

## Preliminary Plan Data Table and Checklist

Plan Name: George A. Davis Subdivision				
Plan Number: 1-06013				
Zoning: R-60				
# of Lots: 3				
# of Outlots: 0				
Dev. Type: 3 one-family detached dwelling units				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	6,000 sq.ft.	11,900 sq.ft. is minimum proposed	<i>Duvil</i>	Jan. 6, 2005
Lot Width	60ft.	Must meet minimum	<i>Duvil</i>	Jan. 6, 2005
Lot Frontage	25 ft.	Must meet minimum	<i>Duvil</i>	Jan. 6, 2005
Setbacks				Jan. 6, 2005
Front	25 ft. Min.	Must meet minimum	<i>Duvil</i>	Jan. 6, 2005
Side	8 ft. Min./ 18 ft. total	Must meet minimum	<i>Duvil</i>	Jan. 6, 2005
Rear	20 ft. Min.	Must meet minimum	<i>Duvil</i>	Jan. 6, 2005
Height	35 ft. Max.	May not exceed maximum	<i>Duvil</i>	Jan. 6, 2005
Max Resid'l d.u. or Comm'l s.f. per Zoning	5 dwelling units	3 dwelling units	<i>Duvil</i>	Jan. 6, 2005
Site Plan Req'd?	No	No	<i>Duvil</i>	Jan. 6, 2005
<b>FINDINGS</b>				
<i>SUBDIVISION</i>				
Lot frontage on Public Street	Yes	Yes	<i>Duvil</i>	Jan. 6, 2005
Road dedication and frontage improvements	Dedication	Yes	DPWT memo	Dec. 15, 2005
Environmental Guidelines	Yes	Yes	Environmental memo	Jan. 13, 2005
Forest Conservation	Yes	Yes	Environmental memo	Jan. 13, 2005
Master Plan Compliance	Yes	Yes	<i>Duvil</i>	Jan. 6, 2005
Parks	Yes	Yes	Parks memo	Sept. 12, 2005
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management	Yes	Yes	DPS memo	Nov. 15, 2005
Water and Sewer	Yes	Yes	WSSC memo	Sept. 12, 2005
Local Area Traffic Review	Not required	N/A	<i>Duvil</i>	
Fire and Rescue	Yes	Yes	MCFRS	Jan. 12, 2006

**AGENCY  
CORRESPONDENCE**



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

November 15, 2005

Mr. David McKee  
Benning & Associates, Inc.  
8933 Shady Grove Court  
Gaithersburg, MD 20877

Re: Stormwater Management **CONCEPT** Request  
for George A. Davis Subdivision  
Preliminary Plan #: 1-06013  
SM File #: 219820  
Tract Size/Zone: .83/r-60  
Total Concept Area: .83ac  
Lots/Block: Proposed 5-7  
Parcel(s): N/A  
Watershed: Rock Creek

Dear Mr. McKee:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quality control and onsite recharge via the disconnection of rooftop runoff 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. Site grading will be provided in a manner that will direct the site drainage flow towards Newport Mill Road.

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





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

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

Maryland Department of Transportation

September 8, 2005

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

Re: Montgomery County  
MD 586 General  
George A. Davis Subdivision  
File No. 1-06013

Dear Ms. Conlon:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the preliminary plan application for the George A. Davis subdivision. We have completed our review and have no comments at this time.

If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Gregory Cooke at 410-545-5602, Mr. John Borkowski at 410-545-5595, or by using our toll free number in Maryland only, 1-800-876-4742 (x-5602 for Greg, x-5595 for John). You may also E-mail Greg at [gcooke@sha.state.md.us](mailto:gcooke@sha.state.md.us) or John at [jborkowski@sha.state.md.us](mailto:jborkowski@sha.state.md.us). Thank you for your cooperation.

Very truly yours,

  
Steven D. Foster, Chief  
Engineering Access Permits Division

SDF/jb

cc: Mr. Darrell Mobley (Via E-mail)  
Mr. Augustine Rebish (Via E-mail)  
Mr. Richard Weaver, M-NCPPC (Via E-mail)





DEPARTMENT OF PUBLIC WORKS  
AND TRANSPORTATION

Douglas M. Duncan  
County Executive

Arthur Holmes, Jr.  
Director

December 15, 2005

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

RE: Preliminary Plan No. 1-06013  
George A Davis Subdivision

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated August 2, 2005. This plan was reviewed by the Development Review Committee at its meeting on September 12, 2005. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to DPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. 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. Since the proposed subdivision drains to an existing closed section street, include spread and inlet efficiency computations in the impact analysis.
2. The sight distances study has not been accepted. Prior to approval of the record plat by DPS, the applicant's engineer will need to submit a revised sight distances certification. The revised form will need to reflect the required sight distance in each direction for lot # 6. DPS may approve the sight distances certification forms at the record plat stage.
3. 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:



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. 1-06013  
December 15, 2005  
Page 2

- A. 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.
- B. Remove and replace the existing sidewalk with a five (5) foot wide concrete sidewalk across the site frontage.
- 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.

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

Sincerely,



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

Enclosure

m:/subdivision/farhas01/preliminary plans/1-06013.George A Davis, SF, gml revs.doc

cc: David McKee, Benning Associates  
Pat Bowman, PBC LLC  
Shahriar Etemadi; M-NCPPC Development Review  
Joseph Y. Cheung; DPS Right-of-Way Permitting & Plan Review  
Christina Contreras; DPS Right-of-Way Permitting & Plan Review

EPD Recommendation to Dev Rev Div:  X  Approve w/conditions as noted below  
  Hold for revision/additional information   Disapproval

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS

TO:  Richard Weaver   
Development Review Division

SUBJECT: Plan #  1-06013 , Name  George A. Davis Subdivision   
DRC date:  Monday, September 12, 2005

The above-referenced plan has been reviewed to determine if it meets requirements of the Guidelines for Environmental Management of Development in Montgomery County, and other county regulations that may apply. The following recommendations are made for the DRC meeting:

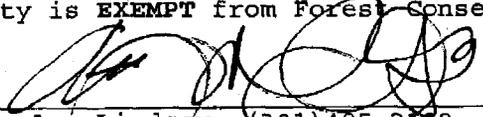
SUBMITTAL ADEQUACY  
 XXX  Plan is complete. (see recommendations below)

EPD RECOMMENDATIONS:  
 XXX  Approval with conditions as specified below. (see comments)

Comments:

1. Tighten limits of disturbance along MNCPPC property to minimize the effects on park trees.
2. Provide specifics of tree protection planned for the affected trees on and off-site.
3. Existing house should not be demolished without an arborist's report and an approved Tree Save Plan.
4. Property is **EXEMPT** from Forest Conservation Law as per 4-05322E (Small property)

SIGNATURE:

  
Amy Lindsey, (301)495-2189  
Environmental Planning  
Countywide Planning Division

DATE:  September 12, 2005

cc: David McKee, Benning & Associates  
Pat Bowman, PBC LLC

Reminder: Address your submissions/revisions to the Reviewer who completed the Comments sheet.  
Put the Plan numbers on your cover/transmittal sheets.

DRCRPinWord; rev 4/20/04

9/12/05

**TO: Cathy Conlon, Subdivision Supervisor, Development Review Division  
Richard Weaver, Subdivision Review, Development Review Division**

**FROM: Doug Powell, Plan Review Coordinator, Park Planning and Resource  
Analysis Unit, Countywide Planning Division**

**RE: Park and Natural Resources Issues involved in plan 1-06013, George  
A. Davis Subdivision**

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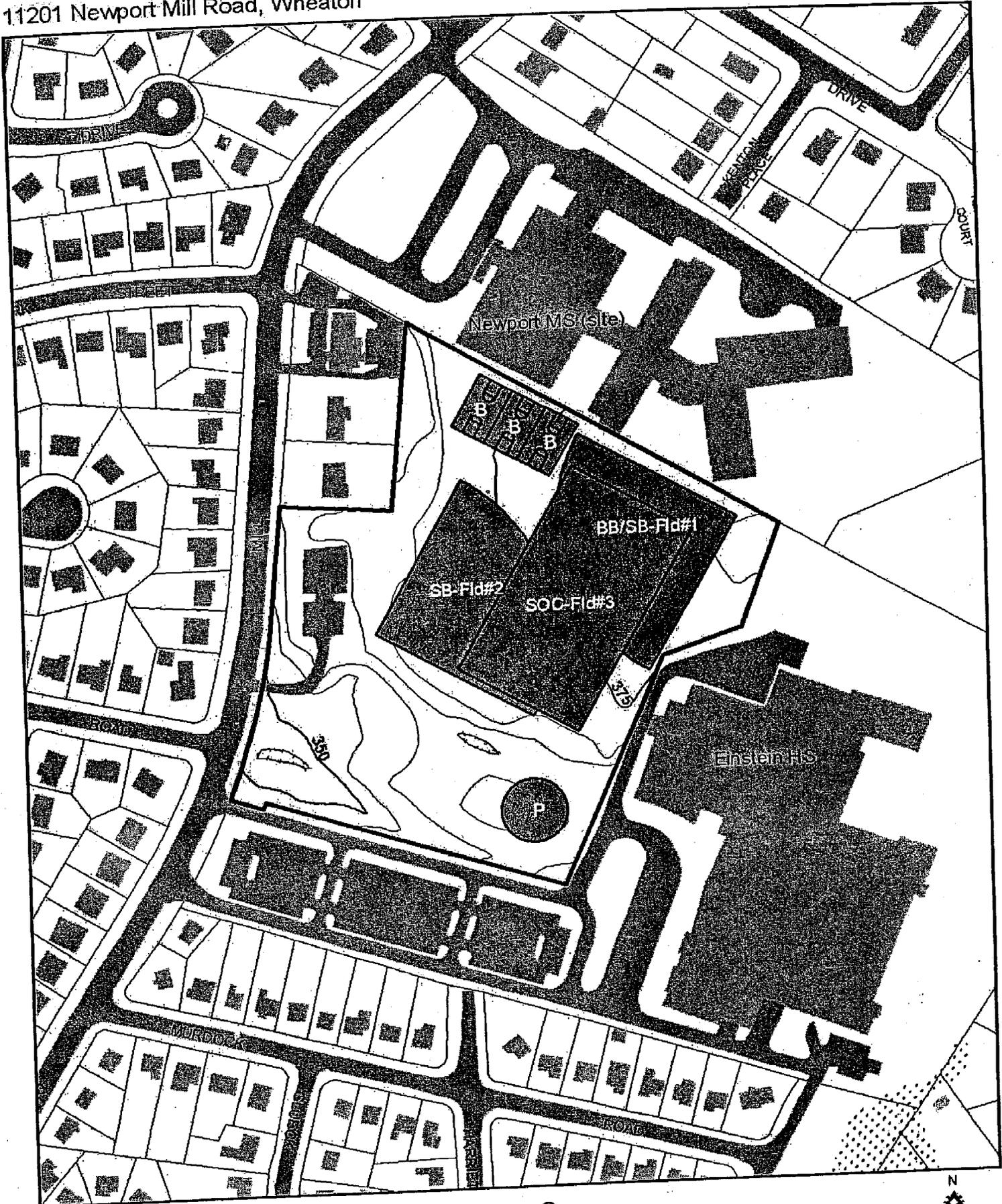
**1-06013**

**George A. Davis Subdivision**

- No disturbance of trees and other vegetation on adjacent parkland. No grading onto parkland.
- Applicant to notify homeowners of existence of adjacent Local Park and active recreational facilities thereon. Notice to include possibility of future improvements to park.

# Newport Mill Local Park

11201 Newport Mill Road, Wheaton



Acreage 9.3  
 Facility Code D77

Region S  
 Area WH

Date 07/01/2002



## WSSC Comments on Items for September 12, 2005, Development Review Committee Meeting

File Number	Project Name	Comments
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1-06013

GEORGE A. DAVIS SUBDIVISION

Water and sewer lines abut property. Connections required. Follow WSSC abandonment procedures if existing connections are to be abandoned – if not to be abandoned, show existing connection on plan.

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**Unless otherwise noted, all extensions require Requests for Hydraulic Planning Analysis and need to follow the System Expansion Permit (SEP) Process. Contact WSSC's Development Services Center (301-206-8650) or visit the Development Services on WSSC's web-site ([www.wsscwater.com](http://www.wsscwater.com)) for information on requesting a Hydraulic Planning Analysis and additional requirements for extensions. Contact WSSC's Permit Services (301-206-4003) for information on service connections and on-site system reviews.**



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## FIRE MARSHAL COMMENTS

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DATE: 1-12-06  
TO: PLANNING BOARD, MONTGOMERY COUNTY  
VIA:  
FROM: JOHN FEISSNER 240.777.2436  
RE: APPROVAL OF ~ NEWPORT MILL SUBDIVISION NO # (GEORGE DAVIS)

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1. **PLAN APPROVED.**

- a. Review based only upon information contained on the plan submitted 1-12-06. 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

12/11/2005

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**CERTIFIED MAIL RETURN RECEIPT REQUESTED**

Kingdom Hall of Jehovah's Witnesses  
11235 Newport Mill Road  
August 24, 2005

Development Review Division of  
MNC-P&PC  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

RE: Proposed George A. Davis Subdivision; MNC-P&PC Plan # 1-06013

Reference is made to B&A Benning & Associates, Inc., Land Planning Consultants, letter (undated), postmarked Aug. 10, 2005, and signed by David W. McKee. The letter contained 2 enclosures: 1) Preliminary Map; 2) Information tract on Participation in Subdivision Process.

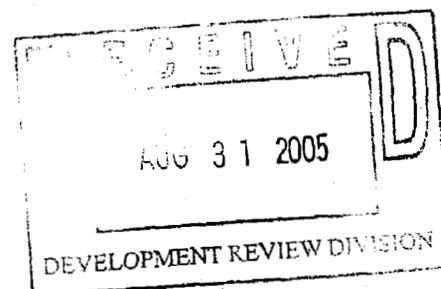
The Operating Committee which has general oversight for the Kingdom Hall of Jehovah's Witnesses (an adjacent property to the north of the site proposed to be subdivided) has two (2) concerns at this time:

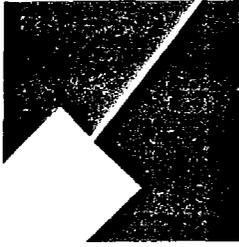
1. How the developer will control storm water run off from the 3 proposed sites so as not to impact the Kingdom Hall Site.
2. What, if any, privacy fence or barrier is proposed to separate the Kingdom Hall property from the Subdivided Property?

Sincerely,

  
Richard A. Reynolds for  
Operating Committee

Copy to: Mr. David W. McKee  
Benning & Associates, Inc  
8933 Shady Grove Court  
Gaithersburg, MD 20877





January 6, 2006

Mr. Richard A. Reynolds  
Kingdom Hall of Jehovah's Witnesses  
11235 Newport Mill Road  
Kensington, MD 20895

RE: George A. Davis  
Preliminary Plan #1-06013

Dear Mr. Reynolds:

This is in response to your letter dated August 24, 2005, regarding your specific concerns pertaining to the referenced preliminary plan.

It is my understanding that your specific concerns include storm water run off generated from the proposed site and whether a privacy fence or barrier is proposed between your property and the proposed site.

The proposed site is located on the southeast side of Newport Mill Road, approximately 200 feet south of the intersection with Stark Street, northwest of Newport Mill Park. The plan proposes three residential lots for the construction of three one-family detached dwelling units. Two dwellings, which currently exist on the property, will be removed.

A stormwater management concept has been submitted and approved by the Department of Permitting Services (DPS), which attempts to minimize any negative impacts on adjacent properties. Among several mediation measures proposed, the plan includes drywells, where feasible, rain barrels and required grading, which will direct site drainage flows toward Newport Mill Road. For more detailed information regarding the stormwater concept you may contact DPS at 240-777-6300.

In reference to the privacy fence, there are no subdivision regulations, which would require a barrier or fence between the two properties. Therefore, none is required for the subject preliminary plan.

I trust this adequately responds to your concerns. Should you have further questions or need additional assistance, please do not hesitate to contact me at (301) 495-1321.

Sincerely,

Dolores Kinney, Senior Planner  
Development Review Division