

## Preliminary Plan Data Table and Checklist

<b>Plan Name: Jennings Property</b>				
<b>Plan Number: 12005109</b>				
<b>Zoning: R-200</b>				
<b># of Lots: 2</b>				
<b># of Outlots: 0</b>				
<b>Dev. Type: 2 one-family detached dwelling units</b>				
PLAN DATA	Required/Permitted	Provided	Verified	Date
Minimum Lot Area	20,000 sq.ft.	26,376 sq.ft. is minimum proposed	<i>Dunk</i>	October 25, 2005
Lot Width	25 ft.	Must meet minimum	<i>Dunk</i>	October 25, 2005
Lot Frontage	100 ft.	Must meet minimum	<i>Dunk</i>	October 25, 2005
Setbacks				
Front	40 ft. Min.	Must meet minimum	<i>Dunk</i>	October 25, 2005
Side	12 ft. Min./ 25 ft. total	Must meet minimum	<i>Dunk</i>	October 25, 2005
Rear	30 ft. Min.	Must meet minimum	<i>Dunk</i>	October 25, 2005
Height	50 ft. Max.	May not exceed maximum	<i>Dunk</i>	October 25, 2005
Max Resid'l d.u. or Comm'l s.f. per Zoning	2 one-family detached dwelling units	2 one-family detached dwelling units	<i>Dunk</i>	October 25, 2005
MPDUs	0	0	<i>Dunk</i>	October 25, 2005
TDRs	0	0	<i>Dunk</i>	October 25, 2005
Site Plan Req'd?	N/A	N/A	<i>Dunk</i>	October 25, 2005
<b>FINDINGS</b>				
<b>SUBDIVISION</b>				
Lot frontage on Public Street	Yes	Yes	DPWT	October 4, 2005
Road dedication and frontage improvements	No	No	<i>Dunk</i>	October 25, 2005
Environmental Guidelines	Yes	Yes	Environmental memo	October 26, 2005
Forest Conservation	Yes	Yes	Environmental memo	October 26, 2005
Master Plan Compliance	Yes	Yes	<i>Dunk</i>	October 25, 2005
Other				
<b>ADEQUATE PUBLIC FACILITIES</b>				
Stormwater Management	Yes	Yes	DPS memo	May 24, 2005
Well and Septic	Yes	Yes	DPS memo	October 19, 2005
Local Area Traffic Review	Not required	N/A		
Fire and Rescue	No comments <sup>1</sup>	N/A		

<sup>1</sup> Per Section 50-35(c) of the Subdivision Regulations, each agency to which a plan is referred has 30 days to return recommendations. If a recommendation is not made within the 30-day review period by any agency to whom referred, the plan is deemed to be approved by the agency.



DEPARTMENT OF PUBLIC WORKS  
AND TRANSPORTATION

Douglas M. Duncan  
County Executive

Arthur Holmes, Jr.  
Director

October 4, 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 # 1-05109  
Jennings Property

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated May 26, 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:

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 (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. *The plan does not delineate opposite side topographic and planimetric details.*
2. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
3. A Public Improvements Easement may be necessary along the Riffle Road site frontage, 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 construction. If not, the applicant will need to either dedicate additional right of way 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 dimensions of the Public Improvements Easement and the overlapping Public Utilities Easement are to be in accordance with DPWT Standard No. MC-213.04.
4. Wells and septic systems cannot be located within the right of way nor slope or drainage easements.



Division of Operations

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

5. Submit storm drain study prior to submission of the record plat. 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 site drains to a cross-culvert on Riffle Ford Road, analyze the capacity of that culvert and the post-development impact of the fifty (50) year storm event, unless the crossing is located within a 100 year floodplain (in which case the analysis is to be for the 100 post-development flow).

6. Since Riffle Ford Road is classified as an arterial roadway, site access *should* occur using a single private common driveway. In order to consider allowing separate driveway aprons for the existing and proposed lots, we will need a letter from the applicant's engineer requesting our approval and discussing their plan development rationale, extenuating circumstances for requesting separate aprons, benefit to the public and private sector for allowing the request, etc.

Prior to approval of the record plat, submit a completed, executed and sealed DPWT Sight Distances Evaluation certification form, for the existing driveway, for our review and approval. Upon receipt of that form and the additional requested information (topographic & planimetric details and request for multiple driveway aprons), we will complete our review of site access.

7. Prior to approval of the record plat, the applicant will need to obtain a waiver from the Department of Permitting Services of the requirement to construct curb and gutter across the site frontage.

8. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.

9. 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.

10. 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.

11. 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.

12. 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:

Ms. Catherine Conlon  
Preliminary Plan No. 1-05109  
October 4, 2005  
Page 3

- A. Assuming the waiver of curb and gutter construction across the Riffle Ford Road site frontage (discussed in item no. 7 is approved by DPS), widen the existing pavement to twelve (12) feet from centerline, construct four (4) foot wide full depth paved shoulder and eight (8) foot wide sod shoulder, construct parallel and adjacent side drainage ditch, plant street trees, construct five (5) foot wide concrete sidewalk, and grade back to natural ground at a 2:1 slope in accordance with DPWT Standard No. MC-213.04\*. Sod or seed as directed all other areas from the edge of the shoulder to the property line.

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

- B. Additional improvements to the downstream public storm drain system may be required as a result of the review of the aforementioned additional storm drain capacity and impact analyses. Enclosed storm drainage and/or engineered channel (in accordance with the DPWT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements.
- 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.

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](mailto:greg.leck@montgomerycountymd.gov) or (240) 777-6000.

Sincerely,



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

m:/subd/gml/docs/pp/1-05109, Jennings Property

cc: Dolores Kinney; M-NCPPC DRD  
Dick Hoyme; Apex Engineering  
Chip Jennings; Jennings Investments, LLC  
Joseph Y. Cheung; DPS RWPPR  
Christina Contreras; DPS RWPPR



13ec'd  
6/1/05

## DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

May 24, 2005

Mr. Cavanaugh Benjamin  
Apex Engineering  
15950 Crabbs Branch Way, Suite 200  
Rockville, MD 20855

Re: Stormwater Management **CONCEPT** Request  
for Jennings Property  
SM File #: 218277  
Tract Size/Zone: 1.6 acres/R-200  
Total Concept Area: .6acres  
Lots/Block: N/A  
Parcel(s): 900  
Watershed: Great Seneca Creek

Dear Mr. Benjamin:

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 drywells and rooftop disconnect. 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. 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 William Campbell at 240-777-6345.

Sincerely,



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

RRB:dm

cc: R. Weaver  
S. Federline  
SM File # 218277

QN - less than 2cfs; Acres: .6  
QL - onsite; Acres: .6  
Recharge is provided



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

MEMORANDUM

October 19, 2005

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

FROM: *RCH*  
Robert Hubbard, Director  
Department of Permitting Services

SUBJECT: Status of Preliminary Plan: #1-05109, **Jennings Property**, 2 lots

This is to notify you that the status of the plan received in this office on October 4, 2005, is as follows:

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. Public water must be provided.

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

cc: Owner  
Surveyor  
File

OCT 24 2005





**THE MARYLAND-NATIONAL CAPITAL PARK AND  
PLANNING COMMISSION**

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

**MEMORANDUM**

TO: Delores Kinney, Development Review

VIA: Steve Federline, Supervisor, Environmental Planning

FROM: Amy Lindsey, Environmental Planning

DATE: October 26, 2005

SUBJECT: Preliminary Plan 120051900  
Jennings Property

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

1. Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all the following conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits, including final tree protection plan for onsite trees in accord with limit of disturbance as shown on approved PFCP. Final sediment control plan must be consistent with limits of disturbance as shown on final tree protection plan.

**BACKGROUND**

The 1.60-acre property is located in Montgomery County on Riffle Ford Road. The property has residential uses to the east and west of it and Smokey Glen Farm to the north of it. The portion of Smokey Glen Farm abutting the property is currently being used to grow Christmas trees. The property consists of one existing house with driveway. There are no streams, wetlands, or floodplains on the property. There is no forest onsite but several specimen trees and groves of invasives. There is a pet grave on the property that will be removed and dealt with by the appropriate authorities. The subject property is in the Great Seneca Creek watershed.

**Forest Conservation**

There is no existing forest on the property. This property is subject to Forest Conservation Law and has an afforestation requirement of 0.24 acres, which will be met offsite. Tree protection measures have been documented on the Forest Conservation plan, which has been



sealed by a certified arborist. In particular, great care is being taken to minimize the negative affects on the 51" dbh silver maple just offsite by the proposed driveway.

**Environmental Buffers**

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



DK

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

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

Maryland Department of Transportation

July 15, 2005

Ms. Cathy Conlon  
Acting Supervisor Development Review  
Subdivision Division  
Maryland National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

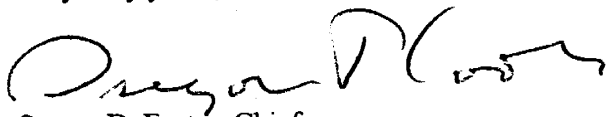
Re: Montgomery County  
MD 28 General  
Jennings Property  
File No. 1-05109

Dear Ms. Conlon:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the preliminary plan application for the Jennings Property. We have completed our review and have no comments at this time.

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 [gcooke@sha.state.md.us](mailto:gcooke@sha.state.md.us) or John at [jborkowski@sha.state.md.us](mailto:jborkowski@sha.state.md.us). Thank you for your cooperation.

Very truly yours,

  
Steven D. Foster, Chief  
Engineering Access Permits Division

SDF/jb

- cc: Mr. Darrell Mobley (Via E-mail)
- Mr. Augustine Rebish (Via E-mail)
- Mr. Richard Weaver, M-NCPPC (Via E-mail)

**WSSC Comments on Items for July 18, 2005, Development Review Committee Meeting**

*Revised July 15, 2005*

File Number	Project Name	Comments
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1-05109	<b>JENNINGS PROPERTY</b>	<b>Water only – existing lines about property – connection only. Show existing water connection on plan.</b>
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Unless otherwise noted, all extensions require Requests for Hydraulic Planning Analysis and need to follow the System Expansion Permit (SEP) Process. Contact WSSC's Development Services Center (301-206-8650) or visit the Development Services on WSSC's web-site ([www.wsscwater.com](http://www.wsscwater.com)) for information on requesting a Hydraulic Planning Analysis and additional requirements for extensions. Contact WSSC's Permit Services (301-206-4003) for information on service connections and on-site system reviews.

# Jennings Property - Master Plan Boundary

