



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

April 28, 2005

Mr. Gary Fowler
Fowler Associates, Inc.
255 N. Washington Street, #300
Rockville, MD 20850

Re: Stormwater Management **CONCEPT** Request
for Wooten Subdivision
Preliminary Plan #: Pending
SM File #: 217889
Tract Size/Zone: 8.6 acres
Total Concept Area: 5 acres
Lots/Block: Proposed Lot 4 and Outlot "C"
Parcel(s): B
Watershed: Lower Patuxent

Dear Mr. Fowler:

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 nonstructural measures. 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 and 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.
4. This approval is for the proposed development of Lot 4. Any future development on Outlot "C" would be subject to a new stormwater management concept.

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

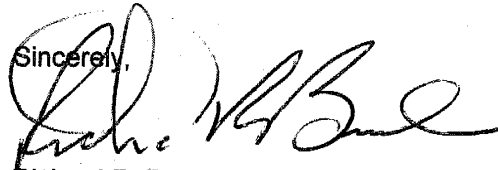
Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

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 Mark Etheridge at 240-777-6338.

Sincerely,


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

RRB:dm mce

cc: R. Weaver
S. Federline
SM File # 217889

QN - ON; Acres: 5
QL - ON; Acres: 5
Recharge is 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 198 General
Proposed Lot 4, Outlot C, Wootten Subdivision
File No. 1-06023

Dear Ms. Conlon:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the preliminary plan application for the Wootten Subdivision. We have completed our review and offer the following comments:

- The term "denied access" is to be placed on the final record plat along the property that abuts MD 198.
- The SHA Project Planning Division has been given a copy of the pre-preliminary plan for review with respect to the proposed Intercounty Connector (ICC) alignment and right-of-way. In addition, the plan will be reviewed with respect to the MD 28/198 Planning Study. Once they have completed their review, they will respond directly to you with any further comments.
- Please resubmit the sight distance evaluation on the provided SHA forms.

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,

Gregory Cooke
To -

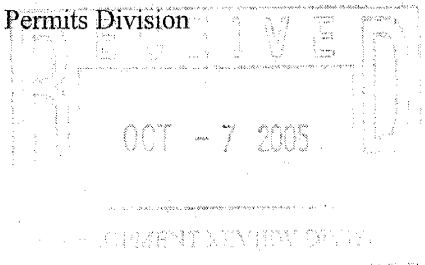
Steven D. Foster, Chief
Engineering Access Permits Division

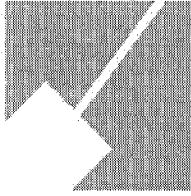
SDF/jb

Encl: SHA Sight Distance Evaluation Form

- cc: Mr. Darrell Mobley (Via E-mail)
Mr. Augustine Rebish (Via E-mail)
Mr. Shawn Burnett (Via E-mail)
Mr. John Webster, Wilson T. Ballard Co (Via E-mail)
Mr. Richard Weaver, M-NCPPC (Via E-mail)
Mr. Gary Fowler (Fowler Associates, Inc.)

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






**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, Environmental Planning 

DATE: March 31, 2006

SUBJECT: Preliminary Plan: #120060230 - Wootten Subdivision

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 all conditions of approval of the preliminary forest conservation plan per Environmental Planning memo and plan signed March 31, 2006. The applicant shall satisfy all conditions prior to recording of plat (s), or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits.

- 1- 1- Submittal of financial security to M-NCPPC prior to clearing or grading.
- 2- 2- Required site inspections by M-NCPPC enforcement staff per Section 110 of the Forest Conservation Regulations.
- 3- 3- Maintenance and management agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.

2) Record plat of subdivision shall reflect a Category One forest conservation easement over all protected forest and environmental buffer areas as shown on the PFCP.

DISCUSSION

The Wootten Subdivision property is a 8.61-acre site northeast of the intersection of Sandy Spring Road and Dino Drive. The site is in the Use I-P Lower Patuxent River watershed, draining directly to the Rocky Gorge water supply reservoir, and is within the Patuxent River Watershed Primary Management Area (PMA). There are no streams or forest currently on-site. The property is zoned RC.

Environmental Guidelines

Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) #4-05263 was approved on April 29, 2005. The NRI/FSD identifies the environmental constraints on the subject property and areas of forest. The 11.35-acre site has no streams, stream buffers or forest.

The Environmental Guidelines recommend a 10 percent impervious cap for all properties in the Patuxent River Watershed Primary Management Area (PMA) for which this site is located. Only a small portion of the site is within the PMA transition area and there is no proposed impervious surface in this area.

Forest Conservation

The applicant submitted a preliminary forest conservation plan as part of the preliminary plan of subdivision. Under section 22A-12(f) of the Montgomery County code properties in agricultural resource areas must plant or retain a certain percentage of the forest onsite. The applicant will meet the afforestation threshold by planting 1.07 acres of forest on the property. This forest will be permanently protected by a Category I forest conservation easement.

STAFF RECOMMENDATION

Environmental Planning staff recommends approval of the preliminary plan of subdivision and the preliminary forest conservation plan. The plan complies with Section 22A of the Montgomery County Code and the PMA imperviousness limitations established by the M-NCPPC Environmental Guidelines.



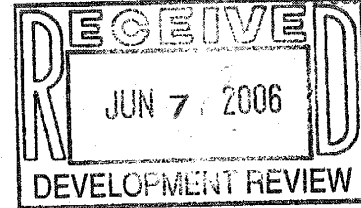
DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

MEMORANDUM

June 2, 2006



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: #1-06023, Wooten Subdivision, lot 5

This is to notify you that the status of the plan received in this office on June 1, 2006, 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.

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

cc: Owner
Surveyor
File



Access to the new lot will be to Spencerville Road via an existing, shared driveway. There is an existing easement agreement between six property owners that allows for the use and maintenance of the driveway between the parties. The subject property is included in the easement agreement. SHA has informed staff that they do not object to the proposed lot using the driveway. Fire and Rescue has also reviewed and approved the access to the proposed lot.

DISCUSSION OF ISSUES

Master Plan Compliance

The Fairland Master Plan does not specifically identify the Subject Property for discussion but does give general guidance and recommendations to maintain the low density, residential character of the Patuxent area, which this plan does.

Environment

A Natural Resources Inventory/Forest Stand Delineation (NRI/FSD #4-05263) was approved on April 29, 2005. Aside from the Patuxent River PMA, the 11.35 acre site has no streams, stream buffers or forest.

Forest Conservation

The applicant submitted a preliminary forest conservation plan for the non-agricultural portions of the property as part of the preliminary plan of subdivision. Under Section 22A-12(f) of the Montgomery County Code, properties in agricultural resource areas must plant or retain a certain percentage of forest on-site. Since there is no forest on this property, the applicant will meet the afforestation threshold by planting 1.07 acres of forest on the property. This forest will be permanently protected by a Category I forest conservation easement.

Citizen Outreach and Correspondence

This plan submittal pre-dated new requirements for a per-submission meeting with neighboring residents, however, written notice was given by the applicant and staff of the plan submittal and the public hearing. As of the date of this report, no citizen correspondence has been received.

ANALYSIS

Staff's review of Preliminary Plan #120060230, Wooten Subdivision, indicates that the plan conforms to the recommendations of the Fairland Master Plan. The proposed preliminary plan is consistent with the master plan goal to maintain the area's low density residential character and to protect the Patuxent River Watershed. Staff also

finds that the proposed preliminary plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations, in that the public facilities will be adequate to support and service the proposed lot, as demonstrated in Attachment C, the data table. Staff further finds that the size, width, shape, and orientation of the lot is appropriate for the location of the subdivision.

CONCLUSION:

Staff finds that Preliminary Plan #120060230 conforms to the Fairland Master Plan and meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the preliminary plan.

Attachments

- Attachment A Vicinity Development Map
- Attachment B Proposed Development Plan
- Attachment C Data Table
- Attachment D Agency Comments

WOOTTEN SUBDIVISION (1-06023)

Attachment # A



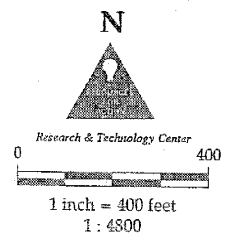
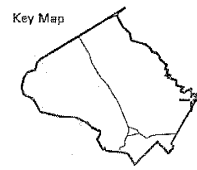
Map compiled on September 19, 2005 at 10:58 AM | Site located on base sheet no - 221NE05

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland - National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

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.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998



Attachment B



GENERAL NOTES

1. THIS SITE PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
2. THE PROPOSED SUBDIVISION IS SUBJECT TO THE APPROVAL OF THE MARYLAND DEPARTMENT OF TRANSPORTATION AND THE MARYLAND DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES.
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HYDROLOGIC SYSTEM DESIGN DATA

| NO. | AREA (AC) | PERCENT IMPERVIOUS | TIME OF CONCENTRATION (HRS) | PEAK FLOW (MGD) | PEAK FLOW (MGD) | PEAK FLOW (MGD) | PEAK FLOW (MGD) | PEAK FLOW (MGD) | PEAK FLOW (MGD) |
|-----|-----------|--------------------|-----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| 1 | 1.0 | 100 | 1.0 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| 2 | 1.0 | 100 | 1.0 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| 3 | 1.0 | 100 | 1.0 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| 4 | 1.0 | 100 | 1.0 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| 5 | 1.0 | 100 | 1.0 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| 6 | 1.0 | 100 | 1.0 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| 7 | 1.0 | 100 | 1.0 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| 8 | 1.0 | 100 | 1.0 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| 9 | 1.0 | 100 | 1.0 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| 10 | 1.0 | 100 | 1.0 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |

SUPERVISOR'S CERTIFICATE

I, *[Signature]*, Supervisor of the Department of the Environment and Natural Resources, do hereby certify that the above described subdivision is in accordance with the provisions of the Subdivision Control Act, Article 21, of the Annotated Code of Maryland, and that the same is in compliance with the provisions of the Subdivision Control Act, Article 21, of the Annotated Code of Maryland, and that the same is in compliance with the provisions of the Subdivision Control Act, Article 21, of the Annotated Code of Maryland.



PRELIMINARY SUBDIVISION AND FOREST CONSERVATION PLAN

Proposed Lot 5 and Outlot D
WOOTEN SUBDIVISION
AS PERMITTED IN PLAN 23312

OWNER/APPLICANT
POWELL ASSOCIATES, INC.
200 WEST WASHINGTON STREET, SUITE 100
BETHESDA, MARYLAND 20814

DESIGNED BY
[Signature]

DATE
[Date]

- Final Subdivision Requirements**
1. THE SUBDIVISION SHALL BE CONFORMANT WITH THE PROVISIONS OF THE SUBDIVISION CONTROL ACT, ARTICLE 21, OF THE ANNOTATED CODE OF MARYLAND.
 2. THE SUBDIVISION SHALL BE CONFORMANT WITH THE PROVISIONS OF THE SUBDIVISION CONTROL ACT, ARTICLE 21, OF THE ANNOTATED CODE OF MARYLAND.
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