

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE MEETING SUMMARY

DRC DATE 2/12/07

PLAN NUMBER 120070330 PLAN NAME Derriek's Addn. to Ashton
M-NCPPC DEVELOPMENT REVIEW DIVISION PACKAGER Rich Weaver
ATTENDING FOR APPLICANT: Phil Perkie, Judy Kline and Applicant

SUMMARY OF ISSUES RAISED/INFORMATION NEEDED:

DEVELOPMENT REVIEW DIVISION – SUBDIVISION SECTION

Written Comments? Y/N

- Zoning/Density Calculation Resubdivision? Y(N) Neighborhood and Tabular Summary Needed
 Subdivision Waiver Justification Needed

Comments Why does applicant believe SE not needed for the car wash?
Need w/s category change; layout doesn't conform to master plan.

COUNTYWIDE PLANNING DIVISION – ENVIRONMENTAL PLANNING

Written Comments? Y/N

- NRI/FSD include offsite swim area Stream Buffer/Sensitive Area Encroachment Forest Conservation include offsite swim area
 Tree Save Plan Noise Grading Justification for Waiver - Environmental

Comments No impervious limit due to zoning; FCP should include road row
being dedicated

MCDPS – STORMWATER MANAGEMENT

Written Comments? Y/N

Stormwater Management Concept: Approved H4106 Under Review Information Needed

- Floodplain Study Needed

Comments Offsite swim must be constructed and operating before
the start of construction on this site.

MONTGOMERY COUNTY FIRE AND RESCUE

Written Comments? Y/N

Comments _____

MCDPWT – TRANSPORTATION

Written Comments? Y/N

- Road Dedication _____
 Sidewalks (Location(s): _____)
 Recorded Covenant for Future Road Construction Recorded Covenant Private Streets
 Site Distance Storm Drainage Analysis Justification-Modified Tertiary Road
 Justification-Closed Section Roads Shared Driveway Ingress/Egress
 Road Improvements _____

Comments no significant comments - state roads.

STATE HIGHWAY ADMINISTRATION

Written Comments? Y/N

- Road Dedication _____
 Site Distance Reservation _____

Road Improvements Will be constructed by SHA under agreement with applicant
Comments two entrances are acceptable right now, but need permits
from SHA

PARK PLANNING AND RESOURCE ANALYSIS

Written Comments? Y/N

- Park Dedication Trail(s) Park Facilities (other than trails)

Comments _____

COUNTYWIDE PLANNING DIVISION – TRANSPORTATION PLANNING

Written Comments? Y/N

Local Area Transportation Review (Traffic Statement/Traffic Study) updated study being reviewed

APF/PAT Review? Y/N

Road Dedication _____

Sidewalks (Location(s): _____)

Road Improvements _____

Comments Revise internal circulation pattern to eliminate conflicts; should eastbound left into the site be permitted?

PUBLIC UTILITIES

Written Comments? Y/N

Show 10' PUE, free and clear, along all public road frontage

Comments Concern about conflicts with the retaining wall footings PUES under pavement needs special approval from utility companies. One light pole that needs to be relocated.

MCDPS – WELL AND SEPTIC

Written Comments? Y/N

Septic Approval Needed Fees Required

Comments _____

WSSC – WATER AND SEWER

Written Comments? Y/N

Existing Water and Sewer Sewer Extension Needed Water Extension Needed

Comments Show proposed water and sewer connections on all plans

MCDEP – WATERSHED MANAGEMENT DIVISION

Written Comments? Y/N

Existing Service Area Categories: Water: W-6 Sewer: S-6

Category Change Needed Comments Need approval from County prior to the Board Hearing

DEVELOPMENT REVIEW DIVISION – SITE PLAN SECTION

Written Comments? Y/N

Site Plan Review Needed Landscape and Lighting Plan Needed

Comments _____

COMMUNITY BASED PLANNING DIVISION – MASTER PLAN

Written Comments? Y/N

Comments Finding needed for structural swim in RNC open space; SE needed for the car wash.

MNCPPC HOUSING SPECIALIST and/or HOC

Written Comments? Y/N

Information Needed Redistribute MPDUs Comments _____

MONTGOMERY COUNTY PUBLIC SCHOOLS

Written Comments? Y/N

Dedication Needed _____

HISTORIC PRESERVATION

Written Comments? Y/N

Historic Resource/Setting _____

OTHER COMMENTS

FOLLOW-UP MEETING(S) NEEDED SE and RNC finding issues

APPLICATION COMPLETE

APPLICATION INCOMPLETE

REVISIONS NEEDED water sewer connections

TENTATIVE PLANNING BOARD DATE: none AGENCY APPROVALS NEEDED: _____

SUPPLEMENTAL INFORMATION AND REVISIONS MUST BE SUBMITTED BY: _____

(Tentative Board Date Will Be Postponed if All Necessary Information Has Not Been Received by Date Above)