

Attachment D

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan County Executive

Robert C. Hubbard *Director*

DRC COMMENTS....July 18, 2005

Re: Pilkerton Property, MNCPPC # 1-05110

From: Gene von Gunten, R.S., MCDPS-Well & Septic- (240-777-6319)

Comments:

1. Perc tests appear complete and adequate; however, plan is difficult to read. Need print with more contrast on septic fields.

2. Please show all ex. Wells and septic systems within 100 feet of boundary.





DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan County Executive

Robert C. Hubbard Director

MEMORANDUM

September 21, 2005

TO:

Ms. Cathy Conlon, Development Review,

Maryland National Capital Park and Planning Commission

FROM:

Robert Hubbard, Director

Department of Permitting Services

SUBJECT: lots 1-9

Status of Preliminary Plan: #1-05110, PILKERTON PROPERTY, 9 lots,

This is to notify you that the status of the plan received in this office on July 21, 2005, is as follows:

Approved with the following reservations:

The record plat must be at the same scale as the preliminary plan, or 1. submit an enlargement of the plat to match the preliminary plan.

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

CC:

Owner

Surveyor

File

Richwern Cite







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

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

Maryland Department of Transportation

August 19, 2005

Mr. Jagdish Mandavia, P.E. Loiederman Soltesz Associates, Inc. 1390 Piccard Drive, Suite 100 Rockville, MD 20850

Re:

Montgomery County MD 190 General Pilketton Property File No. 1-05110

Dear Mr. Mandavia:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the sight distance profile for the Pilkerton Property. We have completed our review and find the sight distance evaluation acceptable for the proposed driveway location. Please note that language will need to be included in the access permit (to be issued by the District 3 Office) indicating the need to clear vegetation to meet sight distance for 50 MPH. Please clearly identify this area on the plans when the project is ready for an access

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 geooko@sha.state.md.us or John at iborkowski@sha.state.md.us. Thank you for your cooperation.

Very truly yours,

Steven D. Foster, Chief

Engineering Access Pennits Division

SDF/jb

cc:

Mt. Darrell Mobley (Via E-mail)

Mr. Augustine Rebish (Via E-mail)

Mr. Richard Weaver, M-NCPPC (Via E-mail)

Ms. Catherine Coulon, M-NCPPC (Via E-mail)



DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

Arthur Holmes, Jr. Director

September 12, 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 #1-05110

Pilkerton Property

Dear Ms. Conlon:

Douglas M. Duncan

County Executive

We have completed our review of the preliminary plan that was signed on 06/21/05. This plan was reviewed by the Development Review Committee at its meeting on 07/18/05. 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 MCDPS 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 (paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways, bus stops, utilities, etc.) as well as existing rights of way and easements on the preliminary plan. Plan does not show full details for Manor Stone Drive and River Road (MD Route 190) site frontages.
- 2. Full width dedication of River Road in accordance with the master plan.
- 3. Full width dedication and construction of the extension of Manor Stone Drive, terminating in a cul-de-sac.
- 4. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.



Division of Operations

(3)

Ms. Catherine Conlon Preliminary Plan No. 1-05110 September 12, 2005 Page 2

- 5. Grade establishments for all new public streets and/or pedestrian paths must be approved prior to submission of the record plat.
- 6. Submit storm drain and/or flood plain studies, with computations, for our review and approval. 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 computations in the impact analysis.

The limits of the floodplain and the building restriction lines are to be shown on the plan where applicable. The floodplain is to be dimensioned from the property line.

- 7. Access and improvements along River Road (MD Route 190) shall be determined by Maryland State Highway Administration.
- 8. Revise the plan to show driveway(s) to serve the lots. DPWT access policy typically allows no more than four (4) lots to be served by a common driveway.
- 9. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by each common driveway.
- 10. 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.
- 11. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Bruce Mangum of our Traffic Management Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
- 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.
- 13. Public improvement agreement will be required as a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - A. Street grading, paving, sod shoulders, storm drainage and appurtenances, and street trees along Manor Stone Drive.



Ms. Catherine Conlon Preliminary Plan No. 1-05110 September 12, 2005 Page 3

- B. Construct a cul-de-sac at the end of Manor Stone Drive.
- 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 Montgomery County Department of Permitting Services (MCDPS) 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 MCDPS.
- E. Developer shall ensure final and proper completion and installation of all utility lines underground, for all new road construction.
- F. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the DPWT Division of Operations.
- G. Additional comments described on the attached sheet.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at greg.leck@montgomerycountymd.gov or (240) 777-2190.

Sincerely,

quelech

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

m:/wp/farhas01/preliminary plans/1-05110,pilkerton property.doc

cc: Michael B. Davis, Loiederman Soltesz Assoc.

A. Raymond Pilkerton III

John Borkowski; MSHA Engineering Access Permits

Joseph Y. Cheung; MCDPS Subdivision Development

Christina Contreras; MCDPS Subdivision Development



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

February 17, 2005

Robert C. Hubbard Director

Ms. Rachel L. Wales Loiederman Soltesz Associates, Inc. 1390 Piccard Drive, Suite 100 Rockville, MD 20850

Re:

Stormwater Management CONCEPT Request

for Pilkerton Property SM File #: 214901

Tract Size/Zone: 48.7 acres/RC Total Concept Area: 48.7 acres

Parcel(s): 133 & 165 Watershed: Potomac Direct

Dear Ms. Wales:

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 rain gardens, roof top flow dispersion, non rooftop disconnect and the environmentally sensitive development 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. Individual lot landscaping that meets the requirements for water quality control may be submitted for review on a lot by lot basis. If approved, the landscape plan may be used to satisfy the water quality requirements of this concept. The landscape plan must be approved before issuance of the building permit.

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 Nadine Vurdelja Piontka at 240-777-6334.

> Richard R. Brush, Manager Water Resources Section

Division of Land Development Services

RRB:dm:CN214901

CC:

R. Weaver

S. Federline

SM File # CN214901

Acres: 48.7

QN -onsite; A QL - onsite; A Recharge is provided Acres: 48.7



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Park & Planning, Montgomery County, Maryland 8787Georgia Avenue, Silver Spring, Maryland 20910

MEMORANDUM

TO:

Rich Weaver, Development Review

VIA:

Steve Federline, Supervisor, Environmental Planning

FROM:

Amy Lindsey, Planner, Environmental Planning

DATE:

September 14, 2005

SUBJECT:

Preliminary Plan 1-05110 Pilkerton Property

The Environmental Planning staff has reviewed the preliminary plan referenced above. Staff recommends approval of the preliminary plan of subdivision with the following conditions:

- 1. Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits.
- 2. Record plat of subdivision shall reflect a Category I conservation easement over all areas of stream buffers and forest conservation.

BACKGROUND

The 48.72-acre property is located in the Potomac subregion of Montgomery County, between River Road and Seneca Road. Residential properties are to the north, east and west. River Road is to the south, with an agricultural use abutting it. The property consists of one existing house and agricultural fields. There is a stream running across the middle of the property from east to west, with 8.31 acres in stream valley buffer. There are no wetlands or floodplains on the property. There are 3.65 acres of existing forest on the subject property with numerous specimen trees located throughout the forested areas. This property is in the Lower great Seneca Creek watershed.

Forest Conservation

There are 3.65 acres of forest on the subject property. The forest follows the stream valley buffer, east to west, across the middle of the property. Other trees are located on the property but do not meet the definition of forest. There are numerous specimen trees in both the forested and treed areas of the site but few specimen trees in the area of proposed clearing. There will be no forest lost as part of the proposed development and few specimen trees



outside of forest will be impacted. The applicant has minimized intrusion through careful lot and stormdrain placement.

The applicant has a 6.09-acre planting requirement that is being met on site. Most of the afforestation will occur in the stream valley buffer, with the remainder in areas that are treed but not forested or in areas with steep slopes. All forest, afforestation areas, and stream valley buffer will be placed in a Category I Forest Conservation Easement.

Environmental Buffers

The subject property has a perennial stream with 8.31 acres of stream valley buffer. Currently, 2.71 acres of this buffer is planted. As part of the planting requirement, the remaining 5.60 acres of stream valley buffer will be afforested and the entire buffer protected by a Category I Forest Conservation Easement. The stormwater management facility discharges into the open stream on the subject property but is located so that the minimum area of stream valley buffer is temporarily disturbed.

Ltem # 12



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue Silver Spring, Maryland 20910-3760 301-495-4500, www.mncppc.org

MEMORANDUM

DATE:

September 23, 2005

TO:

Montgomery County Planning Board

FROM:

Catherine Conlon

Development Review Division (301) 495-4542

SUBJECT:

Informational Maps for Subdivision Items Planning Board's Agenda for September 29, 2005.

Attached are copies of plan drawings for item #08, #09, #10, #11, and #12. These subdivision items are scheduled for Planning Board consideration on September 29, 2005. The items are further identified as follows:

Agenda Item #08 - Preliminary Plan 120020480(formerly 1-02048)

Gateway Commons

Agenda Item #09 - Preliminary Plan 12002020A(formerly 1-02020) Chevy Chase Lake East

Agenda Item #10 - Preliminary Plan 120060070(formerly- 1-06007)

Sun Kissed Farm

Agenda Item #11 - Preliminary Plan 120050900(formerly- 1-05090)

Ruppert Nurseries Fall Creek Farm East

Agenda Item #12 - Preliminary Plan 120051100(formerly- 1-05110)

Pilkerton Property

Attachment