



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

MCPB
Item # _____
May 31, 2007



MEMORANDUM

DATE: May 16, 2007

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RdK*
Catherine Conlon, Supervisor *CA*
Development Review Division

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

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Resubdivision of Existing Lot 10 and Pt. of Lot 11

PROJECT NAME: Lone Oak

CASE #: 120060890

REVIEW BASIS: Chapter 50, Sec. 50-29 (b)(2), Montgomery County Subdivision Regulations

ZONE: R-60

LOCATION: Located at the northeast quadrant of the intersection of Lone Oak Drive and Hurst Street

MASTER PLAN: North Bethesda – Garret Park

APPLICANT: Ms. Agnes Boyle & Mr. Joseph Welsh

ENGINEER: Maddox Engineers & Surveyors

FILING DATE: March 8, 2006

HEARING DATE: May 31, 2007

STAFF RECOMMENDATION: Approval, pursuant to Section 50-29 (b) (2), Montgomery County Subdivision Regulations subject to the following conditions:

- 1) Approval under this preliminary plan is limited to three (3) residential lots.
- 2) The Applicant must comply with the conditions of the approved tree save plan prior to any demolition, clearing, or grading on the subject property.
- 3) Final sediment control plan must be consistent with limits of disturbance as shown on Tree Save Plan, dated 5/07/07.
- 4) The Applicant must comply with conditions of MCDPWT letter dated May 15, 2006, unless otherwise amended.
- 5) The Applicant must comply with the conditions of approval of the MCDPS stormwater management approval dated March 15, 2006.
- 6) 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.
- 7) Other necessary easements must be shown on the record plat.

SITE DESCRIPTION:

Lot 10 and Part of Lot 11, the "Subject Property", are part of the Lone Oak Subdivision, which was recorded in part in 1934. The Subject Property is located at the northeast quadrant of the intersection of Lone Oak Drive and Hurst Street within the Rock Creek watershed in the North Bethesda/Garrett Park Master Plan Area (Attachment A). Surrounded by one-family detached residential dwellings, the property contains 0.69 acres and is zoned R-60. A one-family detached residential dwelling unit currently exists on the Subject Property and will remain.

PROJECT DESCRIPTION:

This is a preliminary plan of subdivision application to create three (3) residential lots for the construction of three (3) one-family detached dwelling units (Attachment B), one of which currently exists. Access to the site will be directly from Lone Oak Drive and Hurst Street.

ANALYSIS AND FINDINGS

Master Plan Compliance

The North Bethesda-Garrett Park Master Plan does not specifically identify the Subject Property for discussion but does give general guidance and recommendations regarding zoning and land use. The plan recommends that this area maintain the existing zoning as adopted and maintain the low-to-medium density residential character. The master plan supports new and infill development that preserves and maintains the integrity of the existing neighborhoods. The preliminary plan proposes three (3) one-family detached units, one of which currently exists. The proposed resubdivision

complies with the recommendations adopted in the master plan in that it is a request for residential development.

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

There are no environmental features on the property except for specimen trees.

Forest Conservation

There is no forest on this property and this site is exempt from Forest Conservation Law as per 4-05179E, as a Small Property. A tree save plan is required which was prepared and submitted by a certified arborist. The Tree Save Plan proposes to retain trees by restricting disturbance, root pruning, and mulching to minimize compaction.

This property has approximately one specimen tree, one shared specimen tree, and several smaller trees in a manicured landscape setting. The surrounding properties are in a similar condition. The applicant's Tree Save Plan anticipates the retention of both specimen trees, and smaller trees may be retained at the applicant's discretion. Only grading and construction access is allowed in the area shown as being mulched. The grading consists solely of minor (less than 2 ft. fill) to provide for positive drainage.

Stormwater Management

On March 15, 2006, the MCDPS Stormwater Management Section approved the project's stormwater management concept which includes drywells and infiltration trenches for water quality control.

Conformance with 50-29B(2)

Statutory Review Criteria

In order to approve an application for resubdivision, the Planning Board must find that the proposed lots comply 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.

Neighborhood Delineation

In administering the Resubdivision section, the Planning Board must determine the appropriate “neighborhood” for evaluating the application. The applicant has proposed a neighborhood of 31 lots for analysis purposes (Attachment C). The neighborhood boundary extends north to Greenlawn Drive, east to Broad Street, south beyond Lone Oak Drive Drive, and west beyond Hurst Street. Staff is of the opinion that the applicant’s neighborhood delineation is appropriate because it provides an adequate sample that exemplifies the lot and development pattern of the area. Typically, when evaluating the neighborhood, lots that front on roads that lead to the Subject Property are included. The lots fronting on Lone Oak between Hurst Street and Broad Street are included in the neighborhood. The lots fronting on Hurst Street, except Part of Lot 3, between Lone Oak and Greenlawn Drive in Block B of the Knolls Subdivision are also included in the neighborhood. Parts of lots are not included in the neighborhood evaluation because they have been modified from when they were originally approved and may not meet current development standards. Lots 4 – 7 in the Knolls Subdivision are included because they are part of Block B. The applicant has provided a tabular summary of the area based on the resubdivision criteria, which is included in the staff report.

ANALYSIS

Comparison of the Character of Proposed Lots to Existing

In performing the analysis, Staff applied the resubdivision criteria to the delineated neighborhood. Based on the analysis, Staff finds that the proposed resubdivision will be of the same character as the existing lots in the neighborhood. As set forth below, the attached tabular summary (Attachment D) and graphical documentation support this conclusion:

Frontage: In a neighborhood of 31 lots, lot frontages range from 54 feet to 194 feet. The proposed lots have minimum frontage widths of 75 feet each.

Therefore, Staff finds that the proposed lots will be consistent in character with other lots in the neighborhood.

Area: In a neighborhood of 31 lots, lot buildable areas range from 1,883 square feet to 8,902 square feet. Two of the proposed lots have areas of 4,650 and one has an area of 5,985 square feet. **Staff finds that the proposed resubdivision will be consistent in character with the existing lots in the neighborhood with respect to buildable area.**

Lot Size: The lot sizes in the delineated neighborhood range from 5,866 square feet to 15,082 square feet. Two of the proposed lots have sizes of 9,375 square feet and one lot has a size of 11,250 square feet. **Therefore, the lot sizes of the proposed lots will be of the same character as the existing lots in the neighborhood.**

Lot Width: The lot widths in the existing neighborhood range from 54 feet to 136.23 feet. The proposed lots will have lot widths of 75 feet each. **The proposed resubdivision will have a high correlation to the other lots in the neighborhood.**

Shape: The existing lots and the proposed lots are rectangular in shape.

Alignment: There are six (6) existing corner lots in the neighborhood and the remaining lots are perpendicular in alignment. **The plan proposes one (1) corner lot and two (2) perpendicular lots, which will be in character with the other lots in the neighborhood.**

Suitability: The existing lots and the proposed lots are residential in use.

Community Outreach

This plan submittal pre-dated new 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.

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 as further discussed below. Access and public facilities will be adequate to support the proposed lots and uses. The proposed size, width, shape and orientation of the lots are appropriate for the location of the subdivision.

The lots were 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, 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 who have recommended approval of the plan. Therefore, Staff recommends approval of the preliminary plan, subject to conditions.

Attachments

Attachment A Vicinity Development Map

Attachment B Proposed Development Plan

Attachment C Neighborhood Delineation Map

Attachment D Tabular Summary

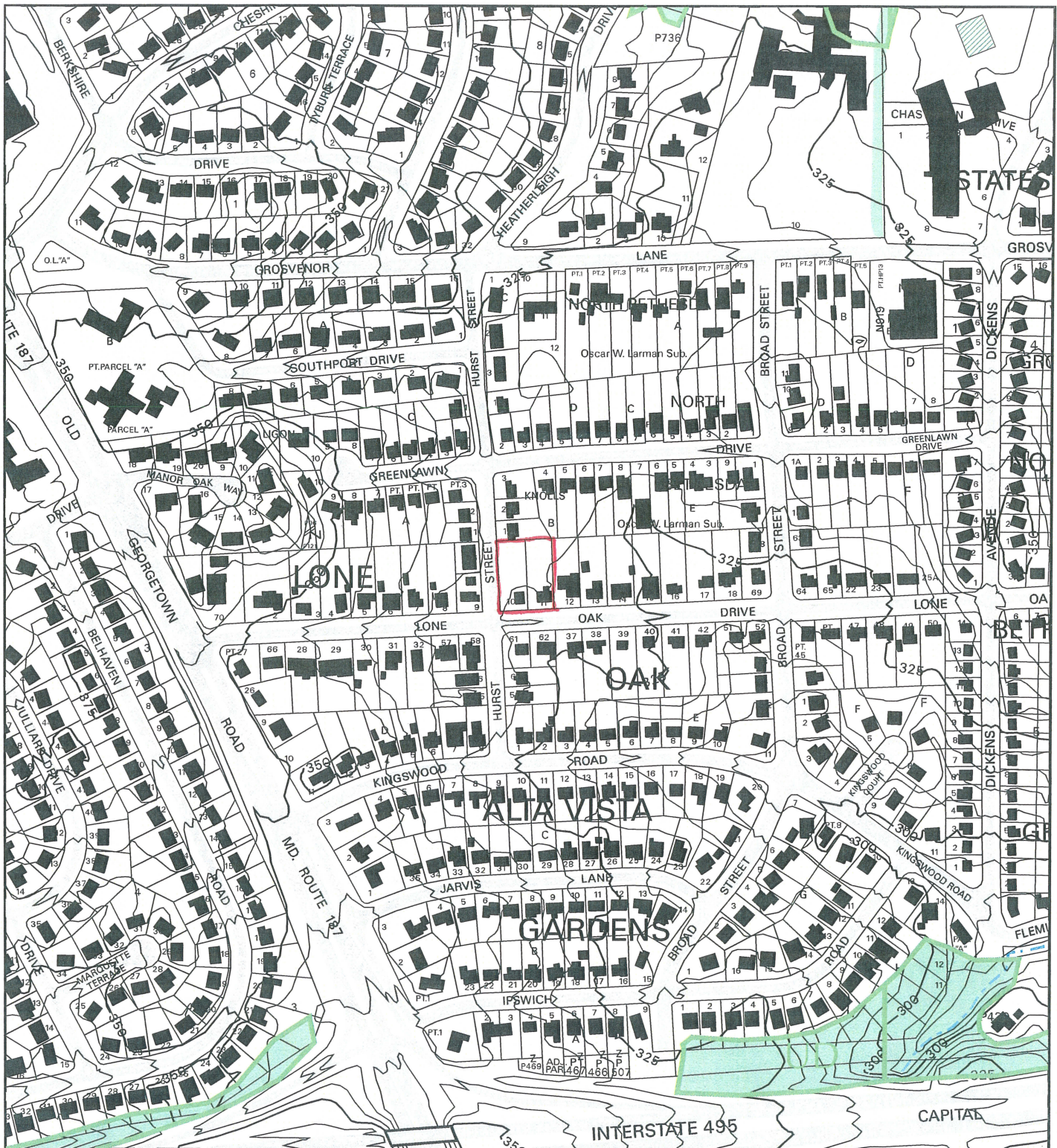
Attachment E Correspondence

TABLE I**Preliminary Plan Data Table and Checklist**

| | | | | |
|--|--|--|--------------------|----------------|
| Plan Name: Lone Oak | | | | |
| Plan Number: 120060890 | | | | |
| 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. | 9,374 sq.ft. is minimum proposed | <i>Done</i> | July 9, 2006 |
| Lot Width | 60 ft. | Must meet minimum | <i>Done</i> | July 9, 2006 |
| Lot Frontage | 25 ft. | Must meet minimum | <i>Done</i> | July 9, 2006 |
| Setbacks | | | | |
| Front | 25 ft. Min. | Must meet minimum | <i>Done</i> | July 9, 2006 |
| Side | 8 ft. Min./ 18 ft. total | Must meet minimum | <i>Done</i> | July 9, 2006 |
| Rear | 20 ft. Min. | Must meet minimum | <i>Done</i> | July 9, 2006 |
| Height | 35 ft. Max. | May not exceed maximum | <i>Done</i> | July 9, 2006 |
| Max Resid'l d.u. per Zoning | 5 dwelling units | 3 dwelling units | <i>Done</i> | July 9, 2006 |
| Site Plan Req'd? | No | No | | July 9, 2006 |
| FINDINGS | | | | |
| SUBDIVISION | | | | |
| Lot frontage on Public Street | Yes | Yes | <i>Done</i> | July 9, 2006 |
| Road dedication and frontage improvements | Dedication | No | DPWT memo | May 15, 2006 |
| Environmental Guidelines | Yes | Yes | Environmental memo | May 7, 2007 |
| Forest Conservation | Yes | Yes | Environmental memo | May 7, 2007 |
| Master Plan Compliance | Yes | Yes | <i>Done</i> | July 9, 2006 |
| ADEQUATE PUBLIC FACILITIES | | | | |
| Stormwater Management | Yes | Yes | DPS memo | March 15, 2006 |
| Local Area Traffic Review | N/A | N/A | | |
| Fire and Rescue | Yes | Yes | DFRS memo | April 10, 2006 |
| | | | | |

LONE OAK (120060890)

ATTACHMENT A



Map compiled on March 29, 2006 at 5:14 PM | Site located on base sheet no - 212NW06

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland - National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

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

Key Map



N



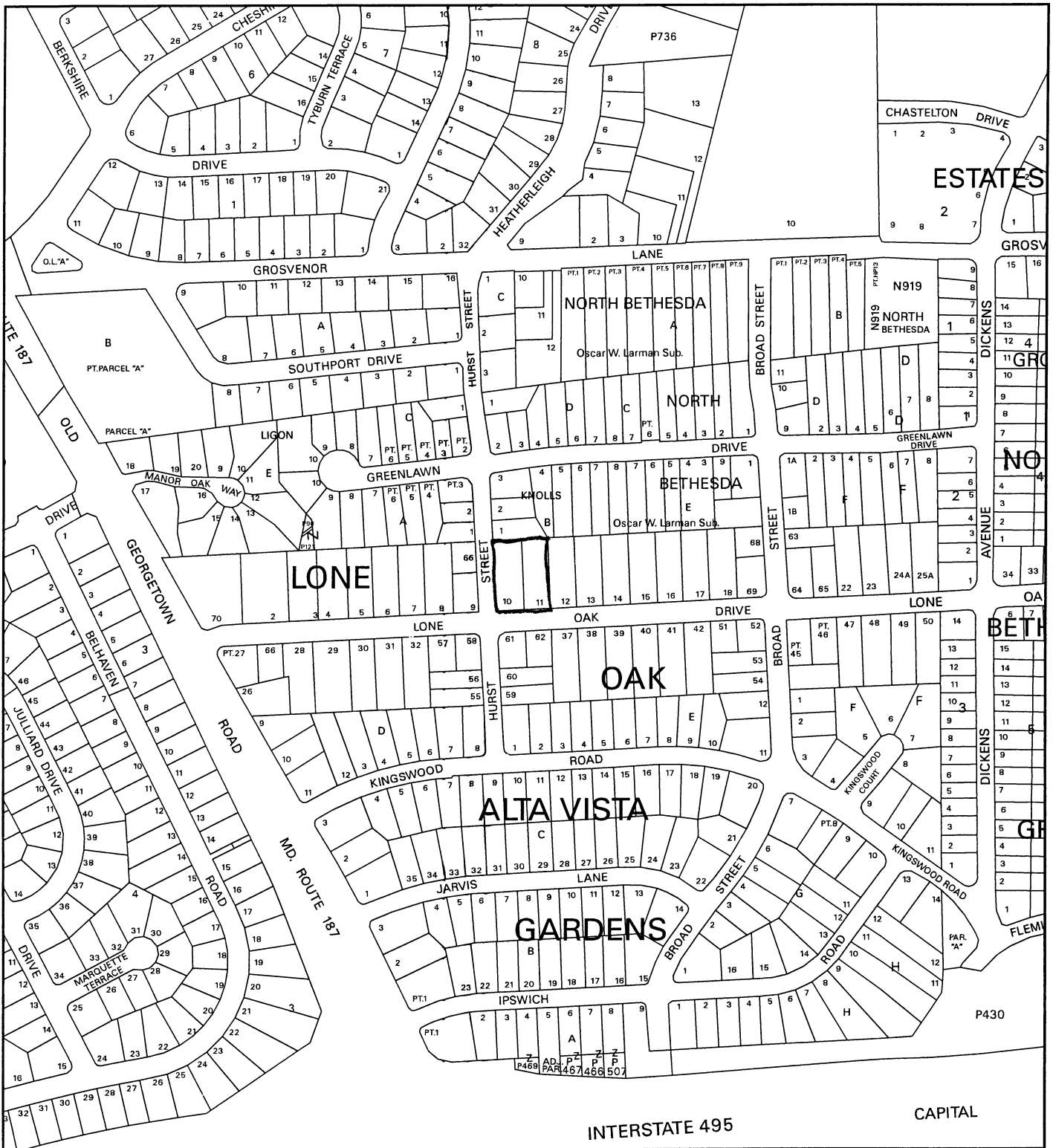
Research & Technology Center

0 400

1 inch = 400 feet
1 : 4800

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

LONE OAK (120060890)



Map compiled on March 29, 2006 at 5:19 PM | Site located on base sheet no - 212NW06

NOTICE

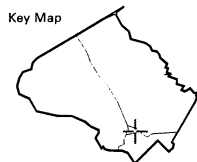
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
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Key Map



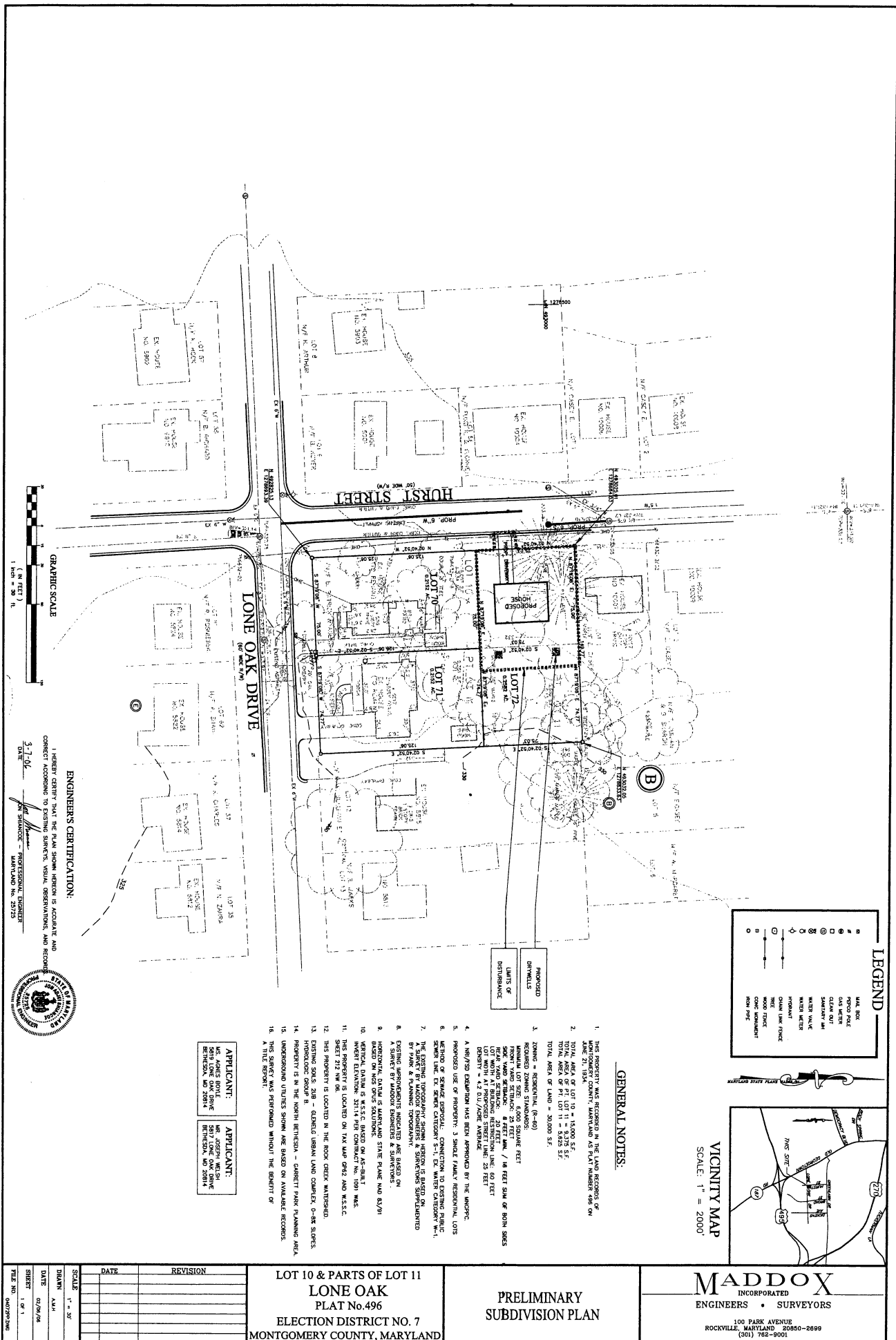
N



Research & Technology Center



1 inch = 400 feet
1 : 4800



| | | | | Lone Oak | | | | |
|----------------------|-----|-------|----------|---------------|--------|-------------|--------|-------|
| Subdivision | Lot | Block | Frontage | Alignment | Size | Shape | Width | Area |
| Lone Oak | 52 | | 75 | Corner | 7,400 | Rectangular | 75.00 | 8,902 |
| Lone Oak | 69 | | 80.77 | Corner | 6,057 | Rectangular | 80.77 | 1,883 |
| Lone Oak | 58 | | 186.11 | Corner | 7,384 | Rectangular | 105.00 | 2,646 |
| Lone Oak | 61 | | 186.23 | Corner | 7,405 | Rectangular | 106.00 | 2,679 |
| Ligon Knolls | 3 | B | 178.71 | Corner | 8,737 | Rectangular | 112.00 | 3,856 |
| Lone Oak | 9 | | 194.23 | Corner | 8,943 | Rectangular | 136.23 | 3,538 |
| Ligon Knolls | 4 | B | 54 | Perpendicular | 9,411 | Rectangular | 54.00 | 5,025 |
| Ligon Knolls | 5 | B | 54 | Perpendicular | 10,305 | Rectangular | 54.00 | 5,569 |
| Ligon Knolls | 7 | B | 54 | Perpendicular | 10,836 | Rectangular | 54.00 | 5,580 |
| Ligon Knolls | 6 | B | 54.4 | Perpendicular | 10,862 | Rectangular | 54.40 | 5,642 |
| Ligon Knolls | 1 | A | 55 | Perpendicular | 6,021 | Rectangular | 55.00 | 2,341 |
| Ligon Knolls | 2 | A | 57 | Perpendicular | 5,866 | Rectangular | 57.00 | 2,255 |
| Ligon Knolls | 1 | B | 57 | Perpendicular | 7,715 | Rectangular | 57.00 | 3,386 |
| Ligon Knolls | 2 | B | 60 | Perpendicular | 7,069 | Rectangular | 60.00 | 3,056 |
| Lone Oak | 51 | | 75 | Perpendicular | 7,400 | Rectangular | 75.00 | 8,892 |
| Lone Oak | 62 | | 75 | Perpendicular | 7,504 | Rectangular | 75.00 | 3,135 |
| Lone Oak | 12 | | 75 | Perpendicular | 15,000 | Rectangular | 75.00 | 8,835 |
| Lone Oak | 13 | | 75 | Perpendicular | 15,000 | Rectangular | 75.00 | 8,835 |
| Lone Oak | 14 | | 75 | Perpendicular | 15,000 | Rectangular | 75.00 | 8,835 |
| Lone Oak | 15 | | 75 | Perpendicular | 15,000 | Rectangular | 75.00 | 8,835 |
| Lone Oak | 16 | | 75 | Perpendicular | 15,000 | Rectangular | 75.00 | 8,835 |
| Lone Oak | 17 | | 75 | Perpendicular | 15,000 | Rectangular | 75.00 | 8,835 |
| Lone Oak | 18 | | 75 | Perpendicular | 15,000 | Rectangular | 75.00 | 8,835 |
| Lone Oak | 37 | | 75 | Perpendicular | 15,018 | Rectangular | 75.00 | 8,835 |
| Lone Oak | 38 | | 75 | Perpendicular | 15,030 | Rectangular | 75.00 | 8,835 |
| Lone Oak | 39 | | 75 | Perpendicular | 15,044 | Rectangular | 75.00 | 8,873 |
| Lone Oak | 40 | | 75 | Perpendicular | 15,056 | Rectangular | 75.00 | 8,882 |
| Lone Oak | 41 | | 75 | Perpendicular | 15,069 | Rectangular | 75.00 | 8,892 |
| Lone Oak | 42 | | 75 | Perpendicular | 15,082 | Rectangular | 75.00 | 8,902 |
| Lone Oak | 68 | | 80.77 | Perpendicular | 6,057 | Rectangular | 80.77 | 1,883 |
| Lone Oak | 66 | | 80.77 | Perpendicular | 6,065 | Rectangular | 80.77 | 1,883 |
| Proposed Lots | | | | | | | | |
| Lone Oak | 70 | B | 75 | Corner | 9,374 | Rectangular | 75 | 4,560 |
| Lone Oak | 71 | B | 75 | Perpendicular | 9,374 | Rectangular | 75 | 4,560 |
| Lone Oak | 72 | B | 75 | Perpendicular | 11,250 | Rectangular | 75 | 5,985 |

CORRESPONDENCE

March 15, 2006

Mr. Jon A Shiancoe
Maddox, Inc.
100 Park Avenue
Rockville, Maryland 20850-2099

Re: Stormwater Management **CONCEPT** Request
for Lone Oak Estates
SM File #: 223932
Tract Size/Zone: 0.69 acs/ R-60
Total Concept Area: 0.69 acs
Lots/Block: Parts of 10/11 Blk. B
Watershed: Cabin John Cr

Dear Mr. Shiancoe:

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 through the use of the disconnected impervious credit and onsite recharge via drywells. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

Please submit a revised stormwater management concept for water quantity and water quality control for review and approval. All submissions must be accompanied by a resubmittal application. The revised submission must incorporate the following items:

The following **conditions** 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. 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.

If you have any questions regarding these actions, please feel free to contact Richard Gee at 240-777-6333.

Sincerely,

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

RRB:dm CN223932

cc: C. Conlon
S. Federline
SM File # 223932

QN – on site; Acres: 0.69
QL – on site; Acres: 0.69
Recharge is not provided



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

MEMORANDUM

TO: Dolores Kinney, Development Review

VIA: Stephen Federline, Supervisor, Environmental Planning

FROM: Amy Lindsey, Environmental Planning

DATE: May 7, 2007

SUBJECT: Preliminary Plan 120060890
Lone Oak Subdivision

RECOMMENDATION:

Environmental Planning staff recommends approval of the preliminary plan of subdivision subject to the following conditions:

1. The proposed development shall comply with the conditions of the approved tree save plan prior to any demolition, clearing, or grading on the subject property.
2. Final sediment control plan must be consistent with limits of disturbance as shown on Tree Save Plan, dated 5/07/07.

BACKGROUND

The 0.69-acre property is located in Montgomery County at the corner of Lone Oak Drive and Hurst Street in the North Bethesda/Garrett Park Master Plan area. Currently, there are two single-family homes on the property. This preliminary plan proposes retaining the existing houses and constructing one new one. Surrounding and confronting uses are all single-family residential. There are no environmental features on the property except for specimen trees. The property is within the Rock Creek watershed; a Use I watershed.

Forest Conservation

There is no forest on this property and this site is exempt from Forest Conservation Law as per 4-05179E, as a Small Property. The exemption letter noted that a Tree Save Plan would be required at Preliminary Plan and Environmental Planning staff confirmed this upon receipt of the Preliminary Plan. A Tree Save Plan has been prepared and submitted by an ISA certified arborist. The Tree Save Plan proposes to retain trees by restricting disturbance, root pruning, and mulching to minimize compaction.

This property has approximately one specimen tree, one shared specimen tree, and several smaller trees in a manicured landscape setting. The surrounding properties are in a similar condition. The applicant's Tree Save Plan anticipates the retention of both specimen trees, and smaller trees may be retained at the applicant's discretion. Only grading and construction access is allowed in the area shown as being mulched. The grading consists solely of minor (<2" fill) to provide for positive drainage.

Environmental Buffers

The site does not include any streams, wetlands, or floodplains and there are no environmental buffers on the property.

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION FOREST CONSERVATION RECOMMENDATIONS

TO: Plan enforcement staff, Development Review Division

SUBJECT: Project Name Lone Oak, Lots 10 and 11 Date Recd 1/11/05
NRI/FSD # 4-05179E

The above-referenced plan has been reviewed by the Environmental Planning Division to determine the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). A determination has been made that the plan qualifies for the following exemption:

EXEMPTION:

X Small Property

X Activity occurring on a tract less than or equal to 1 acre in size where activity will not result in the clearing of more than 30,000 square feet of existing forest, or any specimen or champion trees, and reforestation requirements would be less than 10,000 square feet.

Note: Tree Save Plan, including preservation and/or replanting of individual trees is required in lieu of a FCP where trees are impacted. Forest within any priority area on-site must be preserved.

NOTE: Per section 22A-6(b) of the Forest Conservation Law, Tree Save Plans may be substituted for Forest Conservation Plans on properties where the proposed development is exempt from Forest Conservation except that it involves clearing of specimen or champion trees.

This property may be subject to a Tree Save Plan. A tree save plan may be required as part of the review of the preliminary plan. The need for a tree save plan will be dependent on what is proposed as part of the preliminary plan, including what and where land disturbance activities may occur.

This property is not within a Special Protection Area.

Signature: Candy Bunnag
, Environmental Planning

Date: 2/7/05

cc: Josh Malsel, Benning and Associates (fax: 301-948-0241)

fcpxemption.doc r01/03

| | | | | | |
|-------------------|------------------|---------|--------------|------------|---|
| Post-It® Fax Note | 7671 | Date | 2/7 | # of pages | 1 |
| To | Josh Malsel | From | Candy Bunnag | | |
| Co./Dept. | Benning & Assoc. | Co. | MNCPPC | | |
| Phone # | | Phone # | 3014954543 | | |
| Fax # | 3019480241 | Fax # | | | |

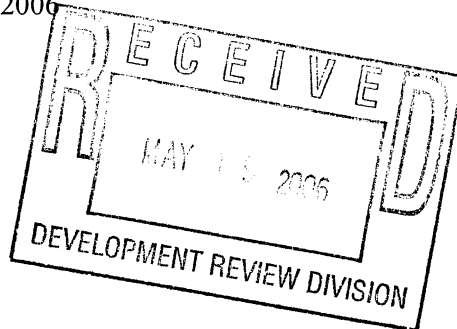


DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

May 15, 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 #1-20060890
Lone Oak

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 03/07/06. This plan was reviewed by the Development Review Committee at its meeting on 04/10/06. 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 storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways as well as existing rights of way and easements on the preliminary plan.
2. Necessary dedication for Hurst Street and Lone Oak Drive as well as truncation at the intersection of aforementioned streets.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
5. In accordance with Section 49-35(e) of the Montgomery County Code, sidewalks are required to serve the proposed subdivision. Sidewalks are to be provided along the site frontage.



Division of Operations

101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878
240/777-6000, TTY 240/777-6013, FAX 240/777-6030

6. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
7. 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. If the proposed subdivision drains to an existing closed section street, include spread and inlet efficiency computations in the impact analysis.
8. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Fred Lees of our Traffic Control and Lighting Engineering Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
9. Trees in the County rights of way - species and spacing to be in accordance with the applicable DPWT standards. A tree planting permit is required from the Maryland Department of Natural Resources, State Forester's Office [(301) 854-6060], to plant trees within the public right of way.
10. 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:
 - A. Construct four (4) foot wide concrete sidewalk along the site frontage.
 - B. 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.
 - 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.
 - E. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the Traffic Engineering and Operations Section.

Ms. Catherine Conlon
Preliminary Plan No. 1-20060890
Date May 15, 2006
Page 3

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/ 1-20060890, Lone Oak.doc

Enclosures (2)

cc: Agnes Boyle / Joseph Welsh
Raymond Norris, Maddox Engineers
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