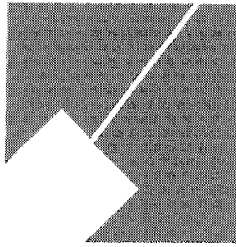


M-NCPPC



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

MCPB
July 6, 2006
Item 1 / 1



MEMORANDUM

DATE: June 23, 2006

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Catherine Conlon, Supervisor *CC*
Development Review Division *DK*

FROM: Dolores Kinney, Senior Planner (301) 495-1321
Development Review

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Subdivision of Parcel 383

PROJECT NAME: Fanning Property

CASE #: 120061030

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: R-60

LOCATION: Located on the south side of River Road, approximately 200 feet west of the intersection with Goldsboro Road

MASTER PLAN: Bethesda Chevy Chase

APPLICANT: Ms. Mary Fanning

ENGINEER: Burgess and Niple

FILING DATE: April 11, 2006

HEARING DATE: July 6, 2006

STAFF RECOMMENDATION: Approval, pursuant to Chapter 50 of the Montgomery County Subdivision Regulations, and subject to the following conditions:

- 1) Limit the preliminary plan to two single-family detached dwelling units.
- 2) 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.
- 3) At the time of building permit, an acoustical engineer must certify through building shell analysis that the interior noise levels will not exceed 45 DBA L_{DN}. The builder must construct the buildings in accordance with these acoustical recommendations, with any changes affecting acoustical performance approved by the acoustical engineer, with copy to MNCPPC staff.
- 4) The noise certification and builder acceptance letter must be provided to MNCPPC Environmental Planning Staff before building permits are approved.
- 5) Compliance with the conditions of approval of the MCDPS stormwater management approval dated March 2, 2006.
- 6) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
- 7) Compliance with conditions of MCDPWT letter dated May 26, 2006, unless otherwise amended.
- 8) Other necessary easements.

SITE DESCRIPTION:

The Subject Property, identified as Parcel 383 ("Subject Property"), is located on the south side of River Road, approximately 200 feet west of the intersection with Goldsboro Road (Attachment A). The property contains 0.50 acres (21,780 square feet) and is zoned R-60.

PROJECT DESCRIPTION:

This is an application to subdivide the Subject Property into two (2) lots for two (2) one-family detached dwellings, one of which exists and will remain. The new lot currently contains an existing pool that will be removed. Each lot will have individual driveway access from River Road. The Subject Property is exempt from Forest Conservation, but a tree save plan is required.

DISCUSSION:

Master Plan Compliance

The Bethesda Chevy Chase Master Plan did not specifically address the Subject Property but did provide general guidance and recommendations for development patterns and density. The plan reconfirms the one-family zoning throughout the area and balances the level of new development with transportation capacity. The preliminary plan complies with the master plan goal in that it proposes one-family residential lots.

Environment

Forest Conservation

The site contains no forest and is exempt from Forest Conservation Law requirements. There are three specimen trees onsite including, a 35" red maple, a 33" tulip poplar, and a 39.5" red maple. The 35" red maple will be removed as part of this development. The other two will be protected by avoidance of the critical root zone and root pruning in locations where the impact is unavoidable.

The effects on off-site trees are minimal and none are proposed for removal. A 40" silver maple on adjoining property will be the most impacted, but root pruning will be used to reduce the negative impacts.

Noise

The Subject Property is located on River Road (MD190), on which traffic speeds will often significantly exceed the posted speed limit of 50 mph. The location of the dwelling on Lot 10, which fronts on River Road (MD 190), leaves it vulnerable to exterior noise from traffic. Acoustical design and construction to insure that interior noise levels do not exceed 45 DBA L_{DN} , is required.

ANALYSIS

Staff's review of Preliminary Plan #120061030, Fanning Property, indicates that the plan conforms to the recommendations of the Bethesda Chevy Chase Master Plan. The proposed preliminary plan is consistent with the master plan goal to maintain the area's residential character. Staff also finds that the proposed preliminary plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations, and that public facilities will be adequate to support and service the area of the proposed subdivision. Staff further finds that the size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.

Community Outreach

This plan submittal pre-dated new requirements for a pre-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.

CONCLUSION:

Staff finds that Preliminary Plan #120061030, Fanning Property, conforms to the Bethesda Chevy Chase Master Plan and meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the preliminary plan, subject to the above conditions.

ATTACHMENTS:

Attachment A	Vicinity Map
Attachment B	Preliminary Plan
Attachment C	Data Table
Attachment D	Agency Correspondence

FANNING PROPERTY (120061030)



Map compiled on May 01, 2006 at 9:15 AM | Site located on base sheet no - 208NW06

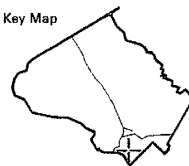
NOTICE

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

Key Map



N



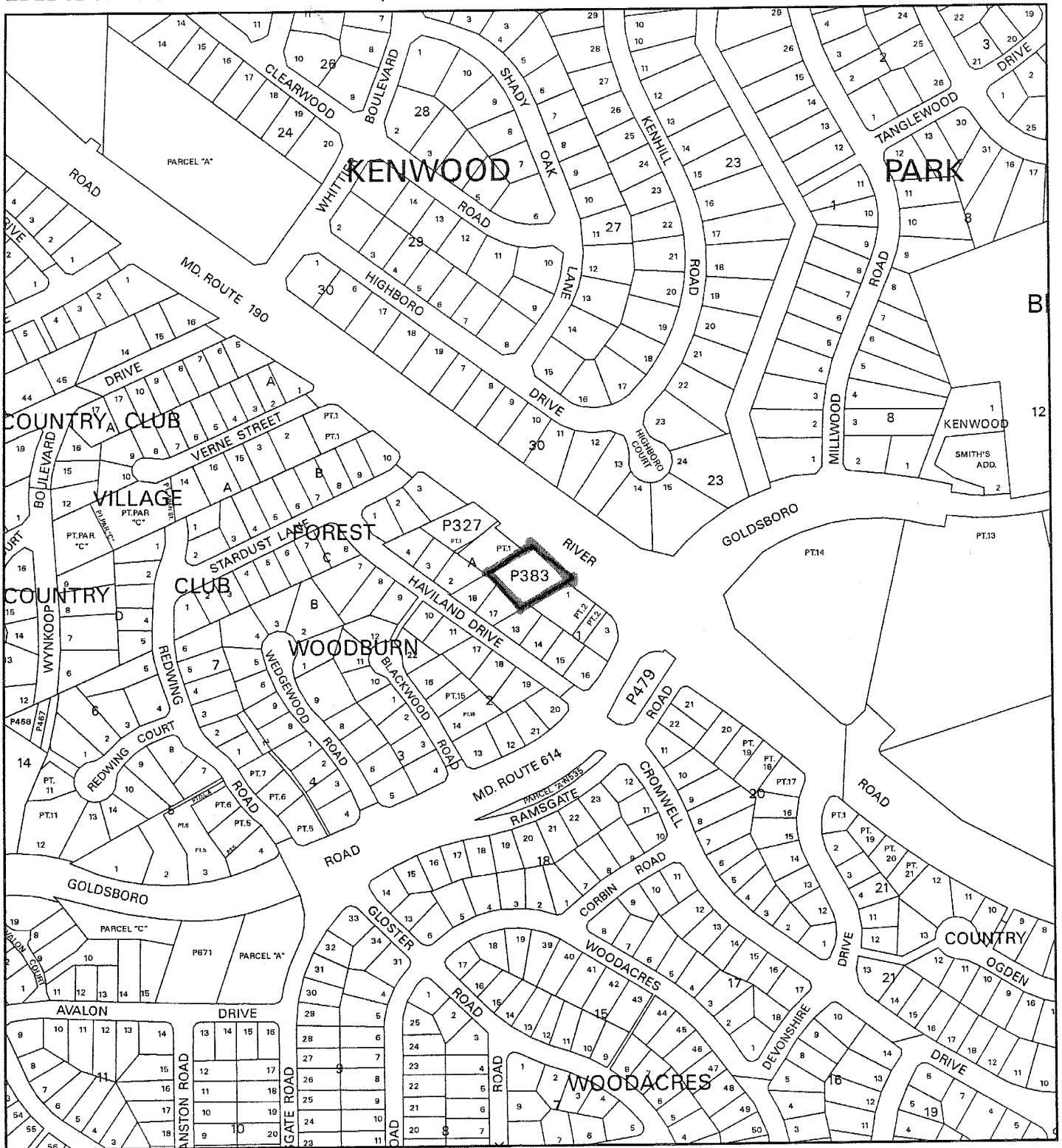
Research & Technology Center



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 20910-3760

FANNING PROPERTY (120061030)



Map compiled on May 01, 2006 at 9:23 AM | Site located on base sheet no - 208NW06

NOTICE

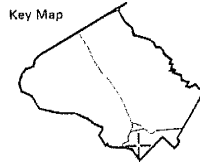
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Key Map



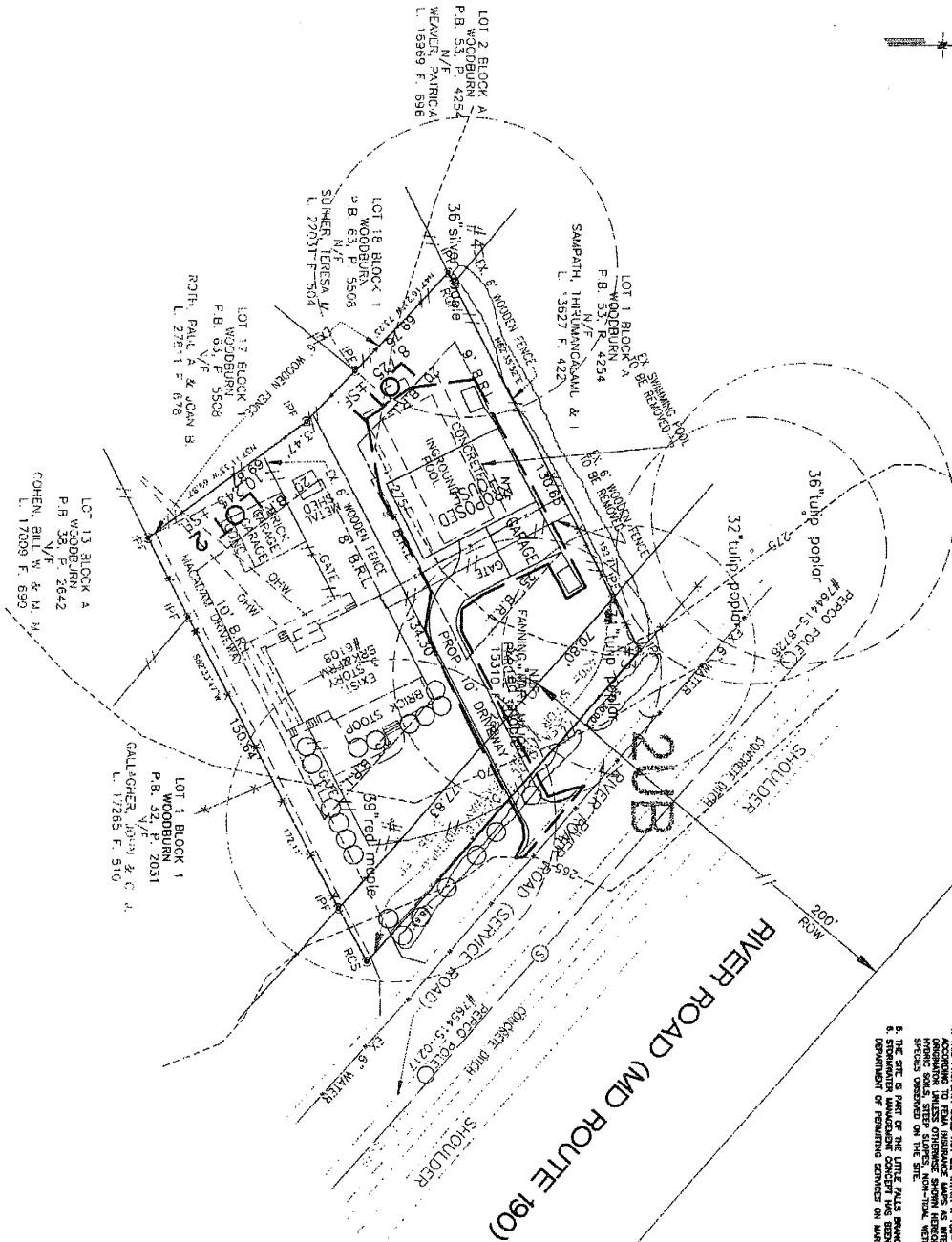
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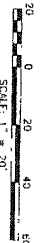
Research & Technology Center



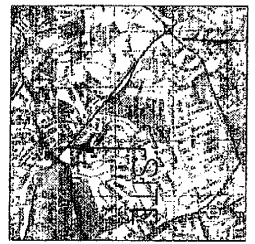
1 inch = 400 feet
 1 : 4800



CERTIFICATE FOR REGISTERED ENGINEER/SURVEYOR
 I, the undersigned, being duly sworn, depose and say that the above described plan and map were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer/Surveyor in the State of Maryland.
 Signature of Engineer/Surveyor: _____
 Date: 4/7/2006



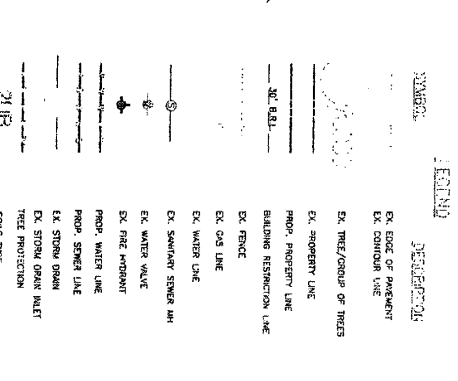
- GENERAL NOTES**
- EXISTING TOPOGRAPHICAL INFORMATION WAS OBTAINED FROM MONTGOMERY COUNTY PARK AND PLANNING DEPARTMENT.
 - STORMWATER RUNOFF WILL BE TREATED WITH ROOFTOP DISCHARGE, GUTS, AND GROSS SWALES.
 - APPROXIMATE LOCATION OF DRAINETS THUS: _____
 - THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN, UNLESS OTHERWISE SHOWN HEREON. ALSO, THERE ARE NO FLOOD ZONING MAPS, NON-TIDAL WETLANDS OR DRAGGAGED AREAS SHOWN ON THIS SITE.
 - THE SITE IS PART OF THE 2UB THIS COUNTY UNINCORPORATED. STORMWATER MANAGEMENT SHALL BE BEING PROVIDED BY MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES ON MARCH 2, 2006. SEE FILE # 223829.



VICINITY MAP
 SCALE: 1"=2000'

SITE INFORMATION

- SITE ADDRESS: 6108 RIVER ROAD BETHESDA, MD 20817-5622
- APP. OWNER: MS. MARY FANNING
- PARCEL: P483
- LIBERTY/POLICE: 1515/782
- LOT# 1 AND 2
- LOT 1: 0.2725 SF OR 0.20 AC.
- LOT 2: 10245 SF OR 0.23 AC.
- OPERATION: 2868 SF OR 0.07 AC.
- Zoning: R-50
- TOTAL TRACT AREA: 7161 SF +/- (ACRES)
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL
- MAN. LOT FRONTAGE: 80'
- MAN. SIDE YARD SETBACK: 8'
- SUM OF BOTH SIDES (MAN. SIDE YARD SETBACK): 16'
- FRONT YARD SETBACK: 25'
- REAR YARD SETBACK: 20'
- MINIMUM LOT AREA: 6,000 SF
- MAX. COVERAGE: 35% (INCLUDING ACCESSORY BUILDING)
- MAX. BUILDING HEIGHT: 35' (2 1/2 STORES)



**PRELIMINARY PLAN
 FANNING PROPERTY
 6108 River Road, Bethesda, MD
 BETHESDA, MARYLAND (ELECTION DISTRICT 04)**

BURGESS & NIPLÉ
 170 ROLLINS AVENUE ROCKVILLE, MARYLAND, 20852-4029
 PH. (301) 488-7400 FAX (301) 488-9669

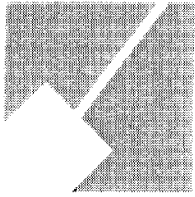
REVISIONS	DATE

DATE: MARCH 10, 2006
 DESIGN: LK, BRANK, LR
 CHECK: CMC, CHEFC, CMC
 P.R. NO.: 42183
 SHEET: 1 OF 1

Preliminary Plan Data Table and Checklist

Plan Name: Fanning Property				
Plan Number: 120061030				
Zoning: R-60				
# of Lots: 2				
# of Outlots: 0				
Dev. Type: 2 one-family detached dwelling units				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	6,000 sq.ft.	8,725 sq.ft. is minimum proposed	<i>DMU</i>	June 23, 2006
Lot Width	60 ft.	Must meet minimum	<i>DMU</i>	June 23, 2006
Lot Frontage	25 ft.	Must meet minimum	<i>DMU</i>	June 23, 2006
Setbacks				
Front	25 ft. Min.	Must meet minimum	<i>DMU</i>	June 23, 2006
Side	8 ft. Min./ 18 ft. total	Must meet minimum	<i>DMU</i>	June 23, 2006
Rear	20 ft. Min.	Must meet minimum	<i>DMU</i>	June 23, 2006
Height	35 ft. Max.	May not exceed maximum	<i>DMU</i>	June 23, 2006
Max Resid'l d.u. per Zoning	3 dwelling units	2 dwelling units	<i>DMU</i>	June 23, 2006
Site Plan Req'd?	No	No	<i>DMU</i>	June 23, 2006
FINDINGS				
<i>SUBDIVISION</i>				
Lot frontage on Public Street	Yes	Yes	<i>DMU</i>	June 23, 2006
Road dedication and frontage improvements	Dedication	Yes	SHA/DPWT Memos	SHA-June 20, 2006/ DPWT- May 25, 2006
Environmental Guidelines	Yes	Yes	Environmental memo	June 15, 2006
Forest Conservation	Yes	Yes	Environmental memo	June 15, 2006
Master Plan Compliance	Yes	Yes	<i>DMU</i>	June 23, 2006
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management	Yes	Yes	DPS memo	March 2, 2006
Water and Sewer (WSSC)	Yes	Yes	WSSC memo	May 8, 2006
Local Area Traffic Review	N/A	N/A	<i>DMU</i>	
Fire and Rescue	Yes	Yes	DFRS memo	May 8, 2006

**AGENCY
CORRESPONDENCE**



**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 *SK*

FROM: Amy Lindsey, Environmental Planning *ALL*

DATE: June 15, 2006

SUBJECT: Preliminary Plan 120061030
Fanning 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 0.50-acre property is located in Montgomery County on River Road, approximately 250 feet west of the intersection with the Goldsboro Road. Currently, there is one single-family home on the property. This preliminary plan proposes to retain the current residence and build one new one. The surrounding area is residential. 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 4-06221E, as a Small Property. A tree save plan has been prepared and an ISA certified arborist consulted. There are 3 large or specimen trees ($\geq 24''$) onsite, including a 35'' red maple, a 33'' tulip poplar and a 39.5'' red maple. The 35'' red maple will be removed as part of this development. The other two will be protected by avoidance of the critical root zone and root pruning in locations where the impact is unavoidable.

The effects on off-site trees are minimal and none are proposed for removal. A 40'' silver maple on adjoining property will be most impacted but root pruning will be used to reduce the negative impacts

Noise

The subject property is located on River Road, on which traffic speeds will often significantly exceed the posted speed limit of 50 mph. While the proposed development is sited more than 140' away from the nearest travel lane, this distance can easily be decreased due to either road widening or the house location changing. The fronting of the proposed on (i.e., facing) River Road does provide noise protection to the exterior of this home, 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} .

Environmental Buffers

The site does not include any streams, wetlands, or floodplains and there are no environmental buffers on the property.

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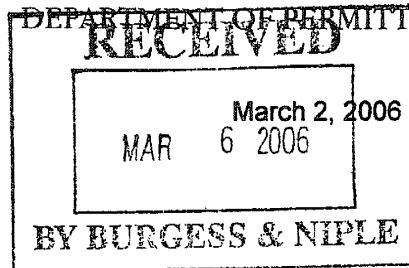
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DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director



Mr. Kevin Liang
Burgess & Niple
170 Rollins Avenue
Rockville, MD 20852

Re: Stormwater Management **CONCEPT** Request
for Fanning Property
Preliminary Plan #: TBD
SM File #: 223829.
Tract Size/Zone: .51ac./R-60
Total Concept Area: .51ac.
Parcel(s): P383
Watershed: Little Falls Branch

Dear Mr. Liang:

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 drywells. 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 **item(s)/condition(s)** will need to be addressed **during/prior** to 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. The drywells presented with the concept will receive 1,200sq.ft. This includes the entire roof area. If the swimming pool is to remain, as you stated in your narrative, then the runoff from the rear of the house must be conveyed to the drywells at the front as you stated can be done.

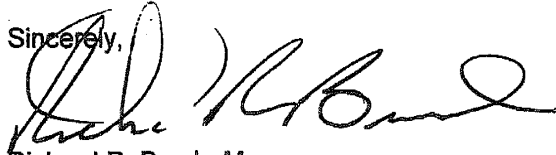
This list may not be all-inclusive and may change based on available information at the time.

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,

A handwritten signature in black ink, appearing to read "Richard R. Brush". The signature is fluid and cursive, with a large initial "R" and "B".

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

RRB:dm bli

cc: C. Conlon
S. Federline
SM File # 223829

QN -on; Acres: .51
QL - on; Acres: .51
Recharge is provided



FIRE MARSHAL COMMENTS

DATE: 5-8-06
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA:
FROM: CAPTAIN JOHN FEISSNER 240 777 2436
RE: APPROVAL OF ~ *FANNING PROPERTY #1-20061030*

1. PLAN APPROVED.

- a. Review based only upon information contained on the plan submitted 5-8-06. 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.

Plan shows 1 new home with one driveway. Fire department access not applicable.

cc: Department of Permitting Services

**MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOREST CONSERVATION RECOMMENDATIONS**

: Inspector Staff, Development Review Division

OBJECT: Project Name 6108 River Road Date Recd 3/10/06 NRI/FSD # 4-06221E

above-referenced plan has been reviewed by the Environmental Planning Division to determine the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). A determination has been made that the plan qualifies for the following exemption:

EXEMPTION:

Small Property

- Activity occurring on a tract less than or equal to 1 acre in size where activity will not result in the clearing of more than 30,000 square feet of existing forest, or any specimen or champion trees, and reforestation requirements would be less than 10,000 square feet.

Note: Tree Save Plan, including preservation and/or replanting of individual trees is required in lieu of a FCP where trees are impacted. Forest within any priority area on-site must be preserved.

Forest conservation plan exemption is granted with the following conditions:

- 1- This property is subject to a Tree Save Plan.
- 2- The Tree Save Plan will be required at the time of the Preliminary Plan.
- 3- The Tree Save Plan must be approved by MNCPPC staff.
- 4- Tree protection measures will be required as shown on the approved the Tree Save Plan.
- 5- MNCPPC inspector must be contacted for pre-construction inspection of tree protection measures and authorization to begin any tree clearing.

Property is not within a Special Protection Area*.

* Properties within a Special Protection Area (SPA) may be required to submit a Preliminary Water Quality Plan. Contact Leo Galanko at MCDPS for information regarding the requirements (240-777-6242).

Comments:

Please submit the mylar for signature

Signature: 
Penn, Environmental Planning

Date: 3/13/06

Kevin Liang, Burgess and Niple for the applicant (Fax 301-468-9669)

WSSC Comments on Items for May 8, 2006
Development Review Committee Meeting

File Number	Project Name	Substantial Comments
120061030	Fanning Property	<p><u>WATER AND SEWER AVAILABLE</u></p> <p>An existing 8-inch sewer main and a 6-inch water main in River Road about proposed lot #1. Connections can be made directly to these mains to obtain water and sewer service. Show existing connections to Lot #2 and proposed connections to Lot #1 on preliminary plan.</p> <p><u>PAY SERVICE CONNECTIONS AND APPLICABLE FEES AND CHARGES</u></p> <p>Submit Connection application form to WSSC's One-Stop-Shop and settle all fee requirements.</p> <p>For connection information, it will be necessary for you to contact the Permit Services Unit at (301) 206-4003 or visit our One-Stop Shop located on the lobby level of our Consolidated Office Building at 14501 Sweitzer Lane, Laurel, Maryland 20707.</p> <p><u>PAY SYSTEM DEVELOPMENT CHARGE (SDC) FEE</u></p> <p>System Development Charge (SDC) payment is required. Make payment to WSSC's One-Stop-Shop at the time of application for plumbing permit to install fixtures or hookup to the Commission's water and/or sewerage system(s).</p>

MCDPWT DRC Notes for May 8, 2006

1-20061030

FANNING PROPERTY

1. Need R/W dedication for River Road (P&P-TP).
2. Access and improvement for River Road per MSHA.
3. Driveway apron not to cross the property line.
4. Need sidewalk.
5. Need SD adequacy.
6. Need sight distance analysis.

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850-4153

Date: May 4, 2006

MEMO TO: Catherine Conlon, Supervisor for
Development Review Committee, MNCPPC

FROM: William Campbell, Senior Permitting Services Specialist
Division of Land Development Services, MCDPS

SUBJECT: Stormwater Management Concept Plan/Floodplain Review
Preliminary Plan 120061030; Fanning Property
Subdivision Review Meeting May 8, 2006 SWM File # 223829

The subject plan has been reviewed to determine if it meets the requirements of Executive Regulation 7-02AM for stormwater management and Executive Regulation 108-92 AM for Floodplain. The following summarizes our findings:

SM CONCEPT PLAN PROPOSED:

- On-site: CPv WQv Both
 CPv < 2cfs, not required
 Waiver: CPv WQv Both
 On-site/Joint Use Central (Regional): waived to
 Existing Concept: Approved Date, March 2, 2006
 Other

Type Proposed:

- Infiltration Retention Surface Detention Wetland Sand Filter
 Separator Sand Filter Underground Detention Non Structural Practices Other

FLOODPLAIN STATUS: 100-Year Floodplain On-Site Yes No Possibly

- Provide the source of the 100-Year Floodplain Delineation for approval:
 Source of the 100-Year Floodplain is acceptable.
 Submit drainage area map to determine if a floodplain study (>or equal to 30 acres) is required.
 Dam Breach Analysis Approved Under Review
 100 yr. floodplain study Approved Under Review

SUBMISSION ADEQUACY COMMENTS:

- Downstream notification is required.
 The following additional information is required for review: _____

RECOMMENDATIONS:

- Approve as submitted with conditions (see approval letter).
 Incomplete; recommend not scheduling for Planning Board at this time.
 Hold for outcome of the SWM Concept review.
 Comments/Recommendations: _

cc: Steve Federline, Environmental Planning Division, MNCPPC

bll:DRC.3/03

EPD Recommendation to Dev Rev Div: **Hold for revision/additional information**

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS

TO: Cathy Conlon/Richard Weaver
Development Review Division

SUBJECT: Plan # 1-06103, Name Fanning Property
DRC date: Monday, May 8, 2006

The above-referenced plan has been reviewed to determine if it meets requirements of the Guidelines for Environmental Management of Development in Montgomery County, and other county regulations that may apply. The following recommendations are made for the DRC meeting:

SUBMITTAL ADEQUACY

Plan is complete. This plan is exempt from forest conservation requirements as per 4-06221E for a Small Property.

EPD RECOMMENDATIONS:

Hold for the following Revisions and Additional Information before scheduling for Planning Board:

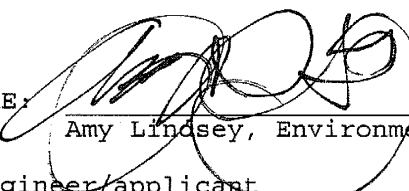
1. Tree Save Plan must show and include protection for off-site trees >6" within 25' of the property line. After the identification of trees and their CRZ's per #1, a re-evaluation of the proposed LOD must be conducted in the priority order below to:

a) reflect appropriate protection of the identified trees' CRZ.

The proposed 5' limit of disturbance (LOD) is not considered adequate using standard development practices, but may be needed to provide appropriate tree protection.

2. The approved Stormwater Management Concept is not currently reflected on the Tree Save Plan.

SIGNATURE:


Amy Lindsey, Environmental Planning

301-495-2189

DATE:

5/8/2006

cc: engineer/applicant



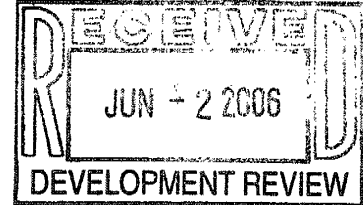
DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

May 26, 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 #1-20061030
Fanning Property

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 4/10/06. This plan was reviewed by the Development Review Committee at its meeting on 05/06/06. 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 entire paving, driveways adjacent and opposite the site as well as existing rights of way and easements on the preliminary plan.
 2. Necessary dedication for River 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 River Road service 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.



Division of Operations

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

5. 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.
6. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
7. Adjust the driveways to keep the entire driveways aprons within the property.
8. 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.
9. Access and improvements along River Road (MD 190) as required by the Maryland State Highway Administration.
10. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
11. 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.
12. 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.
13. 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 four (4) foot wide concrete sidewalk along the site frontage.
 - 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

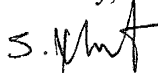
Ms. Catherine Conlon
Preliminary Plan No. 1-20061030
Date May 26, 2006
Page 3

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/ 1-20061030, Fanning Poperty.doc

Enclosures (1)

cc: Mary Fanning
Kevin Liang, Brgess & Niple
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



MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Fanning Property

Preliminary Plan Number: 1-20061030

Street Name: River Road (Service Road)

Master Plan Road Classification: Service Rd of Major Highway

Posted Speed Limit: 30 mph

Street/Driveway #1 (for Lot 1)

Street/Driveway #2 (for Lot 2 existing)

Sight Distance (feet) OK?
Right 170' *
Left 550'

Sight Distance (feet) OK?
Right 170' *
Left 550'

Comments: * Right Turn from S. to
to end of Service Rd has only
170'

Comments: * Right Turn from S. to
to end of Service Rd has only
170'

GUIDELINES

Table with 2 columns: Classification or Posted Speed (use higher value) and Required Sight Distance in Each Direction*. Rows include Tertiary (25 mph), Secondary (30), Business (30), Primary (35), Arterial (40, 45), Major (50, 55).

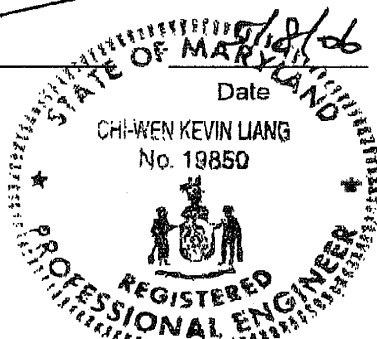
Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

*Source: AASHTO

ENGINEER/ SURVEYOR CERTIFICATE

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

Signature: [Handwritten Signature]
PE 19850
PLS/P.E. MD Reg. No.



Montgomery County Review:

[Checked] Approved

[] Disapproved:

By: SF

Date: 5/26/06

June 20, 2006

Ms. Catherine Conlon
Supervisor, Development Review
Subdivision Division
Maryland National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Montgomery County
Fanning Property
File # 1-20061030
MD 190 (west side)

Dear Ms. Conlon:

The State Highway Administration (SHA) appreciates the opportunity to review the preliminary plan application for this 2-lot residential development. We offer the following comments:

- The applicant must submit a sight distance evaluation on SHA worksheets.
- The proposed MD 190 entrance geometry is insufficient. The entrance must be 20' wide with 20' turning radii, at a minimum.
- The proposed access is subject to the terms and conditions of a residential access permit, which must be received from SHA's District #3 Utilities Office. The applicant should contact our District Utilities Office at 301-513-7350 for instructions on the application process.
- Right-of-way dedications need to be in accordance with the Master Plan of Highways. SHA will require that right-of-way dedications be platted to SHA standards. These plats must be submitted in hard copy format for review and final plat issuance. Please contact Mr. Daniel Andrews at 410-545-8860 for additional information. You may also e-mail Mr. Andrews at dandrews@sha.state.md.us.

If you have any questions, please contact Mr. Raymond Burns at 410-545-5592, or by using our toll free number in Maryland only, 1-800-876-4742 (x-5592).

Very truly yours,

Original signed by Ray Burns for

Steven D. Foster, Chief
Engineering Access Permits Division

cc: Burgess & Niple / 170 Rollins Avenue, Rockville, Maryland 20852
Mr. Sam Farhadi / M-NCPPC
Mr. Ted Beeghly *sent via e-mail*
Mr. Augustine Rebish *sent via e-mail*