

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

**MCPB**  
**Item #**  
**09/27/07**



**MEMORANDUM**

**DATE:** September 14, 2007

**TO:** Montgomery County Planning Board

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

**FROM:** *NB*  
Neil Braunstein (301-495-4532)  
Development Review Division

**REVIEW TYPE:** Preliminary Plan of Subdivision and Preliminary Water Quality Plan

**APPLYING FOR:** 2 lots for 2 one-family detached dwelling units

**PROJECT NAME:** McCormick's Addition to Horizon Hill

**CASE #:** 120070210

**REVIEW BASIS:** Chapter 50, Montgomery County Subdivision Regulations

**ZONE:** RE-2

**LOCATION:** Southwest quadrant of the intersection of Glen Mill Road and Red Barn Lane

**MASTER PLAN:** Potomac Subregion

**APPLICANT:** Anne H. Johnson

**ENGINEER:** Benning & Associates

**FILING DATE:** October 6, 2006

**HEARING DATE:** September 27, 2007

**RECOMMENDATION:** Approval of the preliminary plan and associated preliminary water quality plan subject to the following conditions:

- 1) Approval under this preliminary plan is limited to two lots for two one-family detached dwelling units.
- 2) The applicant must comply with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) and/or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits, as applicable.
- 3) The record plat must provide for dedication of right-of-way for Glen Mill Road to achieve a 35-foot-wide right-of-way as measured from the centerline.
- 4) The applicant must comply with the conditions of the MCDPS stormwater management concept and preliminary water quality plan approval dated November 1, 2006.
- 5) The applicant must comply with the conditions of the MCDPS, Wells and Septic Section approval dated April 10, 2007.
- 6) The applicant must comply with the conditions of the Montgomery County Department of Public Works and Transportation (MCDPWT) letter dated November 7, 2006, unless otherwise amended.
- 7) The applicant must satisfy provisions for access and improvements as required by MCDPWT prior to recordation of plat(s).
- 8) 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.
- 9) The record plat must show necessary easements.

## **SITE DESCRIPTION**

The subject property, pictured below and in Attachment A (Vicinity Map), is a 5 acre recorded parcel located in the southwest quadrant of the intersection of Glen Mill Road and Red Barn Lane. The site is located within the RE-2 zone. The property is currently developed with a one-family residence and several out-buildings, which will be retained. One of the existing outbuildings, a barn located near the Red Barn Lane frontage of the property, is an existing nonconforming structure because it encroaches into the required setback from Red Barn Lane. The site is surrounded by developed one-family residential lots in the RE-2 zone on the north, south, and west and in the RE-1 zone to the east.

The subject property is located within the Piney Branch Special Protection Area (SPA) within the Watts Branch watershed. Other than the portions of the property developed with the residence, out-buildings, and associated paved driveways, the property is primarily covered by an open, mowed lawn. Three significant trees are located on the property. There are no forests, stream buffers, wetlands, or other environmentally sensitive features on or adjacent to the site.





## **PROJECT DESCRIPTION**

The applicant proposes to subdivide the existing parcel into two lots. Proposed Lot 1 will contain the existing one-family residence, outbuildings, and all existing improvements. Proposed Lot 2 will contain a future one-family residence. Access to both lots will be from Red Barn Lane. Proposed Lot 1 will be three acres in size and proposed Lot 2 will be two acres in size. The existing residence is served by public water and a private septic system and the future residence on proposed Lot 2 will likewise be served by public water and a private septic system.

(Attachment B – proposed plan)

## **ANALYSIS AND FINDINGS**

### **Master Plan Compliance**

The Potomac Subregion Master Plan does not specifically address the subject property. The master plan recommends retention of existing zoning throughout the subregion in the absence of a specific recommendation for change on a particular property. Thus, in the case of the subject property, the master plan calls for retention of the existing RE-2 zoning. The proposed subdivision complies with the recommendations adopted in the Master Plan in that it proposes one-family residential development consistent with surrounding development patterns and the current zoning designation.

The master plan identifies the segment of Glen Mill Road on which the subject property fronts as an exceptional rustic road. The proposed development will not negatively affect the character of the road because access will be from Red Barn Lane and no improvements are proposed on Glen Mill Road.

### **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. Access to the proposed lots will be from driveways on Red Barn Lane. Sidewalks do not exist and are not proposed on Red Barn Lane; however, the low traffic volume allows safe pedestrian use of the roadway. Proposed vehicle and pedestrian access for the subdivision will be safe and adequate.

### **Environment**

The site does not contain any streams, wetlands, or floodplains and there are no environmental buffers on the site. Environmental guidelines for protection of environmentally sensitive areas, therefore, are not applicable to this subdivision.

There are no forests on the site, but three significant trees exist. A preliminary forest conservation plan was submitted that addresses tree protection for these three trees, which are proposed to be retained. One acre of afforestation is required, which will be satisfied off-site. Staff intends to try to locate this afforestation within the Piney Branch SPA. The Plan meets all applicable requirements of the County Forest Conservation Law.

Because the site is within the Piney Branch SPA, it has been determined to require approval of a preliminary water quality plan (PWQP). Montgomery County Department of Permitting Services (MCDPS) approved its portion of the PWQP requirements on November 1, 2006. In this SPA, there are no limits on impervious surfaces, and the property does not include any stream valley area that should be reforested, therefore, staff recommends that the Planning Board approve the PWQP, in compliance with the approval by MCDPS.

The MCDPS Stormwater Management Section approved the stormwater management concept and PWQP for the project on November 1, 2006. The stormwater management concept includes dry wells and rooftop disconnects for water quality control and recharge. Channel protection is not required because the one-year post-development peak discharge is less than 2 cubic feet per second.

### **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, including the requirements for resubdivision, as discussed below. 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 RE-2 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 attached Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

One of the existing outbuildings, a barn located near the Red Barn Lane frontage of the property, is an existing nonconforming structure because it encroaches into the required setback from Red Barn Lane. Approval of this preliminary plan, however, will not increase the degree of nonconformity.

Public facilities and services are available and will be adequate to serve the proposed development. The Property will be served by private septic systems and public water. The application has been reviewed by the Montgomery County Fire and Rescue Service who have determined that the Property has appropriate access for fire and rescue vehicles. Other public facilities and services, such as schools, police stations, firehouses and health services are currently operating according to the Growth Policy resolution currently in effect and will be adequate to serve the Property. Electrical and telecommunications services are also available to serve the Property.

## **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 24 lots, excluding the two proposed lots (Attachment C). The neighborhood includes lots on Glen Mill Road and Red Barn Lane that are in the RE-2 zone. The lots share two access points. The designated neighborhood provides an adequate sample of the lot and development pattern of the area. A tabular summary of the area based on the resubdivision criteria is included in Attachment D.

## C. Analysis

### Comparison of the Character of Proposed Lots to Existing

In performing the analysis, the above-noted resubdivision criteria were applied to the delineated neighborhood. The proposed lots are 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 50-2(b)(2). As set forth below, the attached tabular summary and graphical documentation support this conclusion:

#### **Frontage:**

In a neighborhood of 24 lots, lot frontages range from 32 feet to 710 feet. Five of the lots have frontages of less than 100 feet and the remaining 19 lots have frontages of more than 100 feet. Proposed Lot 1 has a frontage of 370 feet on Red Barn Lane and 280 feet on Glen Mill Road, and Proposed Lot 2 has a frontage of 192 feet. **The proposed lots will be of the same character as existing lots in the neighborhood with respect to lot frontage.**

#### **Alignment:**

Of the 24 existing lots in the neighborhood, 20 are perpendicular in alignment, three are radial, one is a corner lot. Proposed Lot 1 is a corner lot and Proposed Lot two is a perpendicular lot. **The proposed lots are of the same character as existing lots with respect to the alignment criterion.**

#### **Size:**

The lots in the delineated neighborhood range from two acres to 6.11 acres. Eighteen of the 24 existing lots are under three acres in size. Proposed Lot 1 is three acres in size and Proposed Lot 2 is two acres in size. **The proposed lot sizes are in character with the size of existing lots in the neighborhood.**

#### **Shape:**

Eighteen of the existing lots in the neighborhood are irregularly shaped. The remaining six lots consist of three pipestem lots and three rectangular lots. The two proposed lots are irregularly shaped. **The shapes of the proposed lots will be in character with shapes of the existing lots.**

#### **Width:**

The lots in the delineated neighborhood range from 150 feet to 636 feet in width. Sixteen of the existing lots have widths under 200 feet, seven have widths between 200 feet and 392 feet, and one lot has a width of 636 feet. Proposed Lot 1 has a width of 383 feet and Proposed Lot 2 has a width of 190 feet. **The proposed lots will be in character with existing lots in the neighborhood with respect to width.**

#### **Area:**

The lots in the delineated neighborhood range from 0.32 acres to 2.55 acres in buildable area. Twenty-one of the existing lots have a buildable area under two acres and three



have a buildable area over two acres. Proposed Lot 1 has a buildable area of 2.00 acres and Proposed Lot 2 has a buildable area of 1.33 acres. **The proposed lots will be of the same character as other lots in the neighborhood with respect to buildable area.**

**Suitability for Residential Use:** The existing and the proposed lots are zoned residential and the land is suitable for residential use.

### **Citizen Correspondence and Issues**

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 date. As of the date of this report, no citizen letters have been received.

### **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 two proposed lots are of the same character as the existing lots in the defined neighborhood with respect to each of the resubdivision criteria and, therefore, comply with Section 50-29(b)(2) of the Subdivision Regulations. The proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance and comply with the recommendations of the Potomac Subregion 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 whom have recommended approval of the plan. Therefore, approval of the application, including the preliminary water quality plan, with the conditions specified above is recommended.

### **Attachments**

- Attachment A – Vicinity Development Map
- Attachment B – Proposed Development Plan
- Attachment C – Neighborhood Data Table
- Attachment D – Neighborhood Map
- Attachment E – Agency Correspondence Referenced in Conditions

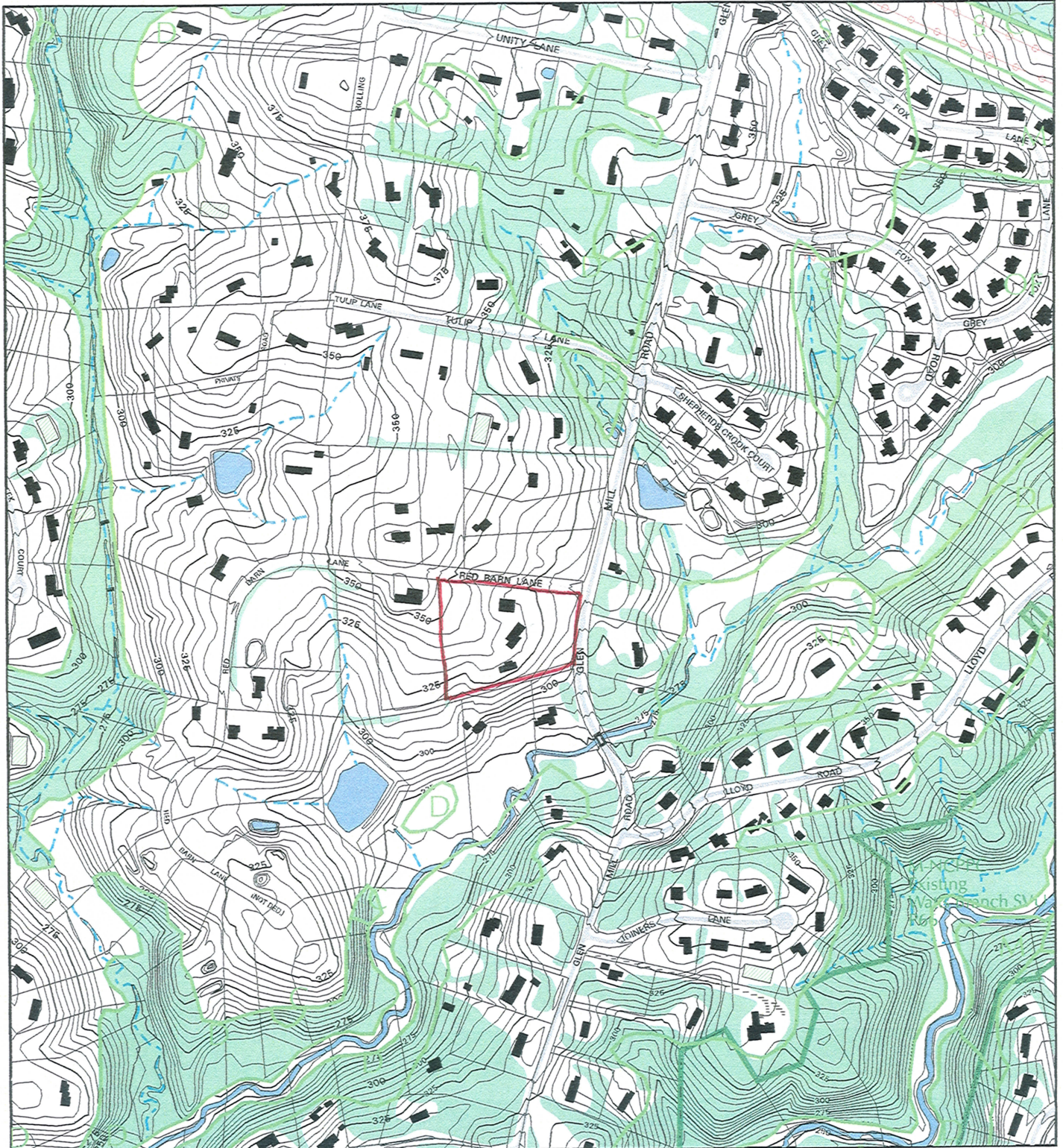
Table 1: Preliminary Plan Data Table and Checklist

<b>Plan Name: McCormick's Addition to Horizon Hill</b>				
<b>Plan Number: 120070210</b>				
<b>Zoning: RE-2</b>				
<b># of Lots: 2</b>				
<b># of Outlots: N/A</b>				
<b>Dev. Type: Residential</b>				
<b>PLAN DATA</b>	<b>Zoning Ordinance Development Standard</b>	<b>Proposed for Approval by the Preliminary Plan</b>	<b>Verified</b>	<b>Date</b>
Minimum Lot Area	2 acres	2 acres minimum	NB	9/14/07
Lot Width	150 ft.	190 ft. minimum	NB	9/14/07
Lot Frontage	25 ft.	192 ft. minimum	NB	9/14/07
Setbacks				
Front	50 ft. Min.	Must meet minimum <sup>1</sup>	NB	9/14/07
Side	17 ft. Min./35 ft. total	Must meet minimum <sup>1</sup>	NB	9/14/07
Rear	35 ft. Min.	Must meet minimum <sup>1</sup>	NB	9/14/07
Height	50 ft. Max.	May not exceed maximum <sup>1</sup>	NB	9/14/07
Max Resid'l d.u. per Zoning	2	2	NB	9/14/07
MPDUs	N/A		NB	9/14/07
TDRs	N/A		NB	9/14/07
Site Plan Req'd?	No		NB	9/14/07
<b>FINDINGS</b>				
<b>SUBDIVISION</b>				
Lot frontage on Public Street		Yes	NB	9/14/07
Road dedication and frontage improvements		Yes	Agency letter	11/7/06
Environmental Guidelines		N/a	Staff memo	11/6/06
Forest Conservation		Yes	Staff memo	8/3/07
Master Plan Compliance		Yes	NB	9/14/07
<b>ADEQUATE PUBLIC FACILITIES</b>				
Stormwater Management		Yes	Agency letter	11/1/06
Water and Sewer (WSSC)		Yes	Agency letter	11/6/06
Well and Septic		Yes	Agency letter	4/10/07
Local Area Traffic Review		N/a	Staff memo	11/6/06
Fire and Rescue		Yes	Agency letter	11/6/06

<sup>1</sup> As determined by MCDPS at the time of building permit.



# MCCORMICKS ADDITION TO HORIZON HILL (120070210)



Map compiled on October 27, 2006 at 3:37 PM | Site located on base sheet no - 216NW10

**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.

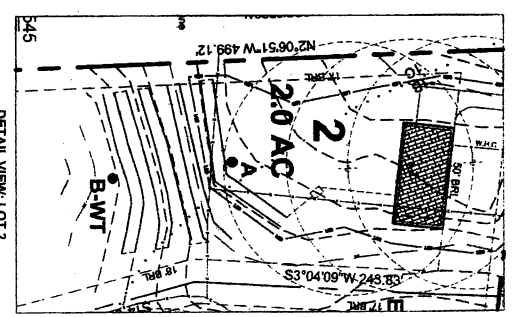
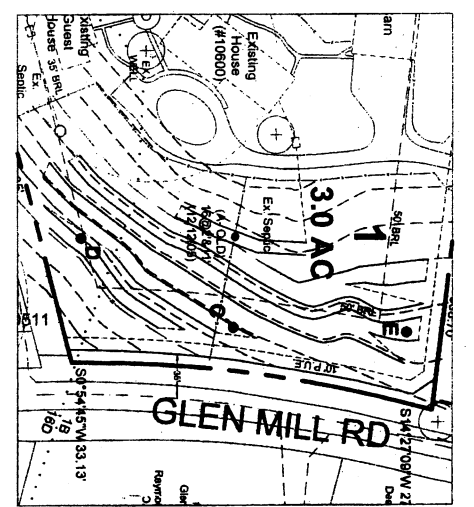
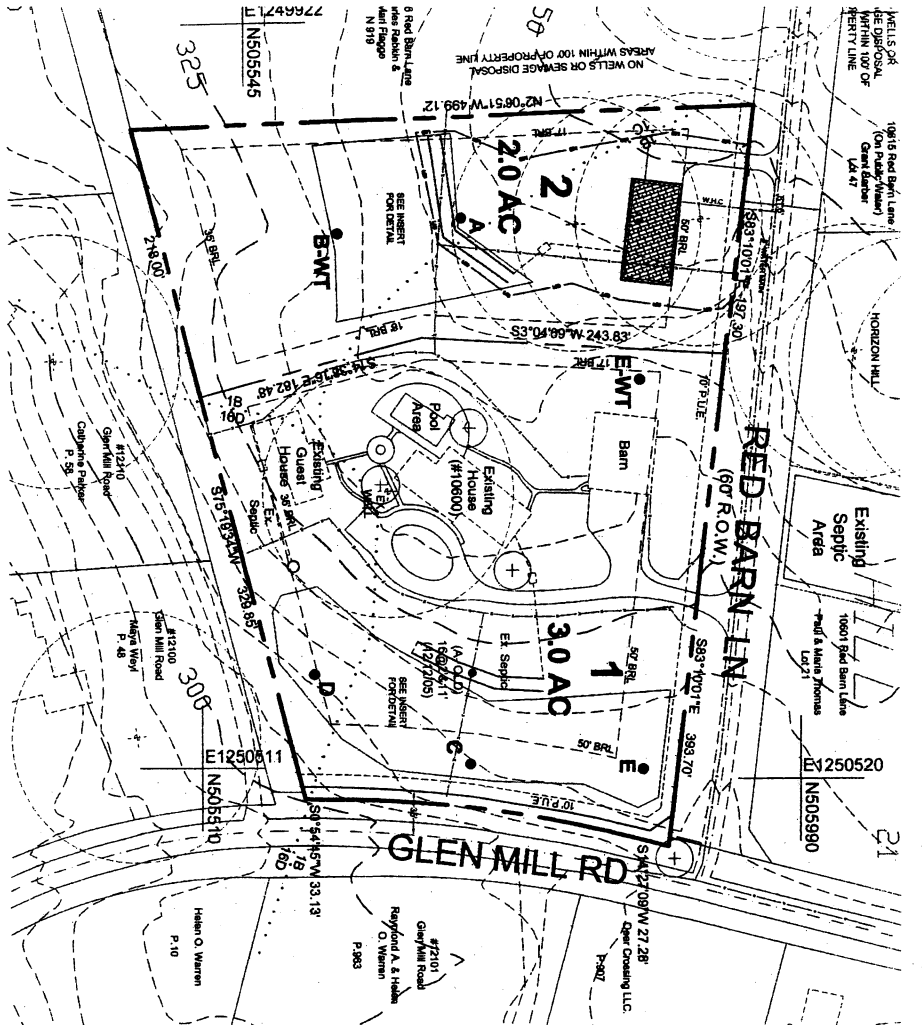
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Key Map



N  
  
 Research & Technology Center  
 0 600  
 1 inch = 600 feet  
 1 : 7200





**SEWAGE DISPOSAL SYSTEM DESIGN DATA:**

Station	Invert	Flow	Velocity	Time	Flow	Velocity	Time	Flow	Velocity	Time	Flow	Velocity	Time	Flow	Velocity	Time	Flow	Velocity	Time
1	42.5	1.0	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0
2	42.5	1.0	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0
3	42.5	1.0	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0
4	42.5	1.0	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0
5	42.5	1.0	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0
6	42.5	1.0	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0
7	42.5	1.0	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0
8	42.5	1.0	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0
9	42.5	1.0	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0
10	42.5	1.0	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0	42.5	1.0	1.0

**NOTES:**

1. AREA OF PROPERTY - 5.00 acres
2. EXISTING ZONING: RE-2
3. NO. OF LOTS PERMITTED IN THE RE-2 ZONE: 2
4. NO. OF LOTS SHOWN IN THE RE-2 ZONE: 2
5. EXISTING SEWER & WATER SERVICE CATEGORIES: S-6, W-1
6. SITE TO BE SERVED BY PUBLIC WATER AND SEPTIC SYSTEMS
7. LOCATED IN SPECIAL PROTECTION AREA - PINNEY BRANCH OF WATTS BRANCH
8. DEVELOPMENT STANDARDS (RE-2):  
 Frontyards - 50'  
 Sideyards - 35' total 17' minimum  
 Rearyards - 35'  
 Minimum Lot Area - 87,130 sq ft  
 Minimum Lot Area - 87,130 sq ft
9. UTILITIES TO BE PROVIDED BY: Washington Gas, Verizon, Potomac Edison

**SEWAGE DISPOSAL SYSTEM DESIGN DATA:**

1. AREA OF PROPERTY - 5.00 acres

2. EXISTING ZONING: RE-2

3. NO. OF LOTS PERMITTED IN THE RE-2 ZONE: 2

4. NO. OF LOTS SHOWN IN THE RE-2 ZONE: 2

5. EXISTING SEWER & WATER SERVICE CATEGORIES: S-6, W-1

6. SITE TO BE SERVED BY PUBLIC WATER AND SEPTIC SYSTEMS

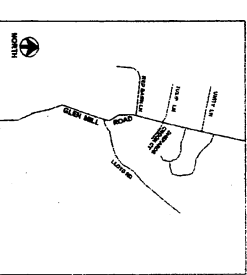
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 Minimum Lot Area - 87,130 sq ft  
 Minimum Lot Area - 87,130 sq ft

9. UTILITIES TO BE PROVIDED BY: Washington Gas, Verizon, Potomac Edison

**ZONING STANDARDS:**

ZONE: RE-2	Req.	Prov.
Lot Size	2.0 AC	2.0 AC or larger
Front Setback	50'	50' or more
Sideyards	17' min., 35' total	17' or more
Rearyard	35'	35' or more
Building Height	50' Max.	50' or less
Lot Coverage	25% Max.	4%
Lot Width @ Building Line	150'	150' or more



PREPARED FOR:  
 Anne H. Johnson  
 10800 Red Barn Lane  
 Potomac, MD 20854  
 301-340-3118

**VICINITY MAP**  
 1" = 2000'

**PRELIMINARY PLAN**  
**McCORMICK'S ADDITION TO HORIZON HILL**  
**Montgomery County, Maryland**



Benning & Associates, Inc.  
 Land Planning Consultants  
 8332 Shady Grove Court  
 Gaithersburg, MD 20877  
 (301) 948-6240

date: September 2006  
 scale: 1" = 50'

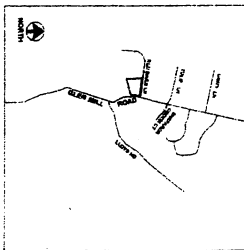
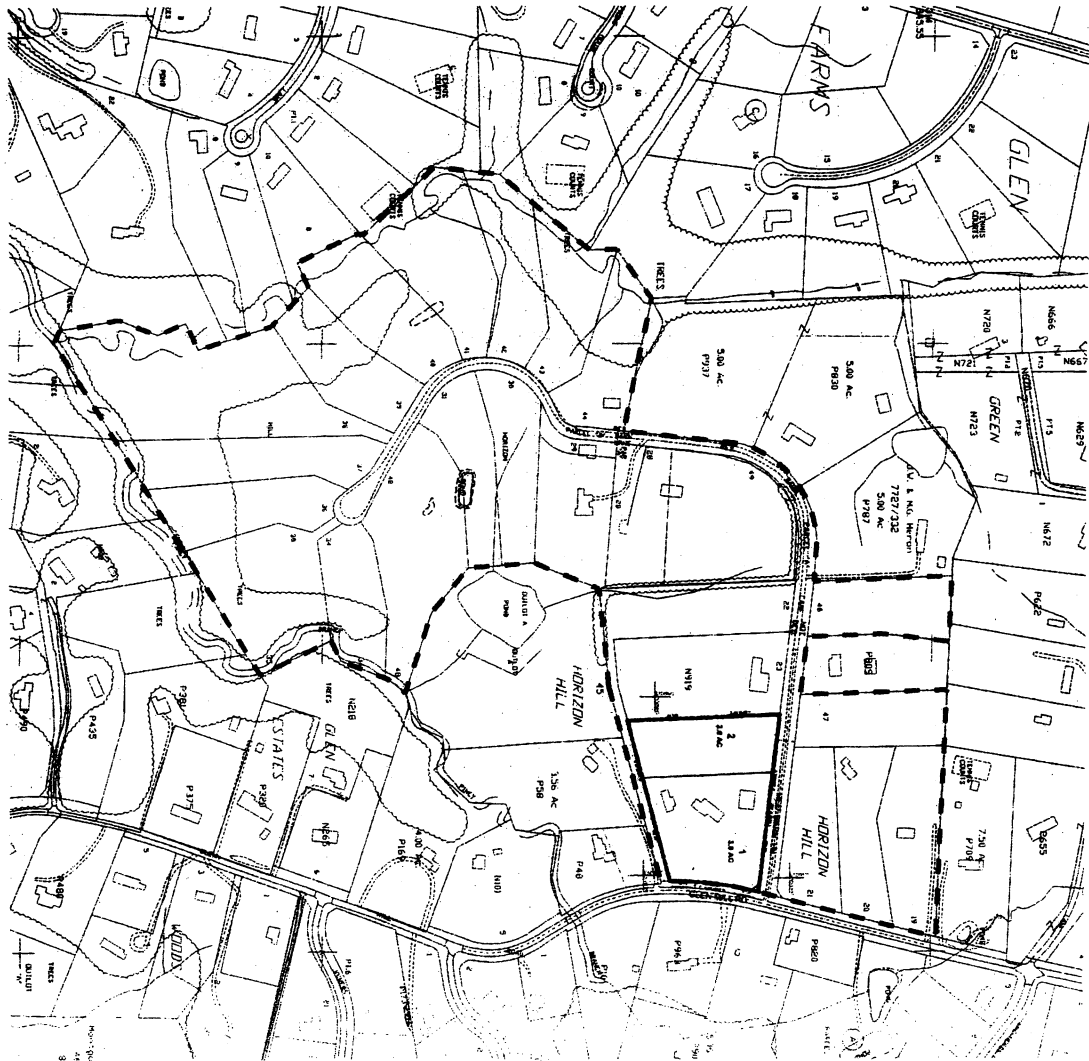


SHEET 1 OF 1

DATE	9/20/06
BY	ADG
CHECKED	ADG
SCALE	1" = 50'



Lot #	Frontage (ft.)	Alignment	Size (ac.)	Shape	Width (ft.)	Area (ac.)
1	280	corner	3.00	irregular	383	2.00
2	192	perpendicular	2.00	irregular	190	1.33
19	145	perpendicular	2.53	irregular	155	1.79
20	175	perpendicular	2.09	irregular	168	1.29
21	203	corner	2.05	irregular	215	1.07
22	170	perpendicular	2.92	pipestem	170	1.65
23	273	perpendicular	3.43	rectangular	273	2.48
28	178	perpendicular	2.03	rectangular	178	1.29
29	309	perpendicular	2.66	irregular	270	1.80
30	258	perpendicular	2.07	irregular	226	1.27
31	264	perpendicular	2.00	irregular	215	1.21
34	62	radial	2.05	irregular	176	0.72
35	33	radial	3.63	pipestem	150	1.12
36	91	radial	2.33	irregular	172	0.82
37	210	perpendicular	2.79	irregular	194	1.06
38	32	perpendicular	6.11	pipestem	150	0.84
39	176	perpendicular	2.40	irregular	194	0.79
40	152	perpendicular	2.80	irregular	189	0.90
41	79	perpendicular	3.40	irregular	150	0.58
42	132	perpendicular	2.24	irregular	158	0.47
43	109	perpendicular	2.10	irregular	150	0.32
44	308	perpendicular	2.04	irregular	292	0.72
46	183	perpendicular	2.00	irregular	183	1.30
47	175	perpendicular	2.00	rectangular	175	1.32
48	363	perpendicular	4.06	irregular	392	2.53
49	710	perpendicular	4.00	irregular	636	2.55



PREPARED FOR:  
 Anne H. Johnson  
 10600 Red Barn Lane  
 Potosi, MD 20854  
 301-340-3118

VICINITY MAP  
 1" = 2000'

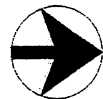
**NEIGHBORHOOD MAP**  
**MCCORMICK'S ADDITION TO HORIZON HILL**  
 Montgomery County, Maryland



Beruning & Associates, Inc.  
 Land Planning Consultant  
 8913 Shady Grove Court  
 Catonsville, MD 20877  
 (301) 945-0246

date: September 2006

scale: 1" = 50'



DATE	9/20/06
DRAWN	...
CHECKED	...
DATE	...
DRAWN	...
CHECKED	...





## DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

November 1, 2006

Robert C. Hubbard  
Director

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

Re: **Preliminary/Final Water Quality Plan**  
for McCormick's Addition to Horizon Hill  
SM File 228661  
Tract Size/Zone: 5 acres/RE-2  
Tax Plate: FQ33  
Montg. Co. Grid: 28 B12  
Watershed: Watts Branch/Piney Branch

**SPECIAL PROTECTION AREA**

Dear Mr. McKee:

Based on a review by the Department of Permitting Services (DPS) Review Staff, the Preliminary/Final Water Quality Plan for the above mentioned site is **acceptable**. This review is for the elements of the Preliminary/Final Water Quality Plan of which DPS has lead agency responsibility, and does not include limits on imperviousness or stream buffer encroachments.

**Site Description:** The site is located on Red Barn Lane Road which is within the Piney Branch Special Protection Area. The proposed improvements consist of the construction of one single family house.

**Stormwater Management:** Control of the channel protection storm is not required because the one-year post development peak discharge is less than 2.0 cubic feet per second. Dry wells and roof top disconnect will be used to treat the new rooftop area for quality control and recharge. Non rooftop disconnect will be used to treat the new driveway.

**Sediment Control:** Due to the minimal amount of grading that is proposed, the use of super silt fence will be acceptable for sediment control. An engineered sediment control plan is required for this development.

**Conditions of Approval:** The following condition must be addressed during the detailed sediment control/stormwater management plan stage. This list may not be all inclusive and may change based on available information at the detailed plan review stage.

1. The dry wells are to be placed in accordance with the stormwater concept plan.
2. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.



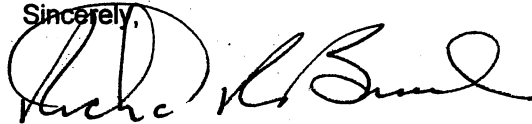
David W. McKee  
November 1, 2006  
Page 2

Payment of the stream monitoring fee is required prior to the approval of the sediment control plan. The stream monitoring fee computation is to be submitted for verification during the stormwater management/sediment control review process.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. 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, 240-777-6334

Sincerely,



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

RRB:CN224293

cc: L. Galanko  
SM File # 228661

Qn not required;  
QI on-site; Acres: 5  
Recharge provided



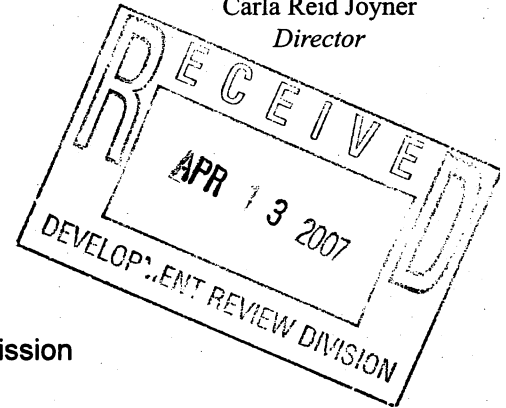
DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Carla Reid Joyner  
Director

MEMORANDUM

April 10, 2007



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

FROM: Carla Reid Joyner, Director  
Department of Permitting Services

SUBJECT: Status of Preliminary Plan: #1-20070210,  
McCormick's Addition to Horizon Hill

This is to notify you that the Well & Septic Section of MCDPS has approved the plan received in this office on July 21, 2005.

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 for both lots. The existing water well must be sealed by a licensed well driller prior to the approval of the record plat.
4. The only allowable water fixtures inside the existing barn are water troughs for livestock.

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

cc: Owner  
Surveyor  
File



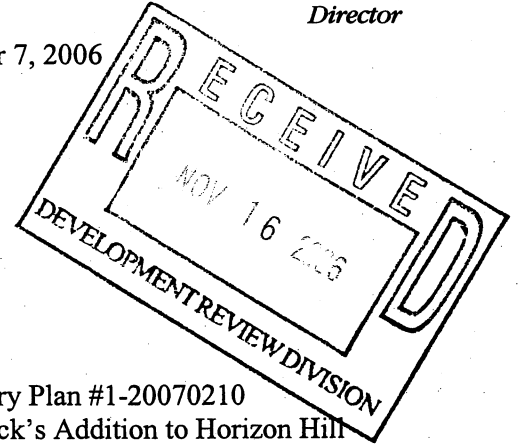
DEPARTMENT OF PUBLIC WORKS  
AND TRANSPORTATION

Douglas M. Duncan  
County Executive

Arthur Holmes, Jr.  
Director

November 7, 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 #1-20070210  
McCormick's Addition to Horizon Hill

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated "September 2006". This plan was reviewed by the Development Review Committee at its meeting on 11/06/06. 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 all existing planimetric and topographic details specifically paving, storm drainage, driveways adjacent and opposite the site as well as existing rights of way on both sides and easements on the preliminary plan.
2. Right of way dedication for Glen Mill Road per 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. 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.



Division of Operations

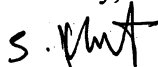


Ms. Catherine Conlon  
Preliminary Plan No. 1-20060760  
Date November 7, 2006  
Page 2

5. The owner will be required to submit a recorded covenant for the operation and maintenance of private streets, storm drain systems, and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
6. Please coordinate with Department of Fire and Rescue about their requirements for emergency vehicle access.
7. Wells and septic systems cannot be located within the right of way nor slope or drainage easements.
8. 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.
9. Please note Glen Mill Road is included on the Rustic Roads Program. As such, coordination with Rustic Roads Committee will be necessary and every effort must be made to preserve the significant features within the right of way of that roadway.

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](mailto: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/ 1-20070210, McCormicks Addition to Horizon Hill.doc

Enclosures ()

cc: Ann Johnson  
David McKee, Benning & Associates  
Joseph Y. Cheung; DPS RWPPR  
Sarah Navid; DPS RWPPR  
Shahriar Etemadi; M-NCPPC TP  
Gregory Leck, DPWT TEOS  
Preliminary Plan Folder  
Preliminary Plans Note Book