



ATTACHMENT A  
(page 1 of 3)

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

October 22, 2004

Mr. Robert Dennis  
Macris, Hendricks and Glascock, P.A.  
9220 Wightman Road, Suite 120  
Montgomery Village, Maryland 20886

Re: Preliminary/Final Water Quality Plan Briarcliff  
Meadows South  
SM File #: 210363  
Tract Size/Zone: 9.41 Ac/RE-1  
Tax Plate: KS-122 and 342  
Montg. Co. Grid: 31K01  
Watershed: Upper Paint Branch

SPECIAL PROTECTION AREA

Dear Mr. Dennis:

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 located at the end of Rowland Lane and is within the Upper Paint Branch Special Protection Area. The development will consist of eight single family dwelling units and the associated infrastructure on 9.41 acres.

Stormwater Management: Channel protection measures for this site will be provided via an extended detention dry pond with a 12 hour release of the one year storm. Quality control and recharge will be provided via open section roads, an open channel, and a biofiltration structure for the road extension and the fronts of the lots, and dry wells with open channels for the backs of the lots.

Sediment Control: Redundant sediment controls are required. A sediment trap with a forebay will be acceptable. Super silt fence may be used for small areas of disturbance.



ATTACHMENT A  
(page 2 of 3)

Robert Dennis  
October 22, 2004  
Page 2

Performance Goals: The performance goals that were established at the pre-application meeting, are to be met with the implementation of this Preliminary/Final Water Quality Plan. They are as follows:

1. Minimize storm flow run off increases.
2. Minimize increases to ambient water temperatures.
3. Minimize sediment loading.
4. Minimize pollutant loading.

Conditions of Approval: The following condition must be addressed at 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. The proposed permanent berm/swale and the conveyance swale from the storm drain outfall to the biofilter must be located in a stormwater management casement. Additionally, a grading as-built must be submitted with the stormwater management as-built for the proposed swale management areas and the permanent berm/swale. This is to insure that these structures are built as they were designed.
2. Prior to permanent vegetative stabilization, all disturbed areas must be top soiled per the latest Montgomery County Standards and Specifications for top soiling.
3. Due to the relatively large drainage area and to prevent potential future maintenance problems with the overflow weir, connect the proposed dual cell biofilter to make one large structure. Also, move the outfall to the end of the biofilter to extend the flow path in the Cpv pond.
4. If Rowland Lane is to be a public road, the proposed modified side ditch with a 2' flat bottom will require approval from the Department of Public Works and Transportation. If this section is not approved the full one inch of quality volume and the required recharge volume must be provided in the proposed biofiltration structure. It appears that this may already be provided due to the over sizing of the biofilter.
5. Provide a 12 hour draw down time for the proposed Cpv pond due to this site being located in a use III watershed.
6. Minimize the use of insecticides and fertilizers via a residential Integrated Pest Management Plan as part of the Homeowners Association (HOA) documents. A draft

ATTACHMENT A  
(page 3 of 3)

Robert Dennis  
October 22, 2004  
Page 3

of this plan/document is to be submitted at the detailed sediment control plan stage, and the final document is to be submitted prior to bond release.

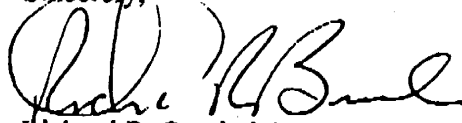
Monitoring: The monitoring must be in accordance with the BMP monitoring protocols which have been established by the Department of Permitting Services (DPS) and Department of Environmental Protection (DEP). Prior to the start of any monitoring activity, a meeting is to be held on site with DEP, DPS and those responsible for conducting the monitoring to establish the monitoring parameters. The pre-construction monitoring must be completed prior to the issuance of a sediment control permit. See the enclosure with this approval letter for titled "Description of BMP Monitoring Requirements" for the detailed monitoring requirements.

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.

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: CN210363

cc: C. Bunnag (MNCPPC-EP)  
C. Conlon (MNCPPC-DR)  
L. Galanko  
D. Marshall (MCDEP)  
SM File # 210363

Qn on-site; Acres: 9.41  
Ql on-site; Acres: 9.41

(21)

Macris, Hendricks and Glascock, P.A.  
Engineers • Planners • Surveyors • Landscape Architects

9220 Wightman Road, Suite 120  
Montgomery Village, Maryland  
20886-1279  
Phone 301.670.0840  
Fax 301.948.0693  
www.mhgpa.com



October 13, 2004

Ms. Catherine Conlon, Acting Subdivision Supervisor  
Development Review Division  
Maryland National Capital  
Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Briarcliff Meadows South, 1-04036  
MHG Project No. 97.355.22

Dear Ms. Conlon:

We are requesting Staff support and Planning Board approval for a waiver of §59-C-1.532, the minimum area required for the Cluster Option of Development. There are no significant hydrologic features or areas of existing forest; however, granting the waiver and allowing the cluster option facilitates the ability to coordinate reforestation efforts in the Paint Branch watershed, this property and the adjacent pending preliminary plan 1-04027, Briarcliff Meadows North. Granting the waiver will allow:

- a reduction in lot sizes permitting 3.4 acres of the 9.4 acre property to be encumbered in a Category 1 Conservation Easement and planted for future forest.
- Along with meeting required forest conservation on-site, this project provides 1.6 acres above the required afforestation requirements.

Combined with the adjacent pending preliminary plan over 8 acres of forest will be created and preserved. We also believe the waiver is warranted to fulfill goals stated in the Cloverly Master Plan and create a more environmentally sensitive development. The cluster option will allow the creation of a significant open space area, enhance compliance with the environmental overlay zone regulations, and provide the required forest conservation on-site. Standard development would not require forest conservation on-site and any easements created would have to be placed on the lots rather than creating open space parcels maintained by the HOA.

Please let me know if I can be of assistance in your review of the preliminary plan and assessment of the requested waiver.

Best Regards,

A handwritten signature in black ink, appearing to read "Michael J. Watkins", written over a circular stamp.

Michael J. Watkins



Attachment 5

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

October 22, 2004

Mr. Robert Dennis  
Macris, Hendricks and Glascock, P.A.  
9220 Wightman Road, Suite 120  
Montgomery Village, Maryland 20886

Re: Preliminary/Final Water Quality Plan Briarcliff  
Meadows South  
SM File #: 210363  
Tract Size/Zone: 9.41 Ac/RE-1  
Tax Plate: KS-122 and 342  
Montg. Co. Grid: 31K01  
Watershed: Upper Paint Branch

SPECIAL PROTECTION AREA

Dear Mr. Dennis:

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 located at the end of Rowland Lane and is within the Upper Paint Branch Special Protection Area. The development will consist of eight single family dwelling units and the associated infrastructure on 9.41 acres.

Stormwater Management: Channel protection measures for this site will be provided via an extended detention dry pond with a 12 hour release of the one year storm. Quality control and recharge will be provided via open section roads, an open channel, and a biofiltration structure for the road extension and the fronts of the lots, and dry wells with open channels for the backs of the lots.

Sediment Control: Redundant sediment controls are required. A sediment trap with a forebay will be acceptable. Super silt fence may be used for small areas of disturbance.



Performance Goals: The performance goals that were established at the pre-application meeting, are to be met with the implementation of this Preliminary/Final Water Quality Plan. They are as follows:

1. Minimize storm flow run off increases.
2. Minimize increases to ambient water temperatures.
3. Minimize sediment loading.
4. Minimize pollutant loading.

Conditions of Approval: The following condition must be addressed at 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. The proposed permanent berm/swale and the conveyance swale from the storm drain outfall to the biofilter must be located in a stormwater management easement. Additionally, a grading as-built must be submitted with the stormwater management as-built for the proposed swale management areas and the permanent berm/swale. This is to insure that these structures are built as they were designed.
2. Prior to permanent vegetative stabilization, all disturbed areas must be top soiled per the latest Montgomery County Standards and Specifications for top soiling.
3. Due to the relatively large drainage area and to prevent potential future maintenance problems with the overflow weir, connect the proposed dual cell biofilter to make one large structure. Also, move the outfall to the end of the biofilter to extend the flow path in the Cpv pond.
4. If Rowland Lane is to be a public road, the proposed modified side ditch with a 2' flat bottom will require approval from the Department of Public Works and Transportation. If this section is not approved the full one inch of quality volume and the required recharge volume must be provided in the proposed biofiltration structure. It appears that this may already be provided due to the over sizing of the biofilter.
5. Provide a 12 hour draw down time for the proposed Cpv pond due to this site being located in a use III watershed.
6. Minimize the use of insecticides and fertilizers via a residential Integrated Pest Management Plan as part of the Homeowners Association (HOA) documents. A draft

Robert Dennis  
October 22, 2004  
Page 3

of this plan/document is to be submitted at the detailed sediment control plan stage, and the final document is to be submitted prior to bond release.

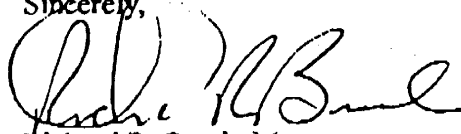
Monitoring: The monitoring must be in accordance with the BMP monitoring protocols which have been established by the Department of Permitting Services (DPS) and Department of Environmental Protection (DEP). Prior to the start of any monitoring activity, a meeting is to be held on site with DEP, DPS and those responsible for conducting the monitoring to establish the monitoring parameters. The pre-construction monitoring must be completed prior to the issuance of a sediment control permit. See the enclosure with this approval letter for titled "Description of BMP Monitoring Requirements" for the detailed monitoring requirements.

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.

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

Sincerely,

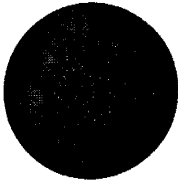


Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB: CN210363

cc: C. Bunnag (MNCPPC-EP)  
C. Conlon (MNCPPC-DR)  
L. Galanko  
D. Marshall (MCDEP)  
SM File # 210363

Qn on-site; Acres: 9.41  
Ql on-site; Acres: 9.41



October 22, 2004

**MEMORANDUM**

TO: Catherine Conlon, Acting Supervisor  
Development Review Division

VIA: Shahriar Etemadi, Supervisor  
Transportation Planning

FROM: Cherian Eapen, Planner/Coordinator  
Transportation Planning  
301-495-4525

SUBJECT: Preliminary Plan No. 1-04036  
Briarcliff Meadows South  
Rowland Lane/Peach Orchard Road  
Cloverly Policy Area

CE

---

This memorandum summarizes Transportation Planning staff's Adequate Public Facilities (APF) review of the subject Preliminary Plan to build eight single-family detached dwelling units on the property, in an RE-1 Zone within the Cloverly Policy Area. The application was reviewed under the FY 04 Annual Growth Policy (AGP) since it was filed prior to July 1, 2004.

**RECOMMENDATIONS**

Transportation Planning staff recommends the following conditions as part of the transportation-related requirements to approve this Preliminary Plan application:

1. Limit any future development on the site to eight single-family detached dwelling units.
2. At least 90 days prior to submission of any building or construction permit on the subject property, the applicant must provide written notice to the Maryland State Highway Administration (SHA), Engineering Access Permits Division Office of Highway Development, of the applicant's intent to proceed forward with the development of the site. Applicant concurrently shall send a copy of this letter to M-NCPPC, c/o Chief, Transportation Planning.



3. Any contract of sale between the applicant and any prospective buyer within the subdivision must (a) advise the buyer in writing that the reservation area shown on Attachment 1, dated October 4, 2004 ("Reservation Area") is in reservation until the earlier of (i) September 1, 2005; or (ii) a final Record of Decision is issued by the FHWA, and that Record of Decision does not include the Reservation Area within the final Intercounty Connector (ICC) alignment; and (b) advise the buyer that they can contact the SHA for current information on the ICC alignment within the Reservation Area. This notification requirement is binding on the applicant's heirs/successors and/or assigns.
4. Dedicate, and show on final record plat, adequate right-of-way along Thompson Road (to the south of the site) to provide 35 feet of right-of-way from the roadway centerline.
5. Upgrade the northern half of Thompson Road (i.e., 12 feet from centerline) along the property frontage as a 24-foot wide open-section roadway, with no bike lane and no sidewalk (except as referenced in Condition 9).
6. Per Montgomery County Department of Public Works and Transportation (DPWT) letter dated August 31, 2004, construct Rowland Lane within the property as a 60-foot wide secondary residential street, with proper termination (a cul-de-sac) and connection to the existing roadway terminus.
7. Provide a HOA-maintained pervious path within a 10-foot easement between the Rowland Lane cul-de-sac to the north and Thompson Road property line to the south (within a 20-foot WSSC easement between Lots 4 and 5, and to the west of Lot 6).
8. Construct a four-foot wide sidewalk along the north side of Rowland Lane, extending the sidewalk around the cul-de-sac to the driveway to Lot 4, to provide a connection to the proposed pervious path (referenced in Condition 7).
9. Construct a five-foot wide sidewalk connection along the north side of Thompson Road (within the roadway right-of-way) from the terminus of the proposed pervious path (referenced in Condition 7) to an existing sidewalk/crosswalk to the east along the north side of Thompson Road.
10. Coordinate with the Montgomery County Department of Public Works and Transportation (DPWT) per letter dated August 31, 2004, and the Department of Permitting Services on design requirements for the proposed Rowland Lane, and on any frontage improvements along Thompson Road.

## DISCUSSION

### Site Location, Access, Circulation and Transportation Facilities

The site is located along the west side of Peach Orchard Road, to the north of Thompson Road, and will have access to Peach Orchard Road via an existing secondary residential roadway called Rowland Lane. Peach Orchard Road is a north-south roadway between Spencerville Road (MD 198) to the north and Briggs Chaney Road to the south. Land use in the vicinity of the site is primarily residential. The Briggs Chaney Middle School is located to the southwest of the site.

Along the property frontage, Peach Orchard Road is a two-lane primary residential roadway. Metrobus route Z3 serve MD 198 in the area.

### Proposed Intercounty Connector

SHA is currently developing detailed mapping as part of its preparation of the Draft Environmental Impact Statement for the proposed ICC (a limited-access east-west highway intended to link areas between I-270 and I-95/US 1, through central/eastern Montgomery County and western Prince George's County).

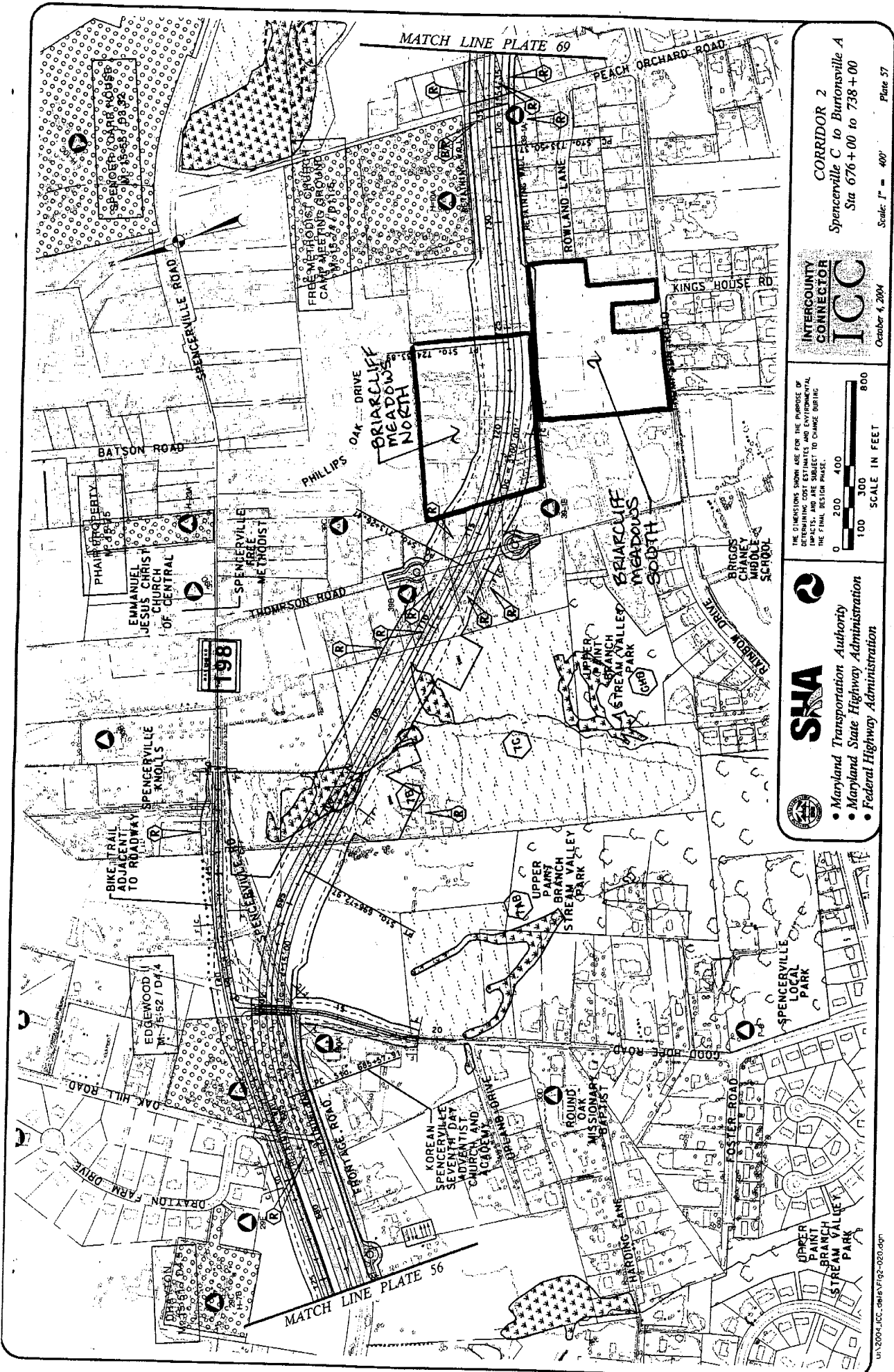
The ICC planning process has concurrence on two alternative alignments, selected through the Alternatives Retained for Detailed Study process, called Corridor 1 and Corridor 2. Corridor 1 is the southern alignment that generally follows the alignment incorporated in the area master plans for the ICC, and Corridor 2 is the alignment to the north that is not represented in any area master plans. Of the above two alternative roadway alignments, based on the most current information provided by the SHA, the Corridor 2 alignment would physically impact the proposed Briarcliff Meadows South development as shown on Attachment 1 and on Attachment 2.

### Master Plan Roadway and Pedestrian/Bikeway Facilities

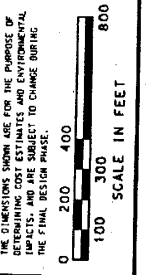
The 1997 Approved and Adopted Cloverly Master Plan describes the nearby master-planned roadway, pedestrian and bikeway facilities as follows:

1. Spencerville Road (to the north of the site), is a four-lane Major Highway (M-76) with:
  - a. a minimum right-of-way of 120 feet to the west of Thompson Road to New Hampshire Avenue, and
  - b. a minimum right-of-way of 70 feet to the east of Thompson Road to 360 feet east of Batson Road.

A Class I bikeway (PB-34) is recommended in the master plan for this roadway.



CORRIDOR 2  
 Spencerville C to Burtonsville A  
 Sta 676+00 to 738+00  
 Scale: 1" = 40'  
 Plate 57  
 INTERCOUNTY CONNECTOR  
**ICC**  
 October 4, 2004



**SIA**  
 Maryland Transportation Authority  
 Maryland State Highway Administration  
 Federal Highway Administration

Briarcliff Meadows North (1-04027) and South (1-04036)

Attachment 2



Map Compiled On 10-22-2004 at 08:19 AM  
Map Scale: 1 inch = 400 feet or 1:4800



The Maryland-National Capital Park and Planning Commission  
Montgomery County Department of Park and Planning  
Transportation Planning Unit  
8787 Georgia Avenue | Silver Spring, Maryland 20910  
301.495.4525 voice | 301.495.1302 fax | <http://www.mc-mncppc.org>

- Briarcliff.ogm
- 2
- 3
- 4
- 9
- 15
- BC\_impact.shp
- Master Plan of Highways Centerline 2
- Streams
- Street Pavement
- Buildings
- All Parks
- Existing
- Proposed
- Special Protection Areas
- Property
- Municipalities
- Montgomery County

**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 1:24,000 scale aerial photography using stereo photogrammetric methods. All planimetric and property-based features are collected at 1:24,000 scale and are +/- 2.5 feet of their true location.

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. This map may not be the same as a map of the same area plotted at an earlier time as the data are continuously updated. Use of this map, other than for general planning purposes, is not recommended. Copyright 2003.



2. Thompson Road (i.e., the portion of Thompson Road to the south of the site), between the terminus of Rainbow Drive at Briggs Chaney Middle School to the west and Peach Orchard Road to the east, as a two-lane Primary (P-8), with a minimum right-of-way width of 70 feet. A Class III bikeway (PB-36) is recommended in the master plan for this roadway.
3. Kingshouse Road (to the south of the site), between Thompson Road to the north and Peach Orchard Road to the east, as a two-lane Primary (P-11), with a minimum right-of-way width of 70 feet.
4. Peach Orchard Road (to the east of the site), between MD 198 to the north and Briggs Chaney Road to the south, as a two-lane Primary (P-10), with a minimum right-of-way width of 70 feet.

#### Local Area Transportation Review

The subject Preliminary Plan, consisting of eight single-family detached units, will generate less than 50 total peak hour trips during the weekday morning (6:30 a.m. – 9:30 a.m.) and evening (4:00 p.m. – 7:00 p.m.) peak periods (8 and 9 total peak hour trips, respectively). Therefore, a traffic study (to analyze traffic impact at nearby intersections) is not required of this development to satisfy Local Area Transportation Review.

#### Policy Area Transportation Review/Staging Ceiling Conditions

Transportation staging ceiling capacity existed for residential development (+1,285 residential units as of June 30, 2004) within the Cloverly Policy Area under the FY 2004 AGP. Therefore, as a preliminary plan filed before July 1, 2004, Briarcliff Meadows South development satisfies the Policy Area Transportation Review test.

CE:gw

Attachments

cc: Jeff Riese  
Greg Cooke  
Wes Mitchell  
Michele Rosenfeld  
Jeff Zyontz  
Dan Hardy  
Rich Weaver  
Candy Bunnag

mno to Conlon re BMS 1-04036



Attachment 7

Douglas M. Duncan  
County Executive

DEPARTMENT OF PUBLIC WORKS  
AND TRANSPORTATION

Michael C. Hoyt  
Acting Director

August 31, 2004

Ms. Catherine Conlin, Acting Supervisor  
Development Review Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan #1-04036  
Briarcliff Meadows South

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated October 30, 2003. This plan was reviewed by the Development Review Committee at its meeting on November 17, 2003. 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 MCDPS 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 (paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways, bus stops, utilities, etc.) as well as existing rights of way and easements on the preliminary plan. In addition, fix the vicinity map on the preliminary plan; it does not match the footprint of this project.
2. Necessary dedication for future widening of Thompson Road in accordance with the master plan.
3. Full width dedication and construction of Rowland Road per design standards (keep the right of way at 60 feet) and in accordance with the master plan.
4. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.



Division of Operations

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

Ms. Catherine Conlon  
Preliminary Plan No. 1-04036  
August 31, 2004  
Page 2

5. Based on a request from the MNCPPC Environmental Planning Division and this Department's decision to build sidewalk on the south side of Thompson Road to serve the nearby school, we recommend that the applicant extend the sidewalk on Thompson (north side), approximately one hundred (100) feet. A pedestrian connection will be built by the applicant from this latter point to the cul de sac on Rowland Lane. The internal sidewalk on Rowland shall link the driveways of the new lots and the aforementioned pedestrian path.
6. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
7. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Patrick Bradley of our Traffic Control and Lighting Engineering Team at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
8. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Robert Gonzales of our Traffic Management Team at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
9. Trees in the County rights of way - species and spacing to be in accordance with the applicable MCDPWT 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.
10. A Public Improvements Agreement (PIA) will be an acceptable method of ensuring construction of the required public improvements within the County right of way. The PIA details will be determined at the record plat stage. The PIA will include, but not necessarily be limited to, the following improvements:
  - \* **NOTE: the Public Utilities Easement is to be graded on a side slope not to exceed 4:1.**
  - A. On the north side of Thompson Road, extend the sidewalk to connect to the existing sidewalk as discussed above.
  - B. Street grading, paving, shoulders, sidewalks and handicap ramps, side drainage ditches and appurtenances, and street trees along Rowland Lane.

Ms. Catherine Conlon  
Preliminary Plan No. 1-04036  
August 31, 2004  
Page 3

- C. On Rowland lane, widen the existing pavement to twelve feet from the centerline (12) feet, construct shoulder, construct parallel and adjacent side drainage ditch, plant street trees, and grade back to natural ground at a 2:1 slope\*. Sod or seed as directed all other areas from the edge of the shoulder to the property line.
- D. Construct a cul-de-sac at the end of Rowland lane.
- E. Enclosed storm drainage and/or engineered channel (in accordance with the MCDPWT Storm Drain Design Criteria) within all drainage easements.
- F. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
- G. 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 Montgomery County Department of Permitting Services (MCDPS) 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 MCDPS.
- H. Developer shall ensure final and proper completion and installation of all utility lines underground, for all new road construction.
- I. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDPWT Division of Traffic and Parking Services.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please call Mr. Jeffrey Riese on (240) 777-2190.

Sincerely,



Gregory M. Leck, Team Leader  
Traffic Engineering and Operations  
Traffic Safety Investigations  
and Planning Team

m:/subd/aps/1-04036 Briarcliff Mcadows South

Enclosures (1)

cc: Albert Van Overeem, Winchester Homes, Inc.  
Michael Watkins, Macris, Hendricks & Glascock, P.A.  
Joseph Y. Cheung; MCDPS Subdivision Development  
Christina Contreras; MCDPS Subdivision Development