



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

June 8, 2006

Mr. Kevin Fisher
Kevin Fisher & Associates
1503 Northcrest Drive
Silver Spring, MD 20904-1457

Re: Stormwater Management **CONCEPT**
RECONFIRMATION K2 Development @
Four Corners
SWM Concept # 223046

Dear Mr. Fisher:

Your request for a stormwater management reconfirmation for the above site has been evaluated. The number of proposed lots has been reduced. However, the proposed method of stormwater management (nonstructural) remains the same. Therefore, the original approved SWM concept, dated January 20, 2006, is hereby reconfirmed. Please adhere to all conditions which were required as part of that approval.

If you have any questions regarding these actions, please feel free to contact Mark Etheridge at 240-777-6338.

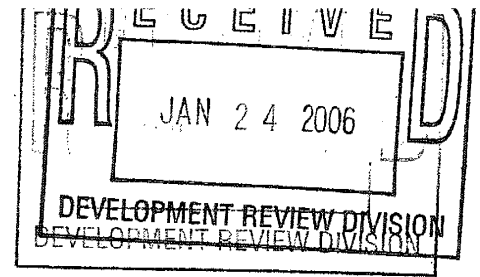
Sincerely,

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

RRB:dm

cc: SM File #: 223046





DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

January 20, 2006

Robert C. Hubbard
Director

Mr. Kevin Fisher
Kevin Fisher & Associates
1503 Northcrest Drive
Silver Spring, MD 20904-1457

Re: Stormwater Management **CONCEPT** Request
for K2 Development @ Four Corners / 2006 080
Preliminary Plan #: Pending
SM File #: 223046
Tract Size/Zone: 0.87 acres / R-60
Total Concept Area: 0.87 acres
Lots/Block: 13/P Hendrix Add'n to Fairway,
Sect. 4
Parcel(s): N/A
Watershed: Northwest Branch

Dear Mr. Fisher:

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, including dry wells and disconnection. 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 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 Mark Etheridge at
240-777-6338.

Sincerely,



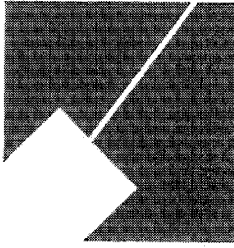
Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dm mce

cc: C. Conlon
S. Federline
SM File # 223046

QN - ON; Acres: 0.87
QL - ON; Acres: 0.87
Recharge is provided

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

June 8, 2006

MEMORANDUM

TO: Dolores Kinney, Senior Planner
Development Review Division

FROM: Malaika Abernathy, Senior Planner *ma*
Community-Based Planning Division

SUBJECT: Four Corners Estates
Preliminary Plan Number: 1-20060800

The Community-Based Planning staff has reviewed the above-referenced Preliminary Plan for conformance with the Approved and Adopted *Four Corners Master Plan (December 1996)*. Staff recommends approval of the proposed Preliminary Plan with the following conditions:

1. Provide a 60' ROW measured from the centerline of University Blvd.
2. Provide an off-street, shared-use path and a signed shared roadway along University Boulevard as recommended in the Countywide Bikeways Functional Master Plan (March 2005).

Zoning and Land Use

The .87-acre site is located in the southeast corner of the intersection of University Boulevard (MD 193) and Brunett Avenue. It is within the R-60 Zone and surrounded by single-family detached residences. Currently, one existing single-family home is located on the site. Other existing land uses surrounding the site include the North Four Corners local park, located to the adjacent northwest corner of the site across University Boulevard.

The *Four Corners Master Plan* recognizes the established residential character of the planning area and supports new and infill development that preserves and maintains the integrity of the neighborhoods. The submitted site plan proposes five single-family detached units—two fronting on University Boulevard and three fronting on Gilmore Avenue. A private driveway will provide access to the back of the two lots fronting on University Boulevard.

Street Rights-of-Way

University Boulevard is recommended in the Master Plan to have a 120-foot right-of-way. Staff recommends a 60-foot right-of-way be established from the centerline of University Boulevard. This will allow bikeway signs, which are recommended in the Countywide Bikeways Functional Master Plan, to be located within the right-of-way. Specific right-of-ways for Brunett Avenue and Gilmoure Avenue were not specified in the Master Plan.

Bikeways

The Countywide Bikeways Functional Master Plan recommends a shared use path and a signed shared roadway on University Boulevard. The shared use path should be implemented as part of streetscape improvements for University Boulevard.

MA:tv: G:/Abernathy/Four Corners Estates.doc



FIRE MARSHAL COMMENTS

DATE: 3-13-06
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA:
FROM: CAPTAIN JOHN FEISSNER 240.777.2436
RE: APPROVAL OF ~ *FOUR CORNERS ESTATES #1-20060800, SEE COMMENT BELOW*

1. PLAN APPROVED.

- a. Review based only upon information contained on the plan submitted 3-13-06. 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.

Please note, Approval based on Lots 1,2, & 3 being addressed off of University Blvd.

cc: Department of Permitting Services

WSSC Comments on Items for March 13, 2006
Development Review Committee Meeting

120060800	Four Corners Estates	<p><u>EXTENSIONS REQUIRED</u></p> <p>Public water and sewer main extensions are required to provide water service to this project. Accordingly, a system extension permit must be obtained from the Development Services Group. Show alignment of proposed extensions on preliminary plan</p> <p><u>HYDRAULIC PLANNING ANALYSIS RECEIVED</u></p> <p>A hydraulic planning analysis request was received on February 13, 2006. The project was assigned a WSSC project number of DA4466Z06. Hansa Desai was the assigned development project manager. A letter of findings was issued on March 6, 2006. The following is a list of conditions that apply to this project and must be met before a systems extension permit will be issued:</p> <p><u>REQUIRED SANITARY SEWER MAIN SIZES</u></p> <p>All sewer is to be gravity and 8-inch in diameter unless otherwise shown on sketch.</p> <p><u>REQUIRED WATER MAIN SIZES</u></p> <p>Size of the proposed main, 4" is shown on the attached sketch.</p> <p><u>INSTALL BOOSTER PUMPS</u></p> <p>Due to low water pressure conditions (less than 40 psi), the on-site plumbing system may require booster pump installation. Booster pumps may be required for buildings with first floor levels above elevation 358 feet, depending on the length of the water connection, height of building, and number of fixtures.</p> <p><u>PROVIDE FREE RIGHT-OF-WAY TO WSSC</u></p> <p>Rights-of-way across your property for water and 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.</p> <p><u>ADHERE TO MINIMUM RIGHT-OF-WAY WIDTHS</u></p> <p>Please note that the minimum right-of-way width for water and sewer lines is 30 feet. The minimum clearance between a building and a WSSC pipeline is 15 feet. Based on WSSC requirements, the absolute minimum spacing</p>
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WSSC Comments on Items for March 13, 2006
Development Review Committee Meeting

	<p>between adjacent buildings with both water and sewer lines between them is 40 feet with a preference of 45 to 50 feet. Balconies and other building appurtenances are not to be within the right-of-way.</p> <p><u>ABANDON EXISTING CONNECTIONS</u></p> <p>The existing water and sewer connections must be properly abandoned. The applicant must absorb the abandonment cost.</p> <p><u>SUBMIT SYSTEM INTEGRITY REVIEW PACKAGE</u></p> <p>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.</p>
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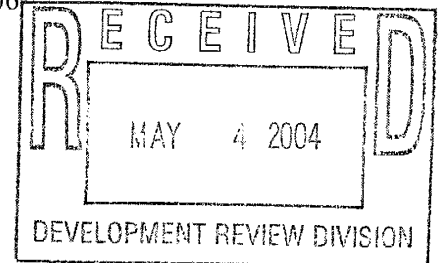
DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

May 2, 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 #1-20060800
Four Corners Estates

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 1/31/06. This plan was reviewed by the Development Review Committee at its meeting on 3/13/06. 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 driveways adjacent and opposite the site as well as existing rights of way on both sides of the roads and easements on the preliminary plan.
2. Right of Way dedication for University Boulevard in accordance with the Master Plan and for Gilmoure Drive and Brunett Ave as necessary. Also dedication for standard truncations at the corner of the aforementioned streets intersections.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. The sight distances study has **not** been accepted. Prior to approval of the record plat by DPS, the applicant's engineer will need to verify if by moving the driveways a higher than minimum sight distance can be achieved.
5. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by each 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

6. 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 ten (10) 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.
7. Record plat to reflect denial of access along University Boulevard and Brunett Ave.
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.
10. The owner will be required to submit a recorded covenant for the operation and maintenance of private 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.
11. Access and improvements along University Boulevard (MD 193) as required by the Maryland State Highway Administration.
12. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
13. 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.
14. 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.
15. Please coordinate with Department of Fire and Rescue about their requirements for emergency vehicle access.
16. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - A. Construct/Relocate concrete sidewalk along the site frontage with the proper setback from the curb. Provide handicap ramps for the driveways in accordance with the Americans with

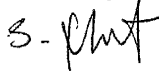
Ms. Catherine Conlon
Preliminary Plan No. 1-20060800
Date May 2, 2006
Page 3

Disabilities Act. Also construct a leadwalk from the common driveway to Brunett Ave.

- B. 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.
- C. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
- D. 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.
- E. 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 or (240) 777-6000.

Sincerely,

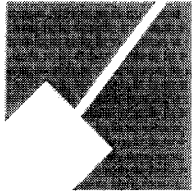


Sam Farhadi, P.E., Senior Planning Specialist
Development Review Group
Traffic Engineering and Operations Section
Division Of Operations

m:/subdivision/farhas01/preliminary plans/ 1-20060800, Four Corners Estates.doc

Enclosures ()

cc: Craig Kay, Gilmoure Brunett
Kevin Fisher, Kevin Fisher and Associates
Joseph Y. Cheung; DPS RWPPR
Christina Contreras; DPS RWPPR
Sarah Navid; DPS RWPPR
Shahriar Etemadi; M-NCPPC TP
Gregory Leck, DPWT TEOS
Raymond Burns, MSHA
Preliminary Plan Folder
Preliminary Plans Note Book



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

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

MEMORANDUM

TO: Delores Kinney, Development Review

VIA: Stephen Federline, Supervisor, Environmental Planning

FROM: Amy Lindsey, Countywide Environmental Planning *AL*

DATE: June 12, 2006

SUBJECT: Preliminary Plan #120060800 Four Corners Estates Property

The Environmental Planning staff has reviewed the preliminary plan referenced above. Staff recommends approval of the preliminary plan of subdivision following condition:

1. The proposed development shall comply with the conditions of the approved tree save plan prior to any demolition, clearing, or grading on the subject property.
2. A) At time of building permit, an acoustical engineer must certify through building shell analysis that that interior noise levels will not exceed 45 DBA L_{DN}.

B) The builder must construct the buildings in accord with these acoustical recommendations, with any changes affecting acoustical performance approved by the acoustical engineer, with copy to MNCPPC staff.

C) The certification and builder acceptance letter must be provided to MNCPPC Environmental Planning staff before building permits are approved.

BACKGROUND

The 0.87-acre property is located in Montgomery County at the southeast corner of Brunett Avenue and University Boulevard in Silver Spring. Currently, there is one single-family home on the property. This preliminary plan proposes to demolish the current residence and build five new ones. The surrounding area is primarily residential with a religious use and a MNCPPC park – North Four Corners LP. 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 4-06139E, as a Small Property. A tree save plan has been prepared and signed by an ISA certified arborist. There are 6 large or specimen trees ($\geq 24''$) including a 42'' maple, 3 cherry trees (24'', 24'', 30'') and 2 mulberries (24'', 24''). All on-site trees will need to be removed to accommodate the proposed development.

The effects on off-site trees are minimal and no significant trees are located within 100' of the property line. Smaller off-site trees are being protected by the use of root pruning and tree protection fence.

Traffic Noise Mitigation

The subject property is located on University Boulevard, on which traffic speeds will often significantly exceed the posted speed limit of 35 mph. Lots 1 and 2 face shall directly onto University Boulevard. The fronting of houses on Lots #1 and #2 on (i.e., facing) University Boulevard does provide noise protection to the exterior of these homes, although the interior noise within the unit must still be attenuated. Acoustical design and construction must be used to insure that interior noise levels do not exceed 45 DBA L_{DN} . The builder may use a projected exterior traffic noise level of 72.5 dBA Ldn as the baseline condition consistent with a prior approval, or provide a re-analysis of future conditions which must be approved by MNCPPC staff.

It is strongly recommended that additional exterior protection be provided to Lots 3, 4, and 5 by inclusion of an acoustical barrier between the houses on Lots 1 and 2, further enhancing exterior noise attenuation to those units and lots.

Environmental Buffers

The site does not include any streams, wetlands, floodplains, or environmental buffers.

SDF:AVL:G:evelyndrc:ep106080avlpb.doc