

# **ATTACHMENT 5**



DEPARTMENT OF PUBLIC WORKS  
AND TRANSPORTATION

Douglas M. Duncan  
County Executive

Arthur Holmes, Jr.  
Director

March 7, 2006

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 #1-06010  
Rock Creek Woods

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 7/29/05. This plan was reviewed by the Development Review Committee at its meeting on 9/12/05. 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 specifically paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways as well as existing rights of way and easements on the preliminary plan.
2. Necessary dedication for Baltimore 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. A Public Improvements Easement may be necessary along Baltimore Road, 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. Unless otherwise noted, the Public Improvements Easement is to be a minimum width of ten (10) feet with the overlapping Public Utilities Easement being no less than twenty (20) feet wide.
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. Waiver from the Montgomery County Planning Board for lot(s) on a private right of way.



Division of Operations

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

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Preliminary Plan No. 1-06010  
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7. We did not receive complete analyses of the capacity of the downstream public storm system(s) and the impact of the post-development runoff on the system(s). As a result, we are unable to offer comments on the need for possible improvements to the system(s) by this applicant.  
Prior to approval of the record plat by the Department of Permitting Services (DPS), the applicant's consultant will need to submit this study, with computations, for review and approval by DPS. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development one hundred (100) year storm runoff on same. If the proposed subdivision drains to an existing closed section street, include spread and inlet efficiency computations in the impact analysis.
8. 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.
9. In accordance with Section 49-35(e) of the Montgomery County Code, sidewalks are required to serve the proposed subdivision. Sidewalks are to be provided along the site frontage on Baltimore Road and on interior streets.
10. The parking layout plan will be reviewed by the Department of Permitting Services at the site plan or building permit stage, whichever comes first. To facilitate their review, that plan should delineate and dimension the proposed on-site travel lanes, parking spaces, curb radii, handicap parking spaces and access facilities, and sidewalks. The applicant may wish to contact Ms. Sarah Navid of that Department at (240) 777-6320 to discuss the parking lot design.
11. For safe simultaneous movement of vehicles, we recommend a driveway pavement width of no less than twenty four (24) feet to allow vehicles to enter and exit the site without encroaching on the opposing lanes. This pavement width will permit an inbound lane width of fourteen (14) feet and an exit lane width of ten (10) feet.
12. Curb radii for intersection type driveways should be sufficient to accommodate the turning movements of the largest vehicle expected to frequent the site.
13. The parking lot travel lanes are to be designed to allow a WB-50 truck to circulate without crossing the centerline nor the curbline.
14. The proposed private streets must be sufficiently wide to accommodate two-way vehicular traffic. Private streets are to be designed to allow an SU-30 truck to circulate without crossing the centerline nor the curbline.
15. The applicant needs to submit a truck circulation plan for review by the M-NCPPC and MCDPS. This plan should delineate the proposed movements on-site between the anticipated access locations, the proposed truck loading spaces, and the proposed dumpsters. The truck circulation pattern and loading position should be designed for counter-clockwise entry and for a left-side backing maneuver. Passenger vehicle travel ways should be separated from the expected truck patterns and storage areas. The applicant may also need to provide documentation of their proposed delivery schedules.
16. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans With Disabilities Act.
17. Where perpendicular parking spaces border a sidewalk, a two (2) foot vehicle overhang is assumed. The applicant should either provide a seven (7) foot wide sidewalk or wheelstops within those parking spaces.

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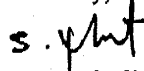
18. For any parking facility containing more than fifty (50) parking spaces, the applicant needs to furnish bicycle parking facilities as required Section 59 E-2.3 of the Montgomery County Code. Accordingly, the applicant should provide either bike lockers or inverted "U" type bike racks.
19. The owner will be required to submit a recorded covenant for the operation and maintenance of private streets, storm drain systems, and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
20. Geometrics for the intersection of private street and Baltimore Road will be reviewed by the Department of Permitting Services as part of their review of the building permit application. Included in that review will be the design of any necessary left turn storage lanes and/or acceleration/deceleration lanes. We advise the applicant to submit their traffic volume data to the DPS Right-of-Way Permitting and Plan Review Section (in advance of their building permit applications) to verify their intersection improvement requirements and the acceptability of their design.  
The required improvements at this intersection should be designed to fulfill the condition on the on the site distance verification form as far as providing enough site distance.
21. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
22. 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.
23. 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.
24. Please coordinate with DPWT division of Transit Services about their requirements and project impacts on their network.
25. Please coordinate with Department of Fire and Rescue about their requirements for access.
26. 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:
  - A. Street grading, paving, curbs and gutters, sidewalks and handicap ramps, storm drainage and appurtenances, and street trees along the site frontage on Baltimore Road at entrance per item #57 above.
  - B. Street grading, paving, shoulders, sidewalks and handicap ramps, side drainage ditches and appurtenances, and street trees along the rest of the site frontage on Baltimore Road to improve it to primary residential road standards.
  - C. Improvements to the existing public storm drainage system, if necessitated by the previously mentioned outstanding storm drain study. If the improvements are to be maintained by Montgomery County, they will need to be designed and constructed in accordance with the DPWT Storm Drain Design Criteria.
  - D. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.

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- E. 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.
- F. Developer shall ensure final and proper completion and installation of all utility lines underground, for all new road construction.
- G. 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 [sam.farhadi@montgomerycountymd.gov](mailto:sam.farhadi@montgomerycountymd.gov) or (240) 777-6000.

Sincerely,



Sam Farhadi, P.E., Senior Planning Specialist  
Traffic Safety Investigations and Planning Team  
Traffic Engineering and Operations Section

m:/subdivision/farhad01/preliminary plans/1-06010, Rock Creek Woods.doc

Enclosures (1)

cc: Elliot Totah, Oxbridge Development  
James Crawford, Dewberry and Davis  
Stephen Kaufman, Linowes and Blocher  
Joseph Y. Cheung; DPS RWPPR  
Christina Contreras; DPS RWPPR  
Sarah Navid; DPS RWPPR  
Shahriar Etemadi; M-NCPPC TP  
Gregory Leck, DPWT TEOS



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

November 12, 2004

Robert C. Hubbard  
Director

Mr. Brandon J. Fritz  
Dewberry and Davis  
203 Perry Parkway, Suite 1  
Gaithersburg, MD 20877

Re: Stormwater Management **CONCEPT** Request  
for Rock Creek Woods  
SM File #: 211909  
Tract Size/Zone: 5.69 acres/R90/R200  
Total Concept Area: 5.69 acres  
Lots/Block:  
Parcel(s): N951,P895  
Watershed: Lower Rock Creek

Dear Mr. Fritz:

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 channel protection measures via underground storage; on-site water quality control via separator sand filters, disconnect credits and a water quality inlet; and onsite recharge via drywells.

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.

Although this stormwater concept meets the requirements spelled out in the Montgomery County Code and applicable regulations, a more natural design approach to stormwater management may have been possible by altering the layout of the site.

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 Nadine Vurdella Piontka at 240-777-6334.

Sincerely,



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

RRB:dm CN211909

cc: R. Weaver  
S. Federline  
SM File # 211909

QN - onsite; Acres: 5.7  
QL - onsite; Acres: 5.7  
Recharge is provided

# WSSC Comments on Items for September 12, 2005, Development Review Committee Meeting

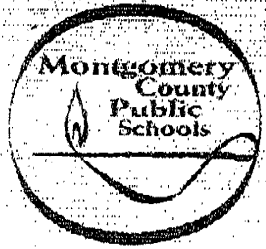
*Revised 9/13/05*

File Number	Project Name	Comments
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1-06010	ROCK CREEK WOODS	Water and sewer lines about the property. Water and sewer line extensions are required. Proposed sewer on sheet 1.4 doesn't connect to anything – show connection. Water and sewer alignments/ clearances need to meet WSSC design guidelines.
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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.





Department of Facilities Management  
 7361 Calhoun Place – 4<sup>th</sup> Floor \* Rockville, Maryland \* 20855  
 Telephone (301) 279-3009 Fax (301) 279-3737  
 Email: marypat\_wilson@mcpsmd.org

# Fax Cover

March 3, 2006

**To:** Cathy Conlon, M-NCPPC  
**From:** Mary Pat Wilson, Site Administration Specialist  
**Subject:** Rockville High School – Rock Creek Woods Plan #120060100 (1-06010)  
**Total Pages:** 3 (Including Cover Sheet)

**Remarks:**

Cathy,

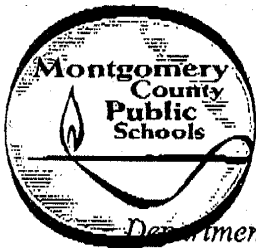
Here is a copy of the letter we submitted for the referenced plan. Please let me know if you need additional information.

Copy to:

Elliot Totah w/attachment

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850 Hungerford Drive \* Rockville, Maryland \* 20850-1747

Telephone (301) 279-3425

Department of Facilities Management, 7361 Calhoun Place, Suite 400, Rockville, MD 20855

FAX -301-279-3737

October 7, 2005

Mr. Rich Weaver  
 Mr. Robert Kronenberg  
 Development Review Division  
 Maryland-National Capital Park  
 and Planning Commission  
 8787 Georgia Avenue  
 Silver Spring, Maryland 20910

Dear Messrs. Weaver and Kronenberg:

Re: Rockville High School – Rock Creek Woods  
 (Preliminary Plan #1-06010, Site Plan #8-06007)

This is to comment on the referenced preliminary and site plans that were presented to the Development Review Committee on September 12, 2005. We request that as a condition of Preliminary and Site Plan approval, the Applicant provide adequate pedestrian connection from the proposed subdivision entrance road to the Rockville High School driveway. Montgomery County Public Schools will grant the necessary right of entry to allow the continuous connection. A drawing is attached that shows the preferred connection highlighted in red.

Thank you for the opportunity to comment. If you need additional information, please contact Ms. Mary Pat Wilson, site administration specialist, Real Estate Management Team, at 301-279-3009.

Sincerely,

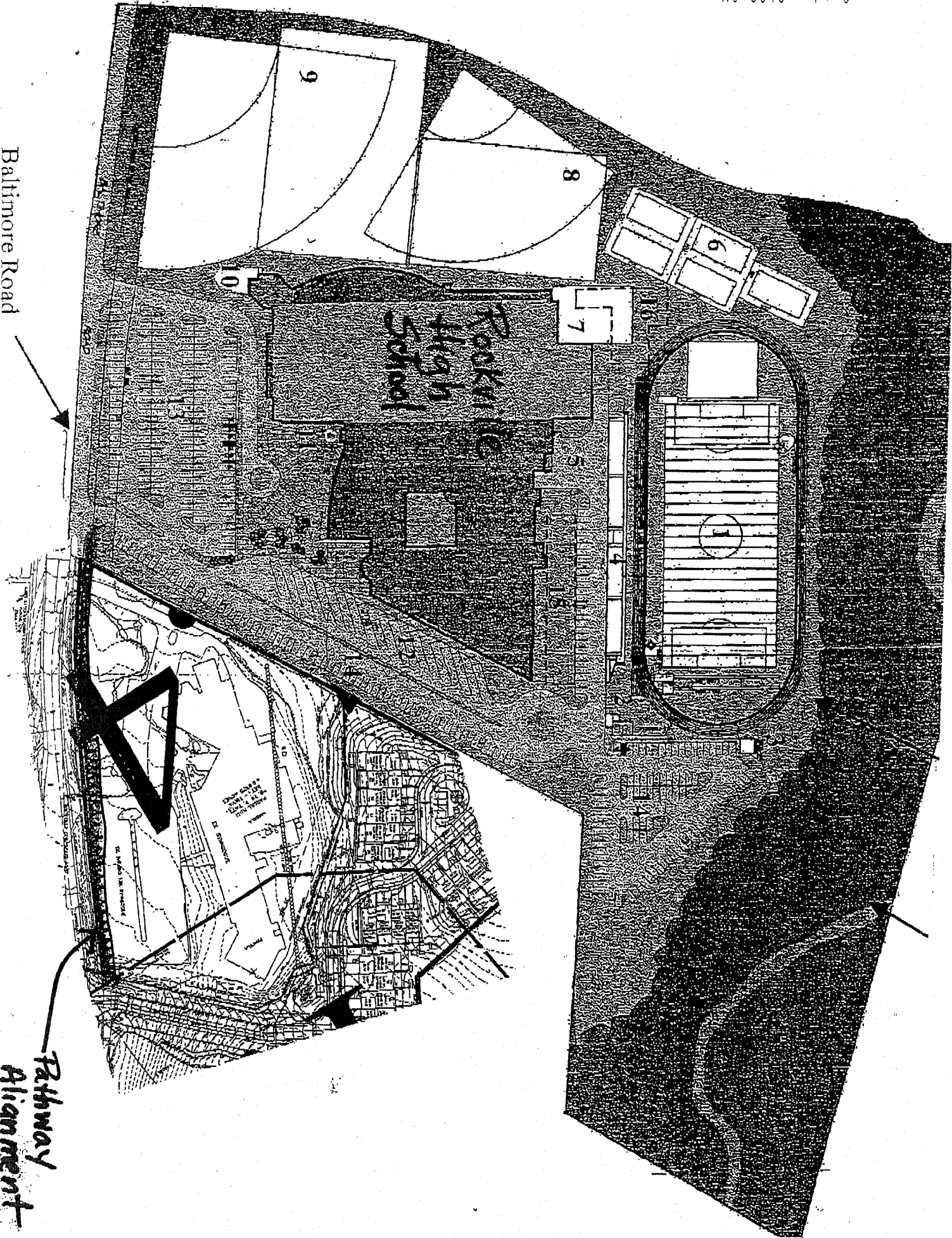
Sean Gallagher, Assistant Director  
 Department of Facilities Management

SJG:mpw  
 Enclosure  
 Copy to:  
 Mr. Hawes  
 Mr. Matthews  
 Dr. Monk

Baltimore Road

ROCKVILLE  
HIGH  
SCHOOL

Pathway  
Alignment



**9/12/05**

**TO: Cathy Conlon, Subdivision Supervisor, Development Review Division  
Richard Weaver, Subdivision Review, Development Review Division  
Michael Ma, Site Plan Supervisor, 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 1-06010 and 8-  
06007, Rock Creek Woods**

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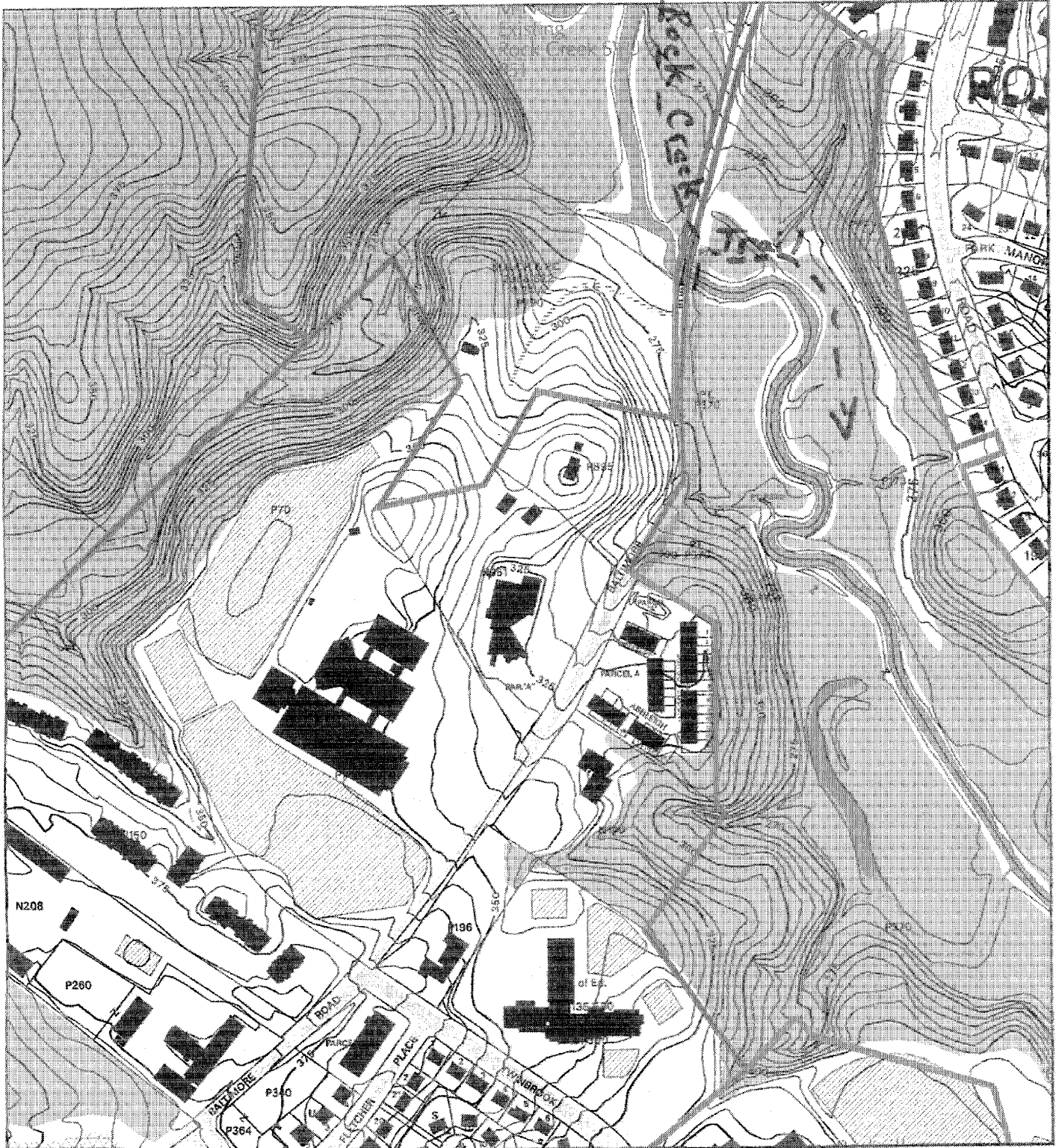
**1-06010**

**8-06007**

**Rock Creek Woods**

- Construction of 8' wide hard surface trail on east side of Old Baltimore Road to provide pedestrian connection from the development to the Rock Creek hiker/biker trail along Rock Creek located to the north of the property.
- Provide Public Use Trail easement(s) to provide connection to parkland to the northwest of the property. Construct 4' wide natural surface trail within the easement.
- Prevent disturbance to parkland and parkland trees. Provide tree save plan to avoid damage to trees along the adjacent parkland.

# ROCK CREEK WOODS (1-06010) (8-06007)



Map compiled on August 31, 2005 at 4:42 PM | Site located on base sheet no - 218NW00

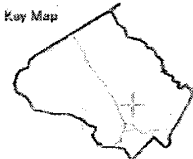
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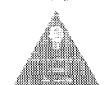
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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Key Map



N



Research & Technology Center



1 inch = 400 feet  
1 : 4800

**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring, Maryland 20910-3780