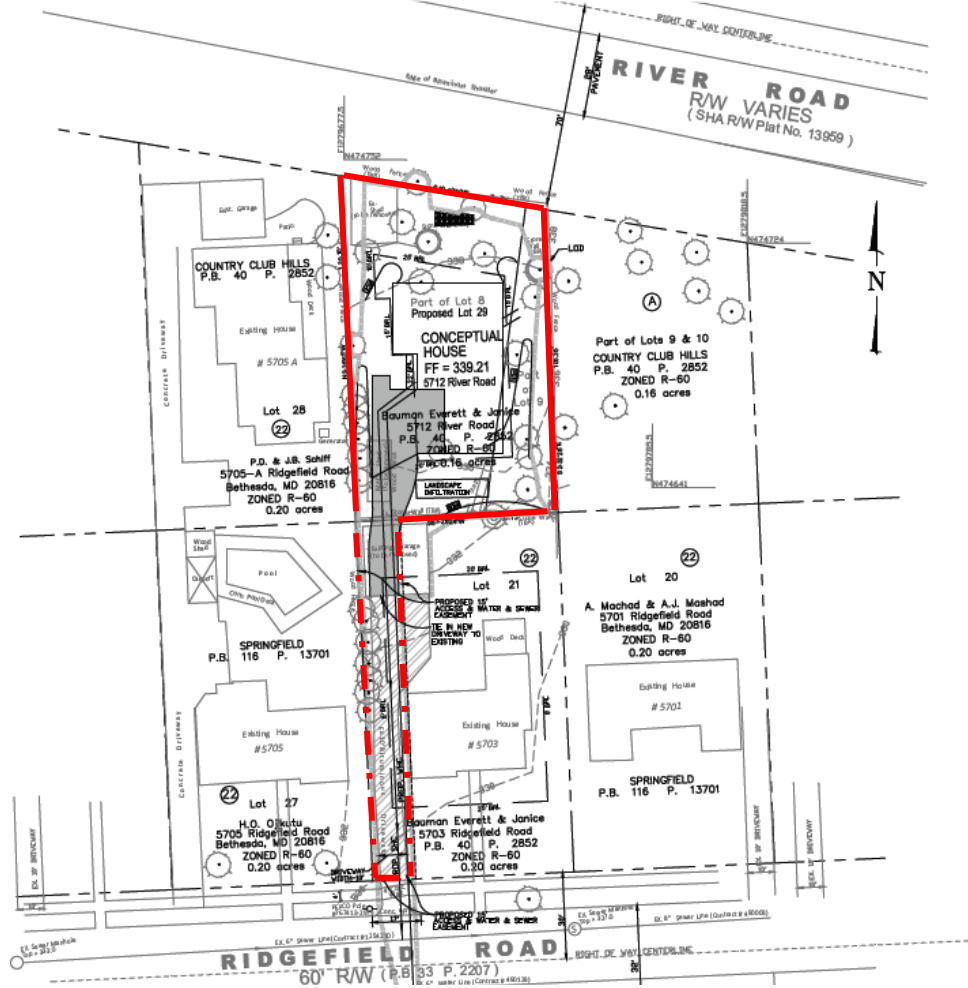


Figure 3: Preliminary Plan of Subdivision
 (Proposed Lot 29 outlined in solid red line, access easement outlined in dashed red line.)

ANALYSIS AND FINDINGS

Master Plan

The Property is located in the 1990 Bethesda Chevy Chase Master Plan (Plan) which does not specifically address the Property. Generally, the Plan recommends retention of existing zoning throughout the Plan area in the absence of a specific recommendation for change on a particular

property. In the case of the Property, the Plan calls for retaining the existing R-60 zoning, endorsing a moderate level of new housing development, identifying possible ways to achieve a greater housing supply and supporting increased housing densities and types, where compatible with nearby properties (pg.19 and 21)

The proposed subdivision complies with the recommendations adopted in the Plan as it proposes a one-family residential development consistent with surrounding development patterns, conforms to current zoning designation and promotes the vision and goal of the Plan to provide for additional housing, where possible. The proposed residential lot will be similar to surrounding lots with respect to dimensions, alignment, orientation, and shape. The proposed subdivision will not alter the existing pattern of development or land use and is in substantial conformance with the Plan recommendation to maintain the existing land use.

Transportation

Master Plan Roadways and Pedestrian/Bikeway Facilities

There are no specific transportation recommendations for Ridgefield Road included in either the *1990 Bethesda Chevy Chase Master Plan* or the *2005 Countywide Bikeways Functional Master Plan*.

Access and Circulation

Access to the Property is proposed directly from Ridgefield Road via an easement over the existing driveway which also provides access for Lot 21 located at 5703 Ridgefield Road. Ridgefield Road accommodates both pedestrian travel via sidewalks varying in width from 4-foot to 5-foot and on-street bicycle travel as a low speed, low volume shared roadway. Transit service within the vicinity of the site is provided via two WMATA Metrobus stops (T2 Route) located at the intersections of MD 190 and Ogden Road and MD 190 and Springfield Drive.¹ Both bus stops are approximately 0.20 miles from the site and represent a pedestrian travel time of approximately five minutes. Montgomery County Ride-On Route 23 is also available approximately 0.6 miles from the Site on Ridgefield Road near its intersection with MD 190. This distance represents a pedestrian travel time of approximately 15 minutes. Attachment A contains comments from Montgomery County Department of Transportation.

Staff notes that a recent vehicle-pedestrian collision at the intersection of MD 190 and Springfield Drive resulted in a pedestrian fatality. At the time of this staff report, circumstances contributing to that fatality were under review by the Montgomery County Police Department Crash Reconstruction Unit. This is noted for informational purposes only and does not affect, Staff's determination of Adequate Public Facilities.

Adequate Public Facilities

The estimated traffic impact for one new single family dwelling unit is one (1) AM peak-hour trip and one (1) PM peak-hour vehicular trip. As a result of this *de minimis* impact, this subdivision is exempt from the Local Area Transportation Policy Review (LATR) and Transportation Policy Area Review (TPAR).

¹Springfield Drive does not have sidewalks on either side of the street between Ridgefield Road and River Road.

The proposed development satisfies the Adequate Public Facilities (APF) transportation requirements and does not necessitate further traffic analysis. In consideration of the *de minimis* traffic impact and site design, Staff concludes that the proposed development satisfies the LATR and TPAR requirements of the APF review and will provide safe, adequate, and efficient site access.

Other Public Facilities and Services

The Property is located in the Walt Whitman School Cluster, which is presently operating over capacity at the middle and high school levels. According to the FY2016 Annual School Test, a school facility payment will be required on the new residential unit at the middle and high school levels.

The Property will be served by public water and sewer systems. Electrical, gas, and telecommunications services are also available to serve the property. The application has been reviewed by the Montgomery County Fire and Rescue Service which has determined that the Property has appropriate access for fire and rescue vehicles.

Environment

The Property contains approximately 3,500 square feet of forest which is connected to a larger, linear forest setting along MD 190. The Property is not within a Special Protection Area and does not contain any environmentally sensitive features such as steep slopes, highly erodible soils, streams, wetlands, or associated buffers. There are a number of significant and specimen trees located on and near the site. The proposed development is located in the Little Falls watershed; a use I-P watershed.²

A forest conservation exemption ([#42014022E](#)) was approved for this Application on September 9, 2013, under Sec. 22A-5 (s)(2) of the Forest Conservation Law for an activity occurring on a tract less than 1 acre that will not result in the clearing of more than a total of 20,000 square feet of existing forest, or any existing specimen or champion tree, and reforestation requirements that would not exceed 10,000 square feet. Forest in any priority area on-site must be preserved. The proposed subdivision includes the removal of specimen trees, therefore the requirements for a Tree Save Plan were triggered under Sec. 22A-6 of the Forest Conservation Law. Attachment B contains a copy of the exemption letter.

Tree-Save Plan

A certified arborist prepared the Tree-Save Plan for the project. Most of the subject property is within the proposed Limits of Disturbance (LOD) shown on the tree save plan to accommodate the building envelope, grading, and stormwater management.

² Use I-P:

WATER CONTACT RECREATION, PROTECTION OF AQUATIC LIFE, AND PUBLIC WATER SUPPLY

Waters that are suitable for: water contact sports: play and leisure time activities where the human body may come in direct contact with the surface water; fishing; the growth and propagation of fish (other than trout); other aquatic life, and wildlife; agricultural water supply; industrial water supply; and public water supply.

There are no significant trees preserved onsite, however the LOD has been restricted where possible to avoid excessive damage to the offsite trees nearby. The Tree Save Plan also includes the replanting of two native oaks trees and one understory tree on the Property. The Tree Save Plan specifies tree protection and stress reduction measures for offsite trees impacted by this project. Proposed measures include specialized treatments and fertilization within the remaining root zones, which would occur mostly offsite. Coordination and permission with the adjacent owners will be needed to accomplish these recommended measures to off-site trees.

The Tree Save Plan showed that several offsite trees will require considerable maintenance and follow-up treatments by an arborist. The possibility exists that even with maintenance and follow-up measures, one or more of the trees may become over-stressed and die in future years. Therefore, Staff is recommending a condition to address this issue.

Stormwater Management

MCDPS approved a stormwater management concept plan (#No. 259995) for this Application on March 4, 2015. The concept plan will meet required stormwater management goals via environmentally sensitive design through the use of a drywell and landscape infiltration. Attachment C.

Compliance with the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, Subdivision Regulations. The Application meets all applicable sections, including the requirements for resubdivision as discussed in the subsequent sections. The proposed lot sizes, shape, orientation, alignment, width, and area are appropriate for the location of the subdivision given the recommendations of the *Bethesda-Chevy Chase Master Plan* for retention of the existing R-60 zoning and one-family residential development consistent with surrounding development patterns.

The lot was reviewed for compliance with the dimensional requirements for the R-60 zone as specified in the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, width, coverage, 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.

Table 1: Preliminary Plan Data Table for R-60 Zone

PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval by the Preliminary Plan
Minimum Lot Area	6,000 sq. ft.	8,750sq. ft.
Minimum Lot Width	60 ft.	70 ft.
Minimum Lot Frontage	25 ft.	70 ft.
Minimum Setbacks		
Front	25 ft. ¹	25 ft ¹
Side	8 ft. Minimum/18 ft. total	Must meet minimum ²
Rear	20 ft. Minimum.	Must meet minimum ²
Maximum Lot Coverage	35%	25%
Maximum Residential Dwelling Units/Acre	7.26	1
MPDUs	n/a	n/a
TDRs	n/a	n/a
Site Plan Required	No	n/a

¹ As determined by Section 59-A-5.33 (c) of the Zoning Ordinance that allows calculation of the established building line by averaging the setback of two adjoining residential lots.

² Final number to be determined by MCDPS at the time of building permit.

Conformance with Section 50-29(b)(2)

A. Statutory Review Criteria

In order to approve an application for resubdivision, the Planning Board must find that each of the proposed lots complies with all seven of the resubdivision criteria, set forth in Section 50-29(b)(2) of the Subdivision Regulations, which states:

Resubdivision. Lots on a plat for the Resubdivision of any lot, tract or other parcel of land that is part of an existing subdivision previously recorded in a plat book shall be of the same character as to street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing block, neighborhood or subdivision.

B. Neighborhood Delineation

In administering Section 50-29(b)(2) of the Subdivision Regulations, the Planning Board must determine the appropriate “Neighborhood” for evaluating the application. In this instance, the Neighborhood selected by the Applicant, and agreed to by Staff, consists of 28 lots (See Attachment D). The neighborhood includes platted lots in the R-60 zone and in the vicinity of MD 190, Springfield Drive, Ogden, Parkston, Pollard and Ridgefield Roads. The proposed lot will have an access point on Ridgefield Road. The designated neighborhood provides an adequate sample of lots and development patterns in the area. A tabular summary of the area based on the resubdivision criteria is included in Attachment E.

C. Analysis

Comparison of the Character of Proposed Lots to Existing

In performing the analysis, Staff applied the above-noted resubdivision criteria to the delineated neighborhood. The proposed lot is of the same character with respect to the resubdivision criteria as other lots within the defined neighborhood. Therefore, the proposed resubdivision complies with the criteria of Section 50-29(b)(2). As set forth below, the attached tabular summary and graphical documentation support this conclusion:

Size: Lot sizes in this neighborhood of 28 lots ranges from 7,595 square feet to 15,164 square feet:

- sixteen lots range from 7,500 square feet to 9,000 square feet;
- four lots range from 9,000 square feet to 10,500 square feet;
- three lots range from 10,500 square feet to 12,000 square feet;
- four lots range from 12,000 square feet to 13,500 square feet; and
- one lot is in excess of 13,500 square feet.

Proposed Lot 29 will be 8,750 square feet. **The proposed lot size is in character with the size of existing lots in the neighborhood.**

Buildable Area: The buildable area for lots in the delineated neighborhood range from 2,469 square feet to 7,730 square feet:

- four lots have buildable areas of 2,400 to 3,400 square feet;
- eighteen lots have buildable areas that range from 3,400 square feet and 4,400 square feet;
- five lots are between 5,400 square feet to 7,400 square feet; and
- one lot has a buildable area in excess of 7,400 square feet.

The buildable area for proposed Lot 29 will be 2,633 square feet which will fall within the 2,400 to 3,400 square foot range for buildable area. **The proposed lot will be of the same character as other lots in the neighborhood with respect to buildable area.**

Frontage: Within the delineated neighborhood, lot frontages range from 25 feet to 125 feet:

- two lots have frontage from 25 feet to 50 feet;
- fourteen lots have frontage from 50 feet and 75 feet;
- nine lots have frontage from 75 and 100 feet; and
- three lots have frontage greater than 100 feet.

Proposed Lot 29 will have frontage of 70 feet. **The proposed lot will be of the same character as other lots in the neighborhood with respect to frontage.**

Shape: The lots in the neighborhood consist of the following shapes:

- sixteen lots are rectangular,
- ten lots are irregular; and

- two lots are flag-shaped.

Proposed Lot 29 will be rectangular in shape. **This proposed lot will be in character with shapes of the existing lots.**

Alignment: Of the 28 lots in the neighborhood,

- nineteen are perpendicular and
- nine are corner lots.

Proposed Lot 29 will be perpendicular. **The proposed lot is of the same character as existing lots with respect to the alignment criteria.**

Width: Lots in the neighborhood range from approximately 60 feet to 125 feet in width at the building line:

- eighteen lots range from 60 to 80 feet;
- seven lots range from 81 feet to 100 feet; and
- three lots are in excess of 101 feet in width.

Proposed Lot 29 has a width of 70 feet and will fall within the range that contains the largest number of lots in the neighborhood. **The proposed lot will be in character with existing lots in the neighborhood with respect to width.**

Suitability for Residential Use: The existing and the proposed lot are zoned residential. The Property is undeveloped and contains trees and vegetation. **The proposed lot will be in character with the existing lots in the neighborhood with respect to suitability for residential uses.**

Citizen Correspondence and Issues

The Applicant conducted a pre-submission community meeting with affected residents on February 27, 2014. To date, Staff has not received any community correspondence on the submitted Preliminary Plan.

CONCLUSION

Section 50-29(b)(2) of the Subdivision Regulations specifies seven criteria with which resubdivided lots must comply. They are street frontage, alignment, size, shape, width, area, and suitability for residential use within the existing block, neighborhood, or subdivision. As set forth above, the proposed lot is of the same character as the existing lots in the defined neighborhood with respect to the subdivision criteria.

The proposed lot will meet all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conforms to the recommendations of the *1990 Bethesda-Chevy Chase Master Plan*. Access and public facilities will be adequate to serve the proposed lot, and the Application has been reviewed by other applicable county agencies, all of whom have recommended

approval of the plan. Therefore, approval of the Application with the conditions specified at the beginning of this staff report is recommended.

Attachments

Attachment A – MCDOT memo

Attachment B– Forest Conservation Exemption Letter

Attachment C – MCDPS Stormwater Management Concept Approval Letter

Attachment D – Neighborhood Map

Attachment E –Resubdivision Data Table



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

August 14, 2014

Arthur Holmes, Jr.
Director

Ms. Kathy Reilly, Planner Coordinator
Area 1 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 120140110
Country Club Hills

Kathy
Dear Ms. Reilly:

We have completed our review of the preliminary plan dated May 4, 2014. This plan was reviewed by the Development Review Committee at its meeting on August 18, 2014. 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 the Department of Permitting Services 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 the existing driveway for Lot 20 and any driveways opposite the existing houses on the preliminary plan.
2. Confirm the plat number for the property east of the site.
3. Improvements along River Road (MD 190) as required by the Maryland State Highway Administration.

The nearest downstream inlet is in the Maryland State Highway Administration right-of-way for River Road. Applicant should contact the State for review and approval of the storm drain analysis.

4. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by each common driveway.
5. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.

Division of Traffic Engineering and Operations

100 Edison Park Drive, 4th Floor • Gaithersburg, Maryland 20878
Main Office 240-777-2190 • TTY 240-777-6013 • FAX 240-777-2080
trafficops@montgomerycountymd.gov



Ms. Kathy Reilly
Preliminary Plan No. 120140110
August 14, 2014
Page 2

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Monet L. Lea, our Development Review Area Engineer for this project at monet.lea@montgomerycountymd.gov or (240) 777-2197.

Sincerely,



Gregory M. Leck, Manager
Development Review Team

M:\corres\FY15\Traffic\Active\120140110, Country Club Hills, MCDOT plan review ltr.doc

Enclosure

cc: Nick Bauman Owner
Geoffrey Ciniero CMS Associates, LLC
Scott Newill MDSHA AMD
Preliminary Plan folder
Preliminary Plan letters notebook

cc-e: Catherine Conlon M-NCPPC DARC
Matt Folden M-NCPPC Area 1
Atiq Panjshiri MCDPS RWPR
Monet Lea MCDOT DTEO



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: COUNTRY CLUBS HILLS LOT 8 Preliminary Plan Number: 1-20140110

Street Name: RIDGEFIELD ROAD

Master Plan Road Classification: TERTIARY SECONDARY gml

Posted Speed Limit: 25 mph

Street/Driveway #1 (_____)

Street/Driveway #2 (_____)

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

Sight Distance (feet) OK?
 Right _____
 Left _____

Comments: _____

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

*Source: AASHTO

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

ENGINEER/ SURVEYOR CERTIFICATE

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

[Signature]
 Signature _____ Date 3/4/14

22538
 PLS/P.E. MD Reg. No.



Montgomery County Review:	
<input checked="" type="checkbox"/>	Approved
<input type="checkbox"/>	Disapproved:
By:	<u>[Signature]</u>
Date:	<u>3/14/14</u>



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

September 9, 2013

Jonathan Bauman
66 S. Flagstone Path Circle
The Woodlands, TX 77381

Re: Forest Conservation Exemption Plan # 42014022E
Chapter 22A-5(s)(2) Exemption Request
Property Name: Country Club Hills: Part of Lot 8 and Lot 9, Block A
Action: **Confirmed with the Tree Save Plan Provision**

Dear Jonathan Bauman:

On September 6, 2013, the Development Applications and Regulatory Coordination staff of the Montgomery County Planning Department received a revised Forest Conservation Law Exemption request for the subject property.

This forest conservation exemption request is in response to review comments issued on August 16, 2013. This Chapter 22A-5(s)(2) exemption, is for an activity on a tract of land less than 1 acre that will not result in the clearing of more than 20,000 square feet of forest or any champion trees. The exemption request is part of a preliminary plan of subdivision application proposing the creation of a building lot. Within the tract area, the proposed activity would include the clearing of specimen tulip poplar trees and as a result this exemption request requires a tree save plan to be reviewed with the preliminary plan of subdivision.

The Chapter 22A-5(s)(2) forest conservation exemption plan (Plan # 42014022E) for Part of Lot 8 and Lot 9, Block A, Country Club Hills is **confirmed with the Tree Save Plan Provision**. At the time of Preliminary Plan, a tree save plan must be submitted to show tree preservation and a mitigation planting for the removal of specimen tulip poplar trees. This tree save plan will be reviewed by the Area 1 planner who will be presenting the preliminary plan of subdivision application to the Montgomery County Planning Board.

If you have any questions regarding this action or the required tree save plan review, I can be reached at 301-495-4564.

Sincerely,

Stephen Peck
Senior Planner
Development Applications and Regulatory Coordination
M-NCPPC - Montgomery County Planning Department

CC: Chris Fremuth, Dryad Design Co., Inc., 11179 Marriottsville, MD 21104



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

March 4, 2015

Mr. Geoffrey Ciniero, P.E.
CMS Associates, LLC
4925 Ellis Lane
Ellicott City, MD 21043

Re: Stormwater Management **CONCEPT** Request
for Country Club Hills Part of Lot 8 & 9
Preliminary Plan #: 120140110
SM File #: 259995
Tract Size/Zone: 0.187 Ac./R-60
Total Concept Area: 0.187 Ac.
Lots/Block: Part 8&9/A
Watershed: Little Falls Branch

Dear Mr. Ciniero:

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 proposes to meet required stormwater management goals via ESD by the use of a drywell and landscape infiltration.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

This list may not be all-inclusive and may change based on available information at the time.

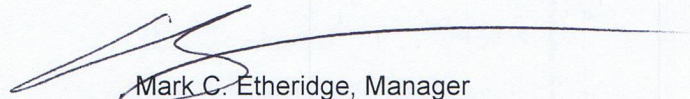
Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

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.

Mr. Geoffrey Ciniero, P.E.
March 4, 2015
Page 2 of 2

If you have any questions regarding these actions, please feel free to contact David Kuykendall at 240-777-6332.

Sincerely,

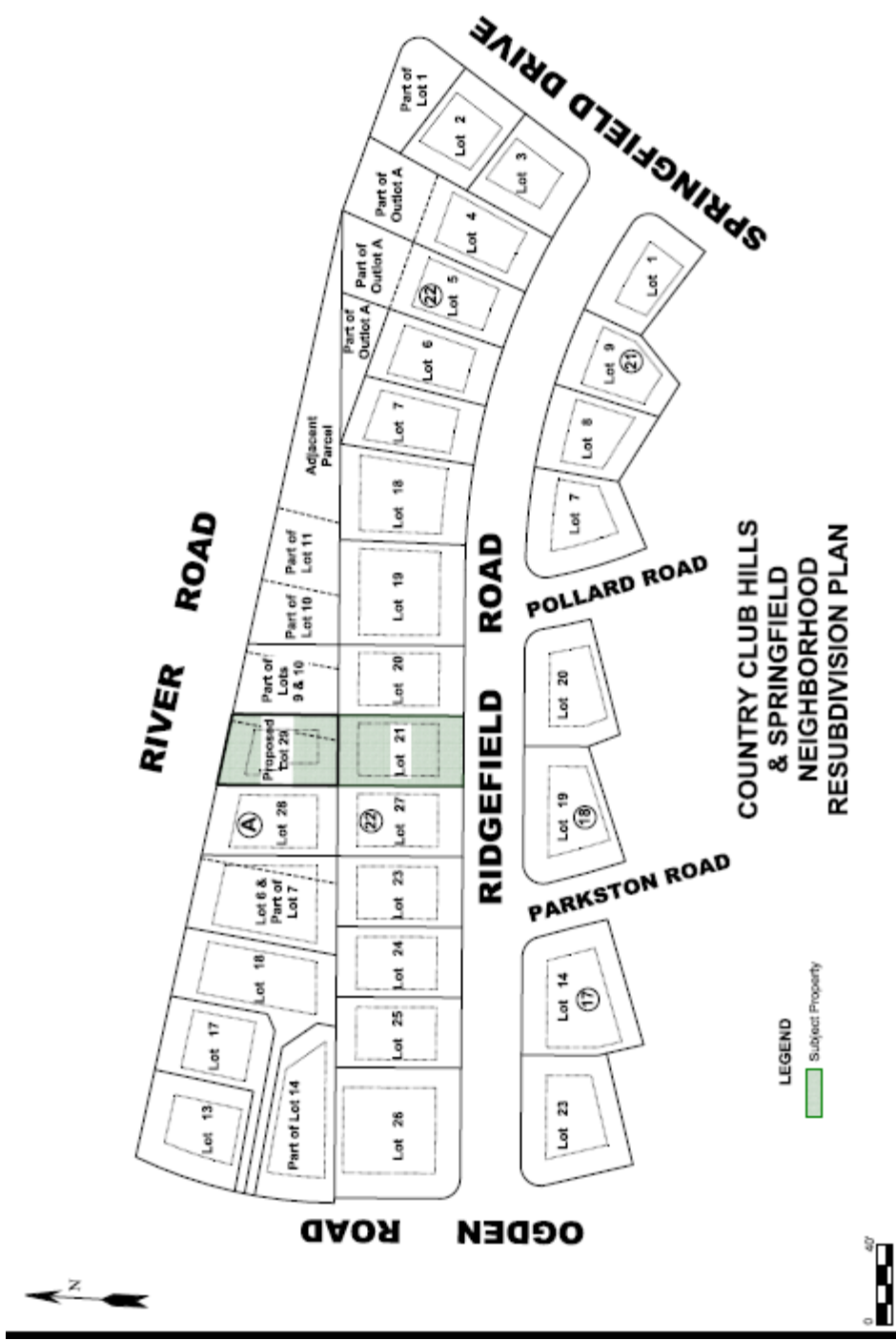


Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: me CN259995 Country Club Hill.DWK

cc: C. Conlon
SM File # 259995

ESD Acres:	0.187
STRUCTURAL Acres:	0.00
WAIVED Acres:	0.00



resubdivision criteria 120140110 country club hills

lot	block	street frontage	alignment	buildable lot area (sf)	shape	lot width	size (sf)
13	A	100 & 98	Perpendicular	3,662	Rectangular	100 & 98	9,876
14	A	80	Perpendicular	5,664	Rectangular	80	11,022
17	A	25	Perpendicular	3,771	Rectangular	75	9,308
18	A	25	Perpendicular	5,959	Rectangular	70	13,492
28	A	70	Perpendicular	4,271	Rectangular		8,924
26	A	125 & 130	Perpendicular	7,730	Rectangular	125 & 130	15,164
25	22	70	Perpendicular	4,154	Rectangular	70	8,750
24	22	70	Perpendicular	4,156	Rectangular	70	8,750
23	22	70	Perpendicular	4,160	Rectangular	70	8,750
27	22	70	Perpendicular	4,159	Rectangular	70	8,750
20	22	70	Perpendicular	6,743	Rectangular	70	8,750
19	22	100	Perpendicular	5,848	Rectangular	100	12,778
18	22	80	Perpendicular	3,987	Rectangular	80	11,284
7	22	60	Perpendicular	3,621	Rectangular	60	8,536
6	22	60	Perpendicular	3,566	Rectangular	60	7,920
5	22	60	Perpendicular	3,566	Rectangular	60	7,844
4	22	60	Perpendicular	3,823	Rectangular	60	8,205
3	22	83 & 90	Perpendicular	2,689	Rectangular	83 & 90	8,600
2	22	75	Perpendicular	3,823	Rectangular	75	7,640
23	17	110 & 130	Perpendicular	4,094	Rectangular	110 & 130	12,041
14	17	91 & 117	Perpendicular	5,723	Rectangular	91 & 117	12,870
19	18	100 & 137	Perpendicular	4,147	Rectangular	100 & 137	10,829
20	18	70 & 117	Perpendicular	3,704	Rectangular	70 & 117	9,640
7	21	110 & 121	Perpendicular	3,292	Rectangular	110 & 121	9,651
8	21	85	Perpendicular	3,124	Rectangular	85	7,649
9	21	80	Perpendicular	3,605	Rectangular	80	7,595
1	21	75 & 119	Perpendicular	2,469	Rectangular	75 & 119	7,828
21	22	70	Perpendicular	4,166	Rectangular	70	8,750

table revised by staff based on applicant's revised resubmission of nov 2015

prepared 11.9.15