

Agency Correspondence



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

October 25, 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 No. 1-06025
Ponds Property

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated August 18, 2005. This plan was reviewed by the Development Review Committee at its meeting on September 26, 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. Wells and septic systems cannot be located within the right of way nor slope or drainage easements.
2. 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.
3. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
4. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by each common driveway.



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. 1-06025
October 25, 2005
Page 2

5. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
6. 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.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Sam Farhadi at sam.farhadi@montgomerycountymd.gov or (240) 777-6000.

Sincerely,



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

m:/subd/SF/prelim plan/1-06025, Ponds Property, gml revs

Enclosure

cc: Kevin Foster; Gutschick, Little & Weber, P.A.
Richard J. Thometz; Hailey Development L.C.
Dolores Kinney; M-NCPPC DRD
Shahriar Etemadi; M-NCPPC TP
Joseph Y. Cheung; DPS RWPPR
Christina Contreras; DPS RWPPR



MARYLAND-NATIONAL CAPITAL
PARK & PLANNING COMMISSION
FOREST CONSERVATION PLAN RECOMMENDATIONS

TO: Cathy Conlon, Development Review Division

SUBJECT: Preliminary Forest Conservation Plan # 1-06025 Ponds Property
Date Recd: 11/22/05

SENT VIA FAX TO: Julie Soss 301-421-4186

The subject Forest Conservation Plan has been reviewed by Environmental Planning to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

SUBMISSION ADEQUACY

Adequate as submitted

RECOMMENDATIONS

Conditionally Approve Preliminary Forest Conservation Plan

The Ponds Property is 22.67 acres and is within the Hawlings River watershed. The site contains 13.21 acres of forest, .52 acres of forested wetlands, and 10.39 acres of Stream Valley buffer. The preliminary forest conservation plan proposes to save all 13.21 acres of forest on-site and is placing 14.53 acres into Category I conservation easement.

SIGNATURE: _____

Josh Penn

Environmental Planning

(301) 495-4546

DATE: November 11, 2005

September 23, 2005

Mr. Kirk Simon
Gutschick, Little & Webber, P.A.
3909 National Drive, Suite 250
Burtonsville, Maryland 20866

Re: Stormwater Management **CONCEPT** Request
for Kings Square (Ponds Property)
SM File #: CN 220073
Tract Size/Zone: 23.58 Ac./RC
Total Concept Area: 23.58
Lots/Block: 3 Lots Proposed
Parcel: P 115
Watershed: Hawlings River

Dear Mr. Simon:

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 recharge via drywells, rooftop disconnect and roadside swales. 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. Use grassed swales instead of the proposed stone lined swale on the plan.
4. A 100-year floodplain study must be submitted for review and approval as noted in your concept report.
5. An engineered sediment control plan must be submitted for this development.
6. 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 Mike Geier at 240-777-6342.

Sincerely,

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

RRB:dm CN 220073.Kings Square.mjg.doc

cc: C. Conlon
S. Federline
SM File # CN 220073

QN -n/a; Acres:
QL - on-site; Acres: 23
Recharge is provided

Att: Brian L. Fran: Gene 11/16/05



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

MEMORANDUM

November 14, 2005

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

FROM: Robert Hubbard, Director
Department of Permitting Services

SUBJECT: Status of Preliminary Plan: #1-06025- PONDS PROPERTY

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:

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. Underground utilities for Lot 1 (electric, phone, catv) must be routed thru the panhandle of lots 2 & 3 and must not encroach upon lot 1 septic area.

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

cc: Owner
Surveyor
File



9/26/05

**TO: Cathy Conlon, Subdivision Supervisor, Development Review Division
Richard Weaver, Subdivision Review, Development Review Division**

**FROM: Doug Powell, Plan Review Coordinator, Park Planning and Resource
Analysis Unit, Countywide Planning Division**

**RE: Park and Natural Resources Issues involved in plan 1-06025, Ponds
Property**

**1-06025
Ponds Property**

- This property is located within a Legacy Open Space watershed protection target area. Legacy Open Space staff has preliminarily reviewed the proposed plan and determined that the plan, as designed, contains adequate protection of the watershed resources through lot layout and forest conservation on proposed HOA property.
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