

ATTACHMENT D



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

October 7, 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 # 1-06001
South Glen Road

Dear Ms. Conlon:

We have completed our review of the unsigned preliminary plan dated October 21, 2004. This plan was reviewed by the Development Review Committee at its meeting on August 1, 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 adjacent and opposite planimetric and topographic details - specifically paving, storm drainage, driveways, sidewalks and/or bikeways, bus stops, utilities as well as existing rights of way and easements on the preliminary plan.
2. Necessary dedication on South Glen Road in accordance with the master plan.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. DPWT policy typically allows a maximum of four (4) lots on a private common driveway. Prior to DPS approval of the record plat, the applicant will need submit written confirmation that Lot 1 will never be developed or written justification/request (and receive) DPWT approval for more than four lots on the proposed private 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. 1-06001
October 7, 2005
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5. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
6. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by the proposed private common driveway.
7. Private common driveways and private streets shall be determined through the subdivision process as part of the Planning Board's approval of a preliminary plan. The composition, typical section, horizontal alignment, profile, and drainage characteristics of private common driveways and private streets, beyond the public right-of-way, shall be approved by the Planning Board during their review of the preliminary plan.
8. 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 me at greg.leck@montgomerycountymd.gov or (240) 777-6000.

Sincerely,



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

Enclosure

m:/wp/farhas01/preliminary plans/1-06001, South Glen Road, gml revs.doc.

cc: Mr. and Ms. Jhong S. Lee
David Crowe, Macris, Hendricks & Glascock, P.A.
Joseph Y. Cheung; MCDPS Subdivision Development
Christina Contreras; MCDPS Subdivision Development

MONTGOMERY COUNTY
SIGHT DISTANCE EVALUATION

1-06001

Facility/Subdivision Name: South Glen Road

Preliminary Plan #: PENDING

Street Name: South Glen Road

Master Plan Classification: Exceptional Restic

Posted Speed Limit: 30 MPH

Street/Drwy. 1 (D/W)

Sight Distance (feet)	OK?
Right <u>400+</u>	<input checked="" type="checkbox"/>
Left <u>400+</u>	<input checked="" type="checkbox"/>

Comments: _____

Street/Drwy. 2 (_____)

Sight Distance (feet)	OK?
Right _____	<input type="checkbox"/>
Left _____	<input type="checkbox"/>

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance In Each Direction#
Tertiary - 25	150
Secondary - 30	200
Business - 30	200
Primary - 35	250
Arterial - 40	325
(45)	400
Major - 50	475
(55)	550

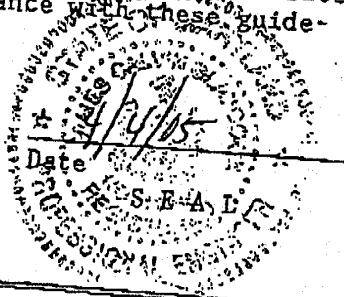
Source AASHTO

Sight distance is measured from an eye height of 3.5 feet at a point on the centerline of the driveway (or side street), 6 feet back from the face of curb or edge of traveled way of the intersecting roadway, to the furthest point along the centerline of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing.)

ENGINEER/SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

James C. [Signature]
 Signature

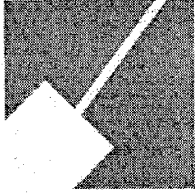


Date: 10/7/05

11968
 PLS/P.E. MD Registration No.

Accepted By: [Signature]

Date: 10/7/05



**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, Supervisor, Development Review

FROM: Josh Penn, Planner, Environmental Planning

DATE: March 3, 2006

SUBJECT: Preliminary Plan 1-06001
South Glen Road

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 signature set approval. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.

DISCUSSION

The South Glen Road property is a 10.61 acre site near the intersection of South Glen Road and Pitt Ford Drive in Potomac, MD. The site is located within the Watts Branch Watershed and is Use-class I-P. A single stream and its accompanying stream valley buffer runs along the eastern portion of the property. There is 8.20 acres of existing forest on-site. Most of the site is rolling hills with mild to moderate slopes. This property has 1 existing house and a tennis court that encroach into the environmental buffer. The primary focus of this preliminary plan of subdivision is the creation of four single family residential lots. The property is zoned **RE-2**.

Environmental Guidelines

The applicant proposes to protect most of the environmental buffer by recording a Cat. I c.e. The conservation easement would lie within the proposed lots.

On Lot 4, the existing house and tennis court encroach into the environmental buffer. The applicant proposes to retain the existing house and maintain a small yard area within the environmental buffer. The total area of encroachment for the existing house and a small area for a yard, is roughly 3,250 square feet of encroachment into the environmental buffer. As compensation, the applicant proposes to remove the existing tennis court,

which is currently within the SVB, prior to the issuance of the first building permit. Additionally, the applicant has offered to plant .56 acres of unforested SVB to help mitigate for the encroachment of the existing house and a small area for a yard into the environmental buffer. This will provide a total of 4.44 acres to be placed in a category I conservation easement. The proposed mitigation of planting .56 acres or 24,393 square feet of unforested environmental buffer is approximately 7.5 times the area of encroachment. Staff believes the proposed buffer encroachment is acceptable because it is small and it is for existing structures that will remain. The proposed mitigation for the encroachment is also acceptable since it will result in a significant net increase in forest planting within the environmental buffer and removes some existing impervious surface within the buffer.

Forest Conservation

The applicant submitted a Preliminary forest conservation plan as part of the preliminary plan of subdivision. The applicant proposes to meet the forest conservation requirements by retaining 3.88 acres of existing forest and placing it in a Category I Conservation Easement. This forest retention exceeds the break-even point for the site and, therefore, no forest planting is required. The pfcpl also includes the forest planting in excess of the forest conservation requirements to mitigate the proposed environmental buffer encroachment (see above discussion). The proposed pfcpl meets the fcl requirements.

STAFF RECOMMENDATION

Environmental Planning staff recommends approval of the preliminary plan of subdivision and the preliminary forest conservation plan. The plan complies with the Montgomery County forest conservation law (Section 22A of the Montgomery County Code).



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

July 26, 2005

Mr. Toby Wilson
Macris, Hendricks and Glascock, P.A..
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886-1279

Re: Stormwater Management **CONCEPT** Request
for South Glen Road
Preliminary Plan #: TBA
SM File #: 219088
Tract Size/Zone:
Total Concept Area:
Lots/Block:
Parcel(s):
Watershed:

Dear Mr. Wilson:

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 non structural practices. 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 **conditions** 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.

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.

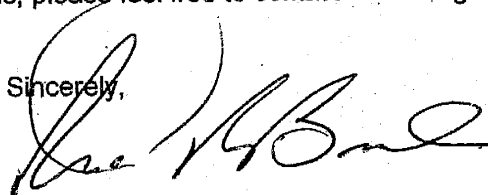
This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically 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 Blair Lough at 240-777-6335.

Sincerely,



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

RRB:dm bli

cc: R. Weaver
S. Federline
SM File # 219088

QN -not required; Acres: 10.6
QL - on; Acres: 10.6
Recharge is provided



WASHINGTON SUBURBAN SANITARY COMMISSION

14501 Sweitzer Lane • Laurel, Maryland 20707-5902

August 19, 2005

COMMISSIONERS
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Carla Reid Joyner

RECEIVED

AUG 25 2005

Mr. and Mrs. Jhong Lee
11111 S Glen Road
Potomac, MD 20854

Re: Phase I Letter of Findings, WSSC Project No. DA4306Z6, South Glen Road

Dear Mr. and Mrs. Lee:

A hydraulic planning analysis has been completed on the South Glen Road project and the project has been conceptually approved. Please refer to the enclosed 200'-scale sketch along with the summary table and list of conditions included in this letter, which provide the results of our analysis.

HYDRAULIC SUMMARY TABLE	
Proposed Development: 1 existing & 3 proposed SFDUs	
200-ft Sheet(s): 214 NW10	
SEWER	WATER
WWTP Service Area: Blue Plains	Hydraulic Zone Group: Montgomery Main
Sanitary Sewer Service Status: Adequate	Pressure Zone: 495A
Mini-Basins Number: 16-004	High Grade: 560 feet
	Low Grade: 485 feet
	Water Storage Status: Adequate
	Water Supply/Transmission Status: Adequate

The following is a list of conditions that apply to this project and must be met before a systems extension permit will be issued:

PROPERTY WILL BE ASSESSED

Once a connection to an existing main line is in service, a front-foot-benefit assessment and any deferred connection costs will be levied against the property served. A yearly charge will appear on your County property tax bill for a set period of time -- currently 23 years. For details contact the Property Assessment Unit on 301-206-8126.

SANITARY SEWER CONDITIONS

REQUIRED SANITARY SEWER MAIN SIZES

All sewer is to be gravity and 8-inch in diameter as shown on sketch.



Mr. and Mrs. Jhong Lee

Re: Phase I Letter of Findings, WSSC Project No. DA4306Z6, South Glen Road

August 19, 2005

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INSTALL EJECTOR/GRINDER PUMPS

Based on the proposed grading plan, ejector or grinder pump(s) and on-site low pressure sewer are/may be required for service. A registered plumber must install the pumps at the developer's expense.

For properties to be served by a pressure pipe/grinder pump system, the developer is responsible for all on-site installation (i.e., materials, electrical equipment, the grinder pump unit and plumbing hook-up shall be installed by a registered plumber). Grinder units must be approved by WSSC. Ultimately the property owner will be responsible for all on-site maintenance of grinder pump systems. Builder/developers/owners should disclose this requirement to purchasers at property settlement.

WATER MAIN EXTENSION CONDITIONS

WATER AVAILABLE

An existing 12-inch water main is available to provide service to this project. **Please note that 24" water main in South Glen Road is a Rockville Water System, hence connection cannot be made to this water main.** Water service may be obtained by constructing service connections without a public extension. Each property connecting to the existing lines will be assessed at the rate prevailing at the time of the main's construction (see "PROPERTY WILL BE ASSESSED" above).

PRESSURE REDUCING VALVES REQUIRED

Due to high water pressure conditions (greater than 80 psi), the on-site plumbing system requires pressure reducing valves for buildings with first floors below 375 feet.

RIGHT-OF-WAY CONDITIONS

PROVIDE FREE RIGHT-OF-WAY TO WSSC

Rights-of-way across your property for sewer line placement must be provided at no cost to the WSSC. The Applicant shall execute and deliver on-property rights-of-way prior to the Certificate of Substantial Completion, which shall constitute an irrevocable offer by the Applicant to convey all on-property rights-of-way to WSSC.

OFF-PROPERTY RIGHTS-OF-WAY MUST BE OBTAINED

The proposed sewer main extension will require the acquisition of rights-of-way from other property owners. It is the Applicant's responsibility to obtain these rights-of-way for the WSSC.

Mr. and Mrs. Jhong Lee

Re: Phase I Letter of Findings, WSSC Project No. DA4306Z6, South Glen Road

August 19, 2005

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The next step in the process is Phase 2, Review for System Integrity. Your submission package should include the Review for System Integrity Checklist and all checklist items, including the review fee. Should you want to schedule a pre-design meeting, please contact Tom Gingrich at 301-206-8883.

If you have any questions, feel free to contact me at 301-206-8816 or hdesai@wsscwater.com.

Sincerely,



Hansa Desai

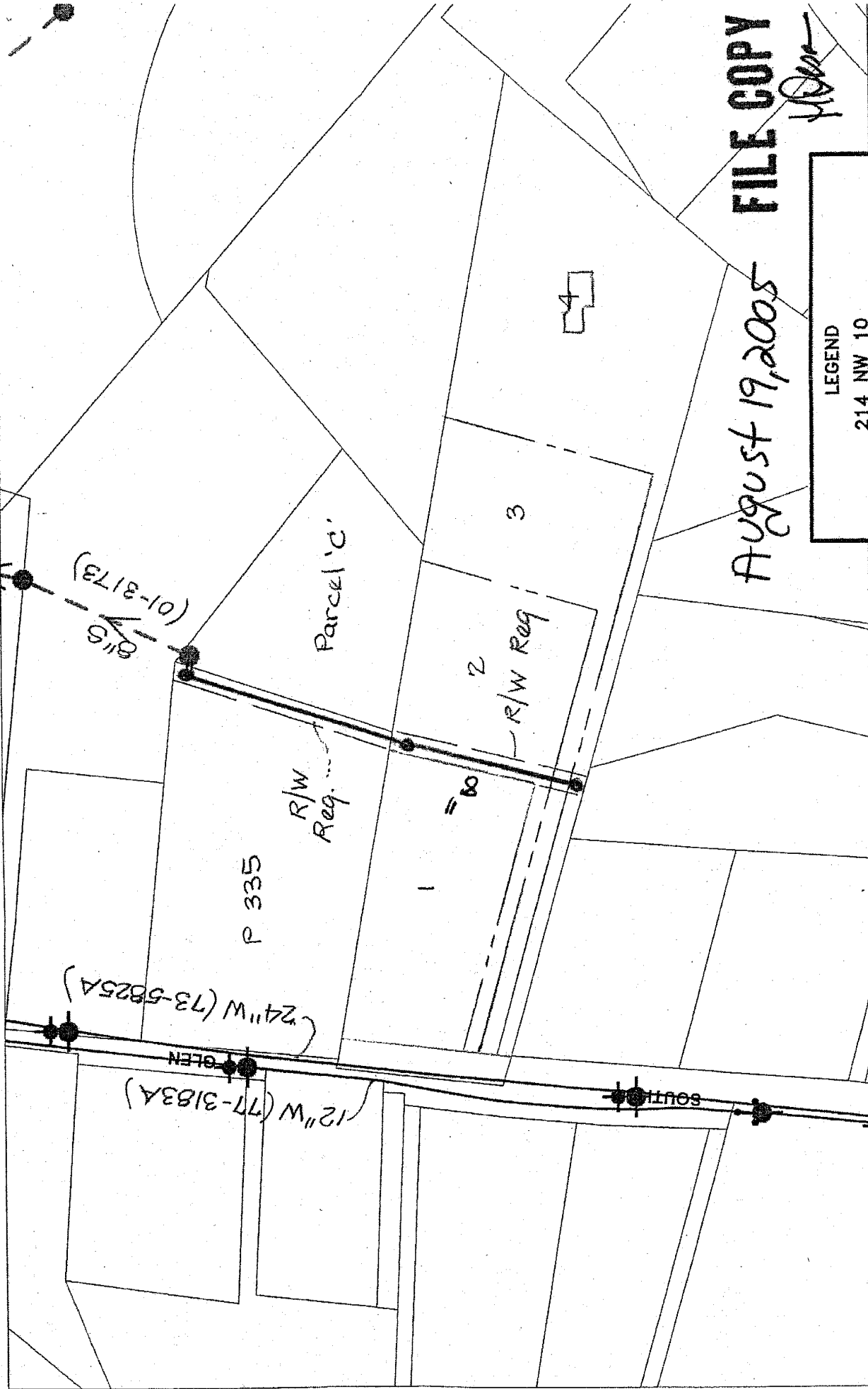
Development Project Manager
Development Services Group

HSD:jtn

Enclosure

cc: ✓ Macris, Hendricks and Glascock, P.A. – Mr. James C. Glascock, P.E.
Montgomery County Government – Department of Environmental Protection –
Mr. Alan Soukup

South Glen Road



FILE COPY


August 19, 2005


Handwritten signature



LEGEND

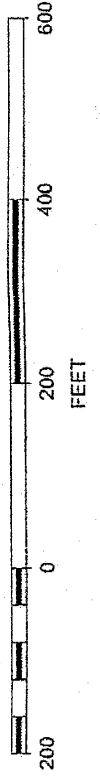
214 NW 10

PROPOSED SEWER  RED

APPLICANT'S PROPERTY  YELLOW

DA4306206

SCALE 1 : 2,400





**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: **1-06001**

DRC Meeting Date: **08/01/2005**

Subdivision Plan Name: **SOUTH GLEN ROAD**

Proposed Development: **4 single-family houses**

Watershed: **Watts Branch**

Zoning: **RE-2**

Planning Area: **Potomac-Cabin John**

Site Area: **10.61 ac.**

Location: **South Glen Rd.**

Engineer: **Macris, Hendricks & Glascock 301-670-0840**

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:

Sewerage System Comments:

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

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

***Additional Comments:**

1-06001 (8/1/05 DRC): The proposed sewer systems extension is designed to minimize the length of new main required to serve this project. Apparently, this will also require the use of pump systems on the two lots on the east side of the project. WSSC has not fully evaluated the proposed sewer extension and on-site connections/hookups, and has notified the applicant of the need to file for a system extension permit (SEP). DEP requests that as WSSC evaluates the required SEP application, that Development Services staff consider not only the sewer extensions needed for this project, but also how sewer access will be provided to other properties designated for sewer service in this general area, at least from a conceptual point of view. Does allowing pumped service to part of the project site make it more difficult for other property owners to eventually effect the extension of public sewer to their properties in the future? Or, if necessary, will WSSC allow additional pump/pressure system extensions into the existing and proposed mains in this area? DEP staff will provide WSSC Development Services staff with mapping to show the area of concern here.

DEP has also received inquiries from at least one owner whose property confronts the subject site across South Glen Rd. Their interest is in seeing if public sewer service could be extended from this project to the street to also serve their properties. (A category change to allow this would have to be approved under the provisions of the Potomac Master Plan's peripheral sewer service recommendation.) It appears from this plan that a sewer extension along the south side of the project site would be difficult due to the multitude of easements required for the individual house water and sewer hookups. We would want to avoid a sewer easement and construction along the north side of the project site which could split the bulk of the conservation easement there. We would appreciate WSSC's consideration of this issue.

Prepared by: **Alan Soukup**

Date prepared: **08/22/2005**



FIRE MARSHAL COMMENTS

DATE: 1-19-06
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA:
FROM: CAPTAIN JOHN FEISSNER 240.777.2436
RE: APPROVAL OF - SOUTH GLEN ROAD #1-30060010-

1. PLAN APPROVED.

- a. Review based only upon information contained on the plan submitted 1-18-06. 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.

cc: Department of Permitting Services

12/11/2005