



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

MCPB
Item # 6
12/13/07



MEMORANDUM

DATE: November 30, 2007

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *Rdyl*
Catherine Conlon, Subdivision Supervisor *CAC*
Development Review Division

FROM: *NB*
Neil Braunstein, Planner Coordinator (301-495-4532)
Development Review Division

REVIEW TYPE: Preliminary Plan of Subdivision and Preliminary Water Quality Plan

APPLYING FOR: Two lots for two one-family detached dwelling units

PROJECT NAME: Rosewood Manor Estates

CASE #: 120061020

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: RE-1

LOCATION: North side of Rosewood Manor Lane, 1,150 feet east of Woodfield Road

MASTER PLAN: Upper Rock Creek

APPLICANT: Allen Roy Builders

ENGINEER: Perrine Planning and Zoning

FILING DATE: April 10, 2006

HEARING DATE: December 13, 2007

RECOMMENDATION: Approval of the preliminary plan and associated preliminary water quality plan subject to the following conditions:

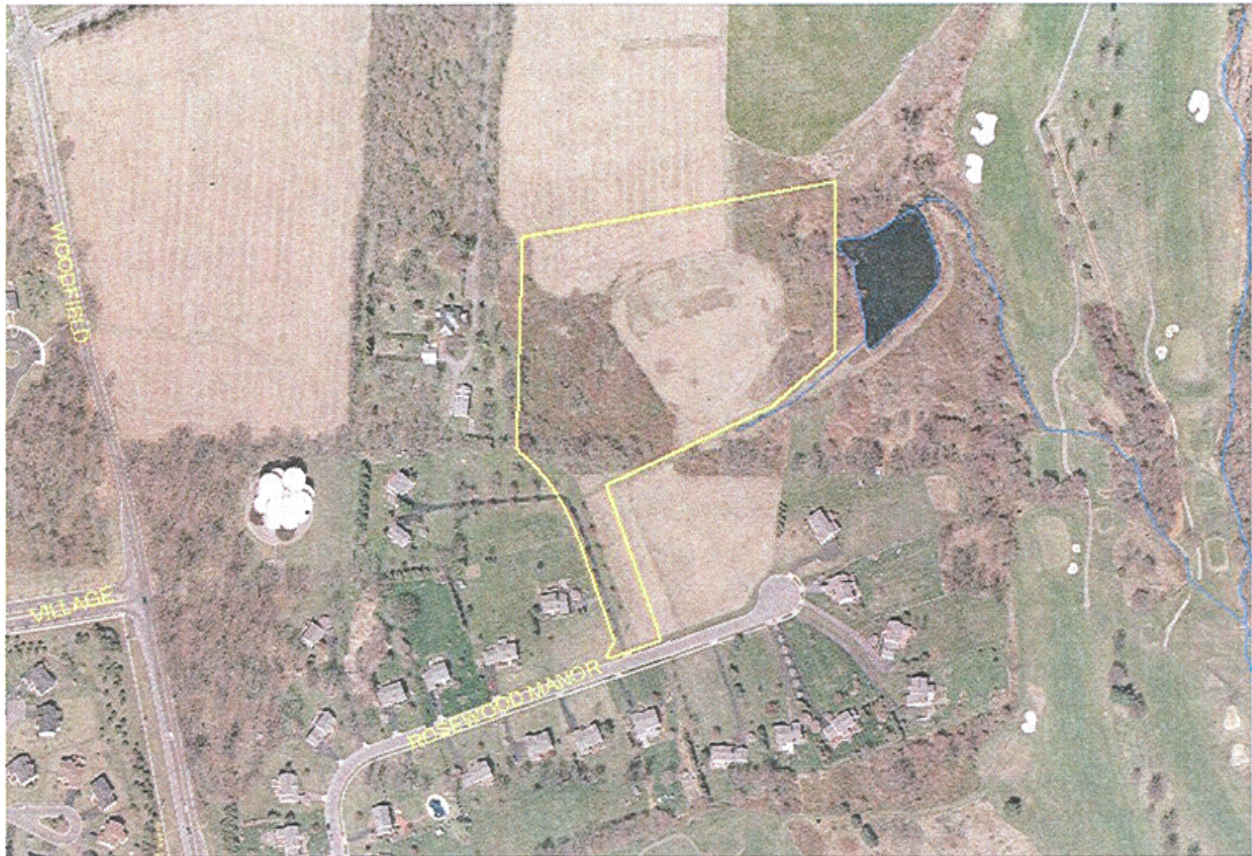
- 1) Approval under this preliminary plan is limited to two lots for two one-family detached dwelling units.
- 2) The applicant must place a Category I Conservation Easement on those areas that are environmental buffers or are used for forest retention or forest planting.
- 3) The applicant must comply with the conditions for the preliminary forest conservation plan. The applicant must meet all conditions prior to the recording of plat(s) or MCDPS issuance of sediment and erosion control permit(s). Conditions include but are not limited to the following:
 - a. All forest planting areas must include a five year maintenance program to better ensure forest survival and control of invasive species.
 - b. Both existing and planted forest areas must be enhanced through implementation of an exotic and invasive species management plan.
- 4) The applicant must comply with the conditions of the MCDPS stormwater management concept and preliminary water quality plan approval dated November 28, 2006.
- 5) The applicant must comply with the conditions of the MCDPS, Wells and Septic Section approval dated May 23, 2007.
- 6) The applicant must comply with the conditions of the Montgomery County Department of Public Works and Transportation (MCDPWT) letter dated May 26, 2006, unless otherwise amended.
- 7) The applicant must satisfy provisions for access and improvements as required by MCDPWT prior to recordation of plat(s).
- 8) The record plat must reflect common ingress/egress and utility easements over all shared driveways.
- 9) The record plat must show necessary easements.
- 10) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.

SITE DESCRIPTION

The subject property, pictured below and in Attachment A(Vicinity Map), is a 7.89 acre site comprising two unrecorded parcels located on the north side of Rosewood Manor Lane 1,150 feet east of Woodfield Road. The site is located within the RE-1 zone. The property is undeveloped and no structures exist on it, however, an existing paved driveway crosses the site to provide access to three adjacent lots from Rosewood Manor Lane. The site is surrounded by undeveloped properties to the north, residential lots to the south and west, and a stormwater pond and the Laytonsville Golf Course to the east. All of the above surrounding uses are located within the RE-1 zone.

The subject property is located within the Upper Rock Creek Special Protection Area (SPA), within the Rock Creek watershed. A small area of wetlands exists on the property, with another small area just off-site to the south. Both of these wetland areas have 150-foot buffers

associated with them, which occupy the eastern and southeastern portions of the site. Forest occupies 1.2 acres of the subject property, however, much of the forest consists of invasive, nonnative species. The remainder of the site is a fallow agricultural field.



PROJECT DESCRIPTION

The applicant proposes to subdivide the two existing parcels into two one-family residential lots. Proposed Lot 35 will be 5.07 acres in size and proposed Lot 36 will be 2.8 acres in size. Access to the two proposed lots as well as to two adjacent lots will be from a new driveway from Rosewood Manor Lane. The existing driveway will continue to serve one adjacent lot. The proposed lots will be served by public water and private sand mound sewage disposal systems.

ANALYSIS AND FINDINGS

Master Plan Compliance

The Upper Rock Creek Master Plan does not specifically address the subject property. The master plan recommends retention of existing zoning throughout the master plan area in the absence of a specific recommendation for change on a particular property. Thus, in the case of the subject property, the master plan calls for retention of the existing RE-1 zoning. The

proposed subdivision complies with the recommendations adopted in the Master Plan in that it proposes one-family residential development consistent with surrounding development patterns and the current zoning designation.

Public Facilities

Roads and Transportation Facilities

The proposed lots do not generate 30 or more vehicle trips during the morning or evening peak-hours. Therefore, the application is not subject to Local Area Transportation Review or other requirements of the recently adopted Growth Policy. Access to the proposed lots will be from a single shared driveway on Rosewood Manor Lane. Sidewalks do not exist and are not proposed on Rosewood Manor Lane; however, the low traffic volume allows safe pedestrian use of the roadway. Proposed vehicle and pedestrian access for the subdivision will be safe and adequate.

Other Public Facilities and Services

Public facilities and services are available and will be adequate to serve the proposed development. The Property will be served by private sand mound septic systems and public water. The application has been reviewed by the Montgomery County Fire and Rescue Service who have determined that the Property has appropriate access for fire and rescue vehicles. Other public facilities and services, such as schools, police stations, firehouses and health services are currently operating according to the Growth Policy resolution currently in effect and will be adequate to serve the Property. Electrical and telecommunications services are also available to serve the Property.

Environment

Planning Board Approval of Water Quality Plan

The subject property is located within the Upper Rock Creek Special Protection Area (SPA). As part of the requirements for water quality review in special protection areas, a combined preliminary and final water quality plan must be reviewed in conjunction with a preliminary plan application. Under the provision of the law, the Montgomery County Department of Permitting Services (MCDPS) and the Planning Board have different responsibilities in the review of a water quality plan. MCDPS has reviewed and approved the elements of the preliminary and final water quality plan under its purview. The Planning Board's responsibility is to determine if environmental buffer protection, SPA forest conservation requirements, and imperviousness limits have been satisfied.

Specific elements recommended for Planning Board approval include minimization of site imperviousness, expanded environmental buffers, and enhanced forest conservation.

Site Imperviousness

The Upper Rock Creek SPA has an eight percent site imperviousness limit on land development projects, including subdivisions, if the project is served by public sewer. This project is served by sand mound septic systems, so the impervious cap does not apply.

Overall imperviousness has been slightly reduced through allowed use of the reduced-width shared driveway (20 feet reduced to 18 feet) by the County Department of Fire and Rescue Services and the removal of a redundant section of existing driveway in the pipestem.

Expanded Environmental Buffers

Environmental buffers are located on the eastern portion of the site, and include an expanded wetland buffer of 150 feet throughout the site (the non-SPA maximum wetland buffer is 100 feet). The eastern environmental buffer and some adjacent upland area are proposed to be in a forest preservation area (i.e., Category I Conservation Easement area). A 0.08-acre area of the expanded wetland buffer will be left out of the Category I Conservation Easement and will serve as the tertiary sand mound location for proposed Lot 35. The 0.08-acre area is being mitigated at a compensation ratio of 3:1. This will provide an additional 0.24 acres of forest in a Category I Conservation Easement adjacent to the environmental buffer. This is acceptable to staff.

Enhanced Forest Conservation

The preliminary forest conservation plan (FCP) shows about 0.20 acres of forest to be cleared. About 1.0 acre of forest is proposed for retention. This produces a 0.77-acre planting requirement as a standard requirement of the law; this will be met by planting in the unforested stream valley buffer.

An additional area of currently unforested environmental buffer area is proposed to be planted in forest on proposed Lot 35 beyond the minimum forest conservation law requirements. This is consistent with the environmental guidelines for special protection areas. The guidelines recommend that unforested environmental buffers on a development site in a SPA be planted in forest, even if the planting exceeds the requirements of the forest conservation law.

Further, this SPA forest conservation plan will provide a five year maintenance program for forest planting areas to better ensure forest survival and control of invasive species. Maintenance programs outside of SPAs are typically for only two years.

Staff finds the preliminary FCP to be acceptable. The preliminary FCP meets both the standard requirements of the County Forest Conservation Law and the additional forest enhancement measures applied in SPAs.

Stormwater Management

The MCDPS Stormwater Management Section approved the stormwater management concept and preliminary water quality plan for the project on November 28, 2006. The stormwater management concept includes rooftop and non-rooftop disconnects for water quality control and recharge. Additionally, the majority of the site will drain overland to an existing wet pond. A dry well on proposed Lot 36 is required as a condition of the MCDPS approval. Channel protection is not required because the one-year post-development peak discharge is less than 2 cubic feet per second.

Compliance with the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections. Access and public facilities will be adequate to support the proposed lots and uses. The proposed size, width, shape and orientation of the lots are appropriate for the location of the subdivision.

The lots were reviewed for compliance with the dimensional requirements for the RE-1 zone as specified in the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in attached Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

Citizen Correspondence and Issues

This plan submittal pre-dated any 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 date. The applicant provided addition notice and recirculated an updated copy of the plan prior to the public hearing. As of the date of this report, no citizen letters have been received.

CONCLUSION

The proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance and comply with the recommendations of the Upper Rock Creek Master Plan. Access and public facilities will be adequate to serve the proposed lots, and the application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Therefore, approval of the application, including the preliminary water quality plan, with the conditions specified above is recommended.

Attachments

- Attachment A – Vicinity Development Map
- Attachment B – Proposed Development Plan
- Attachment C – Agency Correspondence Referenced in Conditions

Table 1: Preliminary Plan Data Table and Checklist

Plan Name: Rosewood Manor Estates				
Plan Number: 120061020				
Zoning: RE-1				
# of Lots: 2				
# of Outlots: 0				
Dev. Type: Residential				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval by the Preliminary Plan	Verified	Date
Minimum Lot Area	40,000 sq. ft.	2.8 acre minimum	NB	10/17/07
Lot Width	125 ft.	220 ft. minimum	NB	10/17/07
Lot Frontage	25 ft.	50 ft. minimum	NB	10/17/07
Setbacks				
Front	50 ft. Min.	Must meet minimum ¹	NB	10/17/07
Side	17 ft. Min./35 ft. total	Must meet minimum ¹	NB	10/17/07
Rear	35 ft. Min.	Must meet minimum ¹	NB	10/17/07
Height	50 ft. Max.	May not exceed maximum ¹	NB	10/17/07
Max Resid'l d.u. per Zoning	8	2	NB	10/17/07
MPDUs	N/a		NB	10/17/07
TDRs	N/a		NB	10/17/07
Site Plan Req'd?	No		NB	10/17/07
FINDINGS				
SUBDIVISION				
Lot frontage on Public Street		Yes	NB	10/17/07
Road dedication and frontage improvements		N/a	Agency letter	5/26/06
Environmental Guidelines		Yes	Staff memo	11/26/07
Forest Conservation		Yes	Staff memo	11/26/07
Master Plan Compliance		Yes	NB	10/17/07
ADEQUATE PUBLIC FACILITIES				
Stormwater Management		Yes	Agency letter	11/28/06
Water and Sewer (WSSC)		Yes	Agency comments	5/8/06
10-yr Water and Sewer Plan Compliance		Yes	Agency comments	5/8/06
Well and Septic		Yes	Agency letter	5/23/07
Local Area Traffic Review		N/a	Staff memo	5/8/06
Fire and Rescue		Yes	Agency letter	6/11/07

¹ As determined by MCDPS at the time of building permit.

ROSEWOOD MANOR ESTATES (120061020)



Map compiled on April 28, 2006 at 3:57 PM | Site located on base sheet no - 228NW07

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

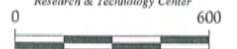
Key Map



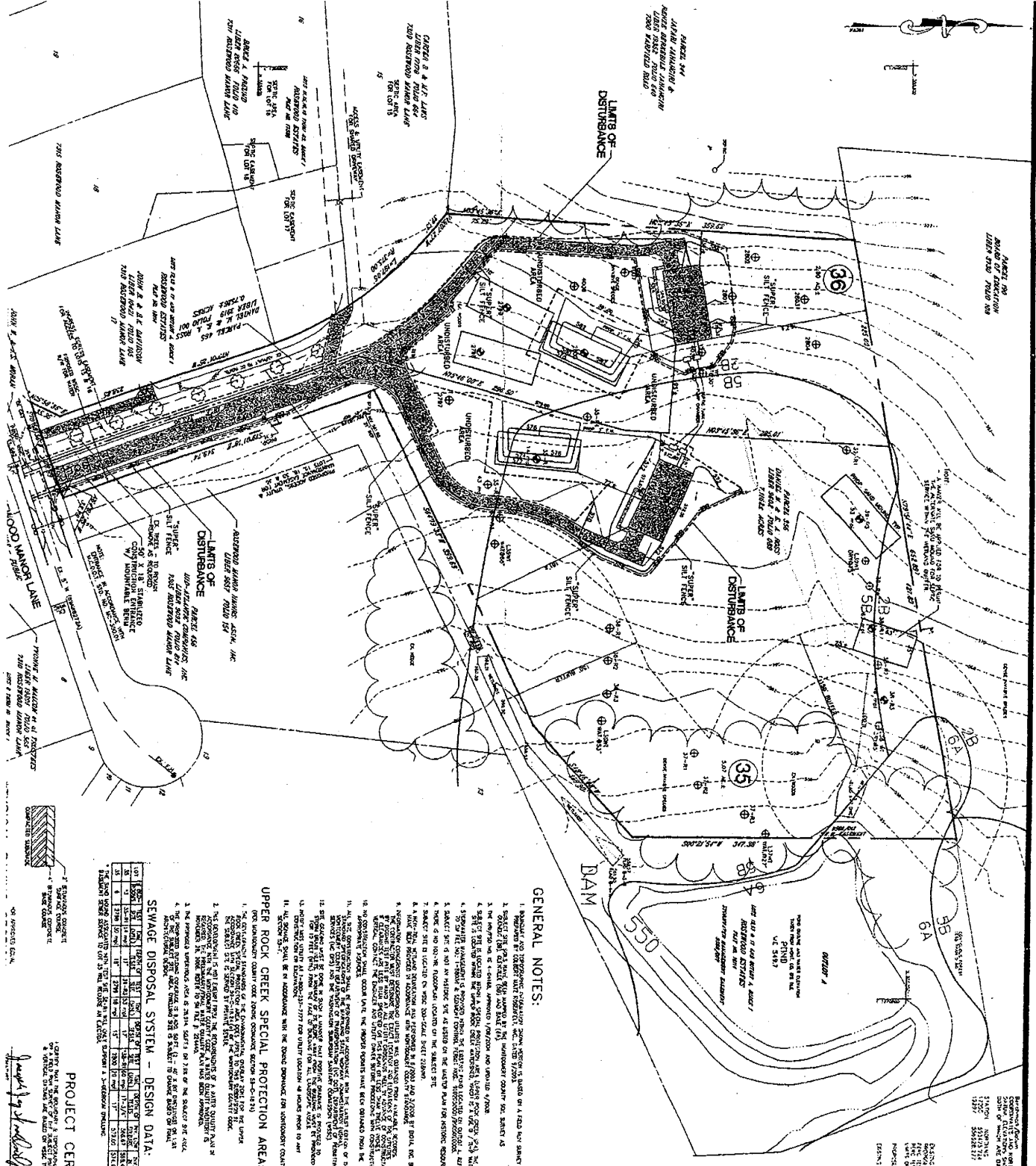
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Research & Technology Center



1 inch = 600 feet
1 : 7200



GENERAL NOTES:

1. PROPERTY TO BE DEVELOPED FOR RESIDENTIAL USE ONLY AND IS BASED ON A FIELD SURVEY.
2. BOUNDARY SURVEY DATA IS BASED ON THE SURVEY OF THE ADJACENT PROPERTY.
3. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
4. UNDISTURBED AREAS SHALL BE PROTECTED BY A FENCE AND SIGNAGE.
5. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
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20. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

SEWAGE DISPOSAL SYSTEM - DESIGN DATA:

LOT	AREA (SQ. FT.)	SEWER DRAINAGE	SEWER SIZE (IN.)	SEWER MATERIAL	SEWER DEPTH (IN.)	SEWER SLOPE (PERCENT)	SEWER INVERT ELEVATION	SEWER OUTLET ELEVATION
35	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
36	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
37	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
38	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
39	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
40	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
41	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
42	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
43	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
44	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
45	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
46	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
47	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
48	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
49	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
50	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
51	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
52	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
53	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
54	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
55	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
56	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
57	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
58	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
59	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
60	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
61	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
62	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
63	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
64	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
65	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
66	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
67	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
68	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
69	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
70	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
71	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
72	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
73	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
74	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
75	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
76	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
77	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
78	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
79	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
80	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
81	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
82	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
83	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
84	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
85	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
86	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
87	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
88	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
89	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
90	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
91	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
92	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
93	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
94	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
95	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
96	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
97	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
98	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
99	10,000	12"	12"	4"	1.00	1.00	1.00	1.00
100	10,000	12"	12"	4"	1.00	1.00	1.00	1.00

UPPER ROCK CREEK SPECIAL PROTECTION AREA:

1. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
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LEGEND

- 1. DISTURBED AREAS
- 2. UNDISTURBED AREAS
- 3. LIMITS OF DISTURBANCE
- 4. PROPERTY BOUNDARIES
- 5. ADJACENT PROPERTY
- 6. ROAD RIGHT-OF-WAY
- 7. DAM
- 8. CREEK
- 9. POWER LINES
- 10. TELEPHONE LINES
- 11. FENCE
- 12. SIGNAGE
- 13. UTILITY POLES
- 14. WATER MAINS
- 15. SEWER MAINS
- 16. GAS MAINS
- 17. ELECTRIC MAINS
- 18. TELEPHONE MAINS
- 19. FENCE POSTS
- 20. SIGNAGE POSTS
- 21. UTILITY POLES
- 22. WATER MAINS
- 23. SEWER MAINS
- 24. GAS MAINS
- 25. ELECTRIC MAINS
- 26. TELEPHONE MAINS
- 27. FENCE POSTS
- 28. SIGNAGE POSTS
- 29. UTILITY POLES
- 30. WATER MAINS
- 31. SEWER MAINS
- 32. GAS MAINS
- 33. ELECTRIC MAINS
- 34. TELEPHONE MAINS
- 35. FENCE POSTS
- 36. SIGNAGE POSTS
- 37. UTILITY POLES
- 38. WATER MAINS
- 39. SEWER MAINS
- 40. GAS MAINS
- 41. ELECTRIC MAINS
- 42. TELEPHONE MAINS
- 43. FENCE POSTS
- 44. SIGNAGE POSTS
- 45. UTILITY POLES
- 46. WATER MAINS
- 47. SEWER MAINS
- 48. GAS MAINS
- 49. ELECTRIC MAINS
- 50. TELEPHONE MAINS

SITE ANALYSIS:

1. ZONING: RESIDENTIAL SINGLE-FAMILY (RS)
2. ADJACENT: RESIDENTIAL SINGLE-FAMILY (RS)
3. SETBACK: 30' FRONT, 10' SIDE, 10' REAR
4. SETBACK: 30' FRONT, 10' SIDE, 10' REAR
5. SETBACK: 30' FRONT, 10' SIDE, 10' REAR
6. SETBACK: 30' FRONT, 10' SIDE, 10' REAR
7. SETBACK: 30' FRONT, 10' SIDE, 10' REAR
8. SETBACK: 30' FRONT, 10' SIDE, 10' REAR
9. SETBACK: 30' FRONT, 10' SIDE, 10' REAR
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13. SETBACK: 30' FRONT, 10' SIDE, 10' REAR
14. SETBACK: 30' FRONT, 10' SIDE, 10' REAR
15. SETBACK: 30' FRONT, 10' SIDE, 10' REAR
16. SETBACK: 30' FRONT, 10' SIDE, 10' REAR
17. SETBACK: 30' FRONT, 10' SIDE, 10' REAR
18. SETBACK: 30' FRONT, 10' SIDE, 10' REAR
19. SETBACK: 30' FRONT, 10' SIDE, 10' REAR
20. SETBACK: 30' FRONT, 10' SIDE, 10' REAR

VICINITY MAP



PROJECT CERTIFICATION

I, the undersigned, being a duly licensed Professional Engineer in the State of North Carolina, do hereby certify that the above is a true and correct copy of the original as shown to me by the applicant.

Robert Maltz Rosenthal

ROSEWOOD MANOR ESTATE
BLOCK 1, LOTS 35 & 36

151 TECHUN DISTRICT - MONROE COUNTY, NORTH CAROLINA

DATE: 06/17/2007

SCALE: 1" = 2000'

COBERT MALTZ ROSENTHAL
Professional Engineer
151 Techun District
Monroe, North Carolina 28050
Phone: (704) 653-3836
Fax: (704) 653-3838

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	06/17/2007
2	FOR RECORD	06/17/2007
3	FOR RECORD	06/17/2007
4	FOR RECORD	06/17/2007
5	FOR RECORD	06/17/2007
6	FOR RECORD	06/17/2007
7	FOR RECORD	06/17/2007
8	FOR RECORD	06/17/2007
9	FOR RECORD	06/17/2007
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13	FOR RECORD	06/17/2007
14	FOR RECORD	06/17/2007
15	FOR RECORD	06/17/2007
16	FOR RECORD	06/17/2007
17	FOR RECORD	06/17/2007
18	FOR RECORD	06/17/2007
19	FOR RECORD	06/17/2007
20	FOR RECORD	06/17/2007



RECEIVED

NOV 30 2006

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

November 28, 2006

Colbert Matz Rosenfelt, Inc.
Robert C. Hubbard
Director

Mr. Stuart Darley
Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209

Re: Preliminary/Final Water Quality Plan ^{SWM}
for Rosewood Manor Estates-Lots 35/36
SM File #: 224440
Tract Size/Zone: 7.87Ac/RE-1
Montg. Co. Grid: 11C13
Watershed: Upper Rock Creek

SPECIAL PROTECTION AREA

Dear Mr. Darley:

Based on a review by the Department of Permitting Services Review Staff, the Preliminary/Final Water Quality Plan for the above mentioned site is conditionally approved. This approval is for the elements of the Preliminary/Final Water Quality Plan of which DPS has lead agency responsibility, and does not include limits on imperviousness or stream buffer encroachments.

Site Description: The site is 7.87 acres in size and is located on the north side of Rosewood Manor Lane. This area is within the Upper Rock Creek Special Protection Area. The development will consist of two proposed single family detached dwelling units.

Stormwater Management: Control of the channel protection storm is not required because the one-year post development peak discharge is less than 2.0 cubic feet per second. Quality control and recharge will be provided via non-structural measures that include rooftop and non-rooftop disconnections. Additionally, the majority of the site will drain overland to an existing wet pond.

Sediment Control: Disturbance of the site is to be limited as much as possible. If the lots are to be built one at a time, the use of super silt fence will be acceptable for sediment control (the use of silt fence is acceptable for the widening of the entrance drive). If both lots will be under construction at the same time, a sediment trap with earth dikes will be required. An engineered sediment control plan is required for this development.

Conditions of Approval: The following condition must be addressed during the detailed sediment control/stormwater management plan stage. This list may not be all inclusive and may change based on available information at the detailed plan review stage.

1. Provide dry wells for the back of lot 36. The dry wells must be located a minimum of 20 feet from the proposed house foundation.



Stuart Darley
November 27, 2006
Page 2

2. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
3. Provide a separate access apron for the stormwater management pond. Also, the proposed driveway is not to be located within the stormwater management easement.

Payment of the stream monitoring fee is required prior to the approval of the sediment control plan. The stream monitoring fee computation is to be submitted for verification during the stormwater management/sediment control review process.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. 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. Note that monitoring is not required for this site.

If you have any questions regarding these actions, please feel free to contact Leo Galanko at (240)777-6242.

Sincerely,



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

RRB:CN224440

cc: M. Pfefferle (MNCPPC-EP)
C. Conlon (MNCPPC-DR)
L. Galanko
SM File # 224440

Qn not required; Acres: 7.87
QI on-site; Acres: 7.87
Recharge provided

Attn: Tashina ALAN



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Carla Reid Joyner
Director

MEMORANDUM

May 23, 2007

TO: Ms. Cathy Conlon, Development Review,
Maryland National Capital Park and Planning Commission

FROM: Carla Reid Joyner, Director
Department of Permitting Services *CJR*

SUBJECT: Status of Preliminary Plan: #1-20081020, Rosewood Manor Est., 2 lots

This is to notify you that the Well & Septic Section of MCDPS has approved the plan received in this office on May 18, 2007.

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.
2. All lots to use sand mound systems. Prior to the approval of the record plat, all sand mound areas must be fenced with 4-foot high "orange construction fencing"- which must remain in place until all construction activity has ceased.
3. Any physical disturbance or compaction of a sand mound site could render that site non-functional, and therefore negate this approval.
4. Public water must be provided.

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

cc: Owner
Surveyor
File



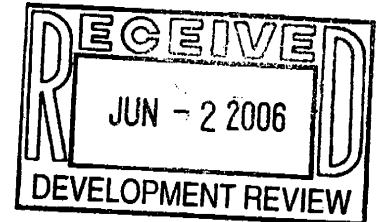
DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

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 #1-20061020
Rosewood Manor Estates

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 04/06/06. 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 driveways adjacent and opposite the site on the preliminary plan.
2. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
3. Sand mound systems cannot be located within the right of way nor slope or drainage easements.
4. 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.



Division of Operations

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

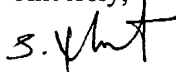
5. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
6. This site is located in Upper Rock Creek SPA, therefore we favor providing the access for the proposed lots from the existing driveway to reduce the impervious area. Please note DPWT access policy typically allows no more than four (4) lots to be served by a common driveway. A waiver package for any common driveway that provides access for more than 4 driveways is required. This waiver package should be provided according to DPWT requirements.
7. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by each common driveway.
8. Record plat to reflect denial of access along Rosewood Manor Lane except for the common driveway.
9. 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.
10. Revise the plan as necessary to meet the requirements of the Montgomery County Department of Permitting Services with regard to sand mound systems.
11. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
12. 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.
13. 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.
14. Please coordinate with Department of Fire and Rescue about their requirements for emergency vehicle access.
15. 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. 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.

Ms. Catherine Conlon
Preliminary Plan No. 1-20061020
Date May 26, 2006
Page 3

- B. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
- C. 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.
- D. 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/ 1-20061020, Rosewood Manor Estates.doc

Enclosures (1)

cc: Jim Unger, Allen Roy Builders
Philip Perine, Perrine Planning & Zoning
Joseph Y. Cheung; DPS RWPPR
Christina Contreras; DPS RWPPR
Sarah Navid; DPS RWPPR
Shahriar Etemadi; M-NCPPC TP
Gregory Leck, DPWT TEOS
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 Rosewood Manor Estates Preliminary Plan Number: 1-

Street Name: Rosewood Manor Lane Master Plan Road Classification: Tertiary

Posted Speed Limit: 25 mph

Street/Driveway #1 (Driveway) Street/Driveway #2 (_____)

Sight Distance (feet) OK?
 Right 500'± OK
 Left 350'± OK

Sight Distance (feet) OK?
 Right _____
 Left _____

Comments: To the left - sight distance to cul-de-sac; to the right - sight distance to top of hill

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

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.



2/27/06

 Date

Montgomery County Review:	
<input checked="" type="checkbox"/>	Approved
<input type="checkbox"/>	Disapproved:
By:	<u>SF</u>
Date:	<u>5/26/06</u>