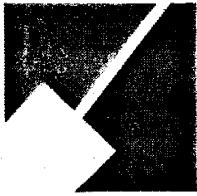


AGENCY CORRESPONDENCE



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

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

MEMORANDUM

TO: Cathy Conlon, Development Review

VIA: Steve Federline, Supervisor, Environmental Planning *ASF*

FROM: Amy Lindsey, Environmental Planning *ALL*

DATE: December 23, 2005

SUBJECT: Preliminary Plan 120060210
Domingo Property

The Environmental Planning staff has reviewed the preliminary plan referenced above. Staff recommends approval of the preliminary plan of subdivision without conditions.

BACKGROUND

The 0.66-acre property is located in Montgomery County at the southeast corner of Grosvenor Lane and Broad Street in North Bethesda. Currently, there are two single-family homes on the property. This preliminary plan proposes the two existing houses to remain and a third house to be constructed in the current backyards of the existing two houses, fronting onto Broad Street. The surrounding area is primarily residential but directly confronting the property is an assisted living facility. This property has a few ornamental trees but most of the trees are not mature or specimens. There is a 28" Norway maple on-site in fair to poor condition. This tree is not a high priority for saving and will probably need to be removed as part of the construction process. The effects on off-site trees are minimal and no significant trees are located within 50' of the property line. No environmental concerns are evident on this property.

Forest Conservation

There is no forest on this property and this site is exempt from Forest Conservation Law as per 4-05275E, as a Small Property.

Environmental Buffers

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



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

January 12, 2006

Mr. Pritam Arora
Design Engineering, Inc.
18229-A Flower Hill Way
Gaithersburg, MD 20879

Re: Stormwater Management **CONCEPT** Request
for Domingo Property
Preliminary Plan #: 1-06021
SM File #: 219944
Tract Size/Zone: 0.6617 Ac./R-60
Total Concept Area: 0.26 Ac.
Lots/Block: Pt 1&2/B (proposed lot 14)
Watershed: Lower Rock Creek

Dear Mr. Arora:

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 a waiver of on-site water quality control and onsite recharge. 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 SLDA may be submitted for this development.
4. This concept is for lot 14 only. Lots 12 & 13 will need to address stormwater management at time of future redevelopment.

This list may not be all-inclusive and may change based on available information at the time.

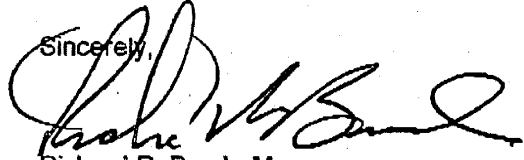
Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is required.

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 David Kuykendall at 240-777-6332.

Sincerely,

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

RRB;dm CN219944 Domingo Property.DWK

cc: C. Conlon
S. Federline
SM File # 219944

QN - Onsite; Acres: 0.6617
QL - Waived; Acres: 0.6617
Recharge is not provided



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

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

Maryland Department of Transportation

September 22, 2005

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

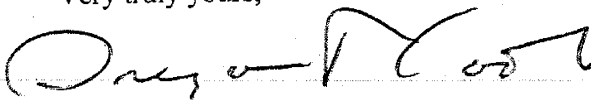
Re: Montgomery County
MD 187 General
Domingo Property
File No. 1-06021

Dear Ms. Conlon:

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

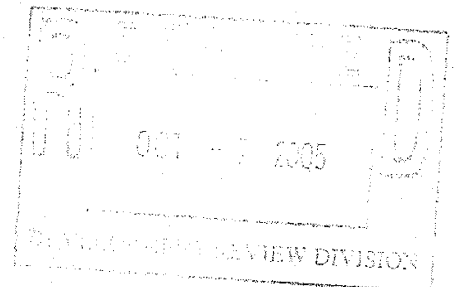
If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Gregory Cooke at 410-545-5602, Mr. John Borkowski at 410-545-5595, or by using our toll free number in Maryland only, 1-800-876-4742 (x-5602 for Greg, x-5595 for John). You may also E-mail Greg at gcooke@sha.state.md.us or John at 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)



My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

WSSC Comments on Items for September 26, 2005
Development Review Committee Meeting

File Number	Project Name	Substantial Comments
1-06021	DOMINGO PROPERTY	<p><u>WATER AND SEWER AVAILABLE</u></p> <p>Existing 8-inch water mains in Broad Street and Grosvenor Lane and an 8-inch sewer main in Grosvenor Lane abut the subject property. Connections can be made directly to these mains to obtain water and sewer service.</p> <p><u>PAY SERVICE CONNECTION AND APPLICABLE FEES AND CHARGES</u></p> <p>Submit Connection application form to WSSC's One-Stop-Shop and settle all fee requirements.</p> <p>For connection information, it will be necessary for you to contact the Permit Services Group at (301) 206-4003 or visit our One-Stop Shop located on the lobby level of our Consolidated Office Building at 14501 Sweitzer Lane, Laurel, Maryland 20707.</p> <p><u>PAY SYSTEM DEVELOPMENT CHARGE (SDC) FEE</u></p> <p>System Development Charge (SDC) payment is required. Make payment to WSSC's One-Stop-Shop at the time of application for plumbing permit to install fixtures or hookup to the Commission's water and/or sewerage system(s).</p> <p><u>RECORD SERVICE CONNECTION EASEMENT</u></p> <p>In addition, you will be required to record a service connection easement across Lots 12 and 13 to provide sanitary sewer service to Lot 14.</p>

**MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED MANAGEMENT DIVISION**

Rockville Center - 255 Rockville Pike, Suite 120 - Rockville, Maryland 20850-4166
Telephone No. 240-777-7700 - FAX No. 240-777-7715



**SUBDIVISION PLAN REVIEW: MNCPPC Development Review Committee (DRC)
Comprehensive Water Supply and Sewerage Systems Plan Issues**

MNCPPC File Number: **1-06021**

DRC Meeting Date: **09/26/2005**

Subdivision Plan Name: **Domingo Property**

Proposed Development: **1 new SFH**

Watershed: **Lower Rock Creek**

Zoning: **R60**

Planning Area: **North Bethesda-Garrett Park**

Site Area: **0.66 ac**

Location: **Grosvenor La**

Engineer: **Design Engineering Inc. 301-258-1173**

Water Supply and Sewerage Systems (as specified on the subject subdivision plan or plan application)

Proposed Water Supply:

Proposed Wastewater Disposal:

Community (public) WATER system

Community (public) SEWER system

Existing Service Area Categories: Water: **W - 1**

Sewer: **S - 1**

Water/Sewer Plan Map Amendment:

Water Supply Comments:

Yes; the water supply system is consistent with the existing water service area category

Sewerage System Comments:

Yes; the sewerage system is consistent with the existing sewer service area category

***Additional Comments:**

no comments

**MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOREST CONSERVATION RECOMMENDATIONS**

TO: Plan enforcement staff, Development Review Division

SUBJECT: Project Name Domingo Property NRI/FSD # 4-05275E

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:

Small Property

Activity occurring on a tract less than or equal to 1.5 acre in size where there is no existing forest and afforestation requirements would be less than 10,000 square feet, and no specimen or champion trees will be disturbed;

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 is not subject to a Tree Save Plan.

This property is not within a Special Protection Area.

Signature: Candy Bunnag *CB* Date: 7/5/05
Environmental Planning

cc: Pritam Arora, Design Engineering, Inc. (fax: 301-258-0690)

fcpxemption.doc r01/03

Post-it* Fax Note	7671	Date	7/5	# of pages	1
To	Pritam Arora	From	Candy Bunnag		
Co./Dept.	Design Eng.	Co.	MRCPPC		
Phone #		Phone #	301 435 4573		
Fax #	301 258 0690	Fax #			

EPD Recommendation to Dev Rev Div: XXX Approve w/conditions as noted below
 Hold for revision/additional information Disapproval

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

TO: Richard Weaver
Development Review Division

SUBJECT: Plan # 1-06021, Name Domingo Property
DRC date: Monday, September 26, 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

XXX Plan is complete. (see recommendations below)

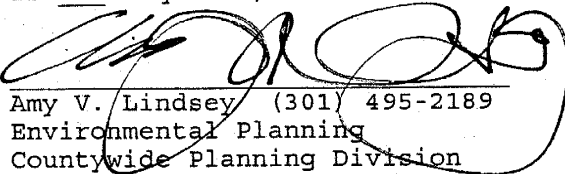
EPD RECOMMENDATIONS:

XXX Approval.

Comments:

1. This plan is exempt from Forest Conservation as per 4-05275E. A Tree Save Plan is not required, as noted on the exemption.

Signature:


Amy V. Lindsey (301) 495-2189
Environmental Planning
Countywide Planning Division

DATE: 9/26/2005

cc: Design Engineering/Domingo Campuzano

Reminder: Address your submissions/revisions to the Reviewer who completed the Comments sheet.
Put the Plan numbers on your cover/transmittal sheets.



FIRE MARSHAL COMMENTS

DATE: 1-20-06
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA:
FROM: CAPTAIN JOHN FEISSNER 240.777.2436
RE: APPROVAL OF ~ DOMINGO PROPERTY #1-06021

1. PLAN APPROVED.

- a. Review based only upon information contained on the plan submitted 1-20-06. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- b. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

All Lots have independent driveways. F.D. access doesn't apply.

cc: Department of Permitting Services

12/11/2005

1