

STANDARD SECTION
 7' FINISHED DRIVEWAY SURFACE
 3' FINISHED CONCRETE DRIVE
 6" GRANULAR BASE COURSE
 6" GRANULAR SUBGRADE

TYPICAL ROAD SECTION
 THROUGH RESIDENTIAL STREET
 TO BE OPENING TO ADJACENT PROPERTY FOR APPROXIMATE 20' TO 25' TO MATCH EXISTING DRIVEWAY.

GIW CONCESSION LIMITED, MISSISSAUGA, ONTARIO
 PROJECT NO. 1001
 SHEET NO. 210 OF 210
 DATE: 11/19/07
 SCALE: 1" = 100'

AMENDMENT TO THE PRELIMINARY PLAN
ROBERTS LANDING
 PANEL 210
 11/19/07

LEGEND

- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- PROPOSED PARKING AREA
- EXISTING WALL
- PROPOSED WALL
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING STREET
- PROPOSED STREET
- EXISTING ROAD
- PROPOSED ROAD
- EXISTING WALL
- PROPOSED WALL
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING STREET
- PROPOSED STREET
- EXISTING ROAD
- PROPOSED ROAD
- EXISTING WALL
- PROPOSED WALL
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING STREET
- PROPOSED STREET
- EXISTING ROAD
- PROPOSED ROAD

- NOTES**
1. EXISTING DRIVEWAY SURFACE SHALL BE FINISHED TO 4" GRANULAR SUBGRADE.
 2. EXISTING DRIVEWAY SURFACE SHALL BE FINISHED TO 4" GRANULAR SUBGRADE.
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 29. EXISTING DRIVEWAY SURFACE SHALL BE FINISHED TO 4" GRANULAR SUBGRADE.
 30. EXISTING DRIVEWAY SURFACE SHALL BE FINISHED TO 4" GRANULAR SUBGRADE.

SITE DATA

Item	Description	Quantity
1	Proposed Drive	1
2	Proposed Driveway	1
3	Proposed Parking Area	1
4	Proposed Wall	1
5	Proposed Sidewalk	1
6	Proposed Street	1
7	Proposed Road	1
8	Proposed Wall	1
9	Proposed Wall	1
10	Proposed Sidewalk	1
11	Proposed Street	1
12	Proposed Road	1
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16	Proposed Street	1
17	Proposed Road	1
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20	Proposed Sidewalk	1
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22	Proposed Road	1
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95	Proposed Sidewalk	1
96	Proposed Street	1
97	Proposed Road	1
98	Proposed Wall	1
99	Proposed Wall	1
100	Proposed Sidewalk	1

ENGINEER CERTIFICATE
 I, the undersigned, being a duly Licensed Professional Engineer in Ontario, do hereby certify that the above is a true and correct copy of the preliminary plan as submitted to me by the applicant, and that the same complies with the requirements of the Planning Act, R.S.O. 1990, c. M.56, and the Planning Act Regulation, R.R.O. 1997, c. 290.

Signature: [Blank]
Professional Engineer
 No. [Blank]
 Registered in Ontario

SCALE	DATE	BY	CHKD	DATE	BY
1" = 100'	11/19/07	ROBERTS	ROBERTS	11/19/07	ROBERTS
1" = 100'	11/19/07	ROBERTS	ROBERTS	11/19/07	ROBERTS

GLW
Geotechnical Engineering & Surveying, Inc.
2000 Old Dominion Blvd., Suite 200
Norfolk, VA 23502
Tel: 757-640-1100 Fax: 757-640-1101
www.glw.com

NO.	DATE	DESCRIPTION
1	07/15/2005	Final
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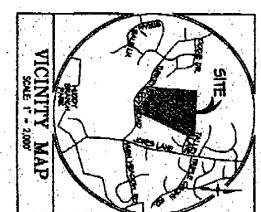
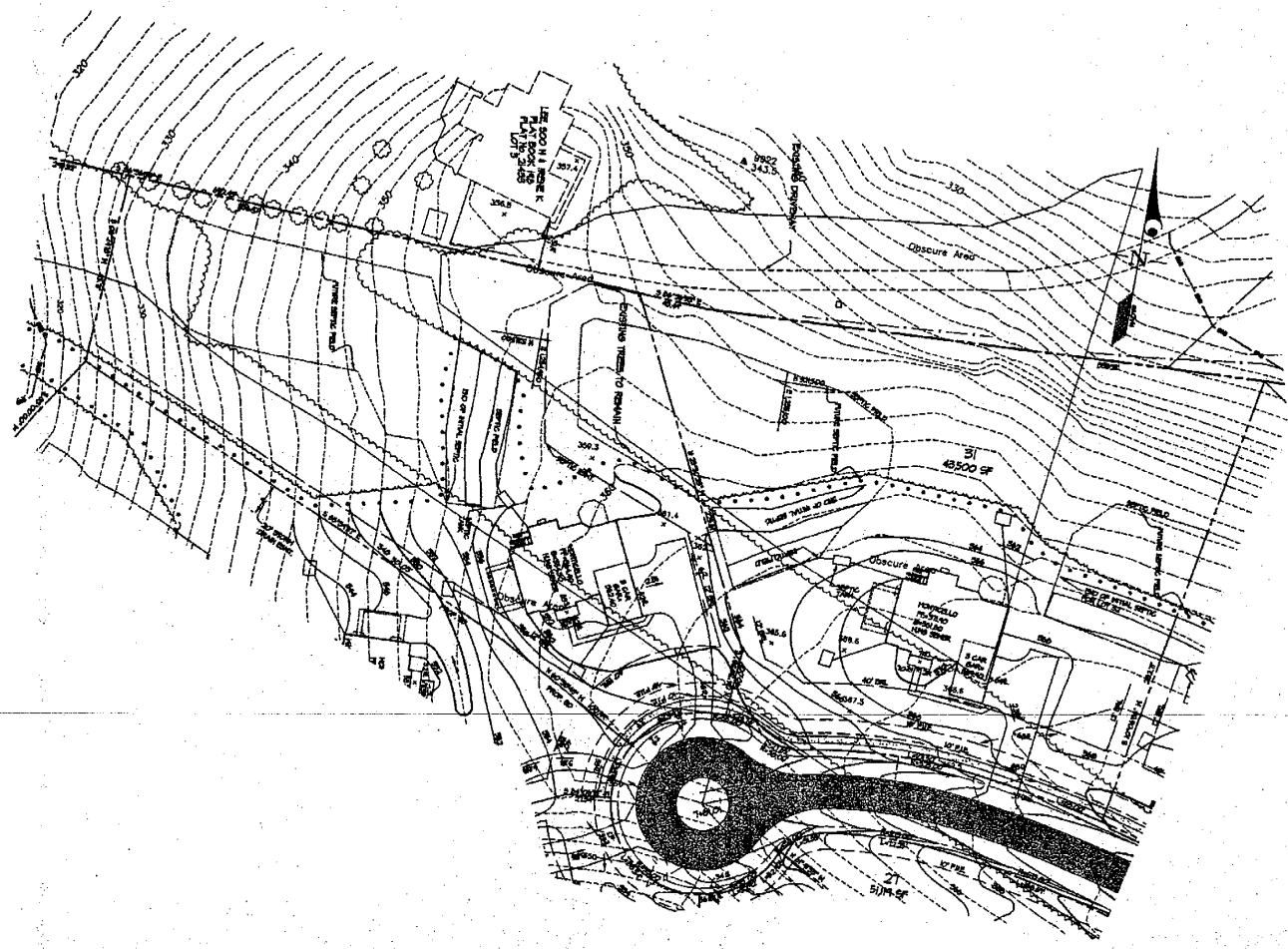
PROJ. INFO.
Client: ROBERTS LANDING
4150 ROBERTS LANDING DRIVE
ROBERTS LANDING, VA 23502

1/2" = 1'-0" SCALE

LOTS 30 AND 31 EXHIBIT
ROBERTS LANDING - PHASE II

DATE: 07/15/2005

SCALE	1" = 30'	DATE	JUL 2005
PROJECT	R-200	DESIGNER	ES-43
DRAWN BY	03092	CHECKED BY	
TITLE	1 OF 1		





DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

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 #04105-A
Roberts Landing

Dear Ms. Conlon:

We have completed our review of the amended preliminary plan dated June 16, 2005. This plan was reviewed by the Development Review Committee at its meeting on July 18, 2005. We recommend approval of the plan subject to the following comments for proposed Pilots Landing Way:

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. Previous comments in our November 5, 2004 letter for the original preliminary plan remain applicable unless modified below.
2. Full width dedication and construction of proposed Pilots Landing Way as an open section tertiary residential street.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. Grade establishments for all new public streets and/or pedestrian paths must be approved prior to submission of the record plat.



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. 1-04105-A
 September 12, 2005
 Page 2

5. A Public Improvements Easement will be necessary along Pilots Landing Way, in order to accommodate the required sidewalk construction. Prior to submission of the record plat, the applicant's consultant will need to determine if there is sufficient right of way to permit this sidewalk or execute a Declaration of Public Improvements Easement document. That document is to be recorded in the Land Records of Montgomery County, with the liber and folio referenced on the record plat. The widths of the Public Improvements Easement and the overlapping Public Utilities Easement are to be in accordance with those detailed on DPWT Standard No. MC-210.05.

6. Size storm drain easement(s) prior to record plat. No fences will be allowed within the storm drain easement(s) without a revocable permit from the Department of Permitting Services and a recorded Maintenance and Liability Agreement.

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. Wells and septic systems cannot be located within the right of way nor slope or drainage easements.

8. Waiver from the Montgomery County Planning Board to delete sidewalk on a tertiary classification roadway.

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. Public Improvements Agreement (PIA) will be an acceptable method of ensuring construction of the required public improvements within the County right of way. The PIA details will be determined at the record plat stage. The PIA will include, but not necessarily be limited to, the following improvements:

63. Permit and bond 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, shoulders, side drainage ditches and appurtenances, and street trees along _____.

* **NOTE: the Public Utilities Easement is to be graded on a side slope not to exceed 4:1.**

B. Enclosed storm drainage and/or engineered channel (in accordance with the DPWT Storm Drain Design Criteria) within all drainage easements.

Ms. Catherine Conlon
Preliminary Plan No. 1-04105-A
September 12, 2005
Page 3

- 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 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 Traffic Engineering and Operations Section.
- S. 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,



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

m:/subd/gml/docs/pp/1-04105-A, Roberts Landing amendment

cc: David Little, P.E.; Gutschick, Little & Weber, P.A.
Bill Gerald; Classic Community Corp.
Joseph Y. Cheung; MCDPS Subdivision Development
Christina Contreras; MCDPS Subdivision Development

EPD Recommendation to Dev Rev Div: Approve

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

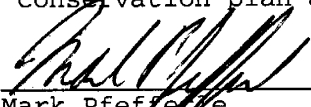
TO: Richard Weaver
Development Review Division

SUBJECT: Plan # 1-04105A, Name Roberts Landing
DRC date: Monday, July 18, 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
Plan is complete. (see recommendations below)

EPD RECOMMENDATIONS:
Approval.
Final forest conservation plan approved May 20, 2005

SIGNATURE: 
Mark Pfeiffer
Environmental Planning
Countywide Planning Division

DATE: July 15, 2005

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850-4153

Date: July 15, 2005

MEMO TO: Catherine Conlon, Acting Supervisor for
Development Review Committee, MNCPPC

FROM: David Kuykendall, Senior Permitting Services Specialist
Division of Land Development Services, MCDPS

SUBJECT: Stormwater Management Concept Plan/Floodplain Review
Preliminary Plan 1-04105 ; Roberts Landing
Subdivision Review Meeting July 18, 2005 SWM File # 211471

The subject plan has been reviewed to determine if it meets the requirements of Executive Regulation 7-02AM for stormwater management and Executive Regulation 108-92 AM for Floodplain. The following summarizes our findings:

SM CONCEPT PLAN PROPOSED:

- On-site: CPv WQv Both
 CPv < 2cfs, not required
 Waiver: CPv WQv Both
 On-site/Joint Use Central (Regional): waived to
 Existing Concept: Approved Date, October 5, 2004
 Other

Type Proposed:

- Infiltration Retention Surface Detention Wetland Sand Filter
 Separator Sand Filter Underground Detention Non Structural Practices Other

FLOODPLAIN STATUS: 100-Year Floodplain On-Site Yes No Possibly

- Provide the source of the 100-Year Floodplain Delineation for approval:
 Source of the 100-Year Floodplain is acceptable.
 Submit drainage area map to determine if a floodplain study (>or equal to 30 acres) is required.
 Dam Breach Analysis Approved Under Review
 100 yr. floodplain study Approved Under Review

SUBMISSION ADEQUACY COMMENTS:

- Downstream notification is required.
 The following additional information is required for review: _____

RECOMMENDATIONS:

- Approve as submitted with conditions (see approval letter).
 Incomplete; recommend not scheduling for Planning Board at this time.
 Hold for outcome of the SWM Concept review.
 Comments/Recommendations:

cc: Steve Federline, Environmental Planning Division, MNCPPC

bl: DRC.3/03



DEPARTMENT OF PERMITTING SERVICES


Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

MEMORANDUM

July 12, 2005

TO: Maryland-National Capitol Park and Planning Commission
Attn: Richard Weaver, Dev. Review

FROM:  Robert Hubbard, Director
Department of Permitting Services

SUBJECT: Status of Preliminary Plan: # 1-004105, Roberts Landing
7 lots, lots 27 to 33, inclusive

This is to notify you that the status of the above named subdivision plan which was received in this office on June 25, 2005 is as follows:

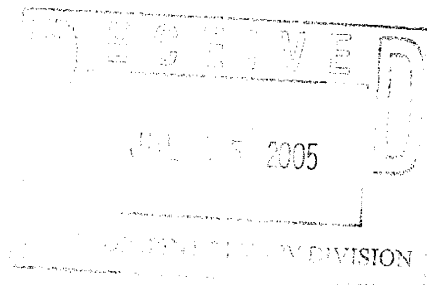
Approved with the following reservation:

1. Record plat must be at the same scale as the approved preliminary plan or provide a certified film positive of the record plat at the preliminary plan scale.
2. Septic easements must be depicted on the Record Plat as they are shown on the Preliminary Plan.
3. Public water must be provided.

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

GVG: gvg/sdapproval.doc

cc: Owner
Surveyor
File



13