

Table 1. Preliminary Plan Data Table and Checklist

Attachment # 8 C

Plan Name: Wootten Subdivision				
Plan Number: 120060230				
Zoning: RC				
# of Lots: 1				
# of Outlots: 1				
Dev. Type: One-family detached residential				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	40,000 s.f.	5.32 acres is minimum proposed		6/9/06
Lot Width	125 ft.	Must meet minimum		6/9/06
Lot Frontage	25 ft.	Must meet minimum		6/9/06
Setbacks				6/9/06
Front	50 ft. Min.	Must meet minimum		6/9/06
Side	17ft. Min./ 35 ft. total	Must meet minimum		6/9/06
Rear	35 ft. Min.	Must meet minimum		6/9/06
Height	50 ft. Max.	May not exceed maximum		6/9/06
Max Resid'l d.u per Zoning	1 dwelling units	1 dwelling units		6/9/06
MPDUs	N/A			
TDRs	N/A			
Site Plan Req'd?	No			
FINDINGS				
<i>SUBDIVISION</i>				
Lot frontage on Public Street	Yes	Yes		6/9/06
Road frontage improvements	Yes	Yes	Agency letter	10/18/05
Environmental Guidelines	Yes	Yes	Staff memo	3/31/06
Forest Conservation	Yes	Yes	Staff memo	3/31/06
Master Plan Compliance	Yes	Yes		6/9/06
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management	Yes	Yes	Agency Letter	4/28/05
Water and Sewer (WSSC)	N/A			
10-yr Water and Sewer Plan Compliance	Yes	Yes	Agency memo	12/16/05
Well and Septic	Yes	Yes	Agency Letter	6/2/06
Local Area Traffic Review	Not required			
Fire and Rescue	Yes	Yes	Agency Letter	6/1/06



Attachment # X D

FIRE MARSHAL COMMENTS

DATE: 6-1-2006
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA:
FROM: JOHN FEISSNER 240 777 2436
RE: APPROVAL OF ~ *WOOTEN SUBDIVISION #120060230*

1. **PLAN APPROVED.**

- a. Review based only upon information contained on the plan submitted 6-1-06. 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



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 #1-06023
Wooten Subdivision

Dear Ms. Conlon:

We have completed our review of the preliminary plan signed on August 16, 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. Access and improvements along Sandy Spring Road (MD 198) as required by the Maryland State Highway Administration.
2. Record plat to reflect the deed reference for the existing reciprocal ingress, egress, and public utilities easement for the existing private common driveway.
3. Private common driveways 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.



Division of Operations

Ms. Catherine Conlon
Preliminary Plan No. 1-06023
October 25, 2005
Page 2

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:/subdivision/farhas01/Preliminary Plans/1-06023, Wootten Subdivision, gml revs.doc

cc: Gary Fowler, Fowler Associates, Inc.
Howard Wootten
Richard Weaver; M-NCPPC DRD
Shahriar Etemadi; M-NCPPC TP
John Borkowski; MSHA EAPD
Joseph Y. Cheung; DPS RWPPR
Christina Contreras; DPS RWPPR



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.

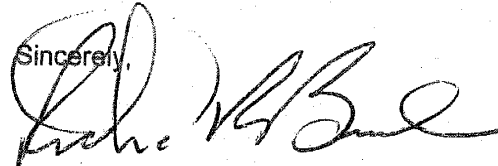
This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically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

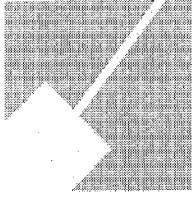
SDF/jb

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 *JP*
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.



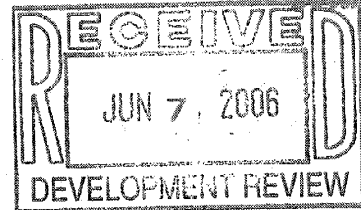
DEPARTMENT OF PERMITTING SERVICES

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

