



No.	Location	Parcel Description	Size (Acres)	Existing Land Use	Existing Zoning	Recommended Zoning	Land Use Recommendations
13.	Georgia Avenue & Arcola Avenue	Block 5 Part of Parcel 1	.67 acres	Vacant	R-90	R-90	This site is suitable for a special exception of moderate impact. Access should be from Arcola Avenue.
		Part of Parcel 2	.50 acres	"	"	"	
14.	Wexford Drive near Connecticut Avenue	Block A Part Outlot Block 17	.52 acres	Vacant	R-60	R-60	The most appropriate form of development for these two parcels would be as either single-family or as an extension to either of the two adjoining special exception uses which are an elderly housing project and a private swim club. Access should be via Connecticut Avenue if the site becomes an extension of either or both of these two uses because it is where they gain their primary access. Because of steep slopes and a drainage channel, Wexford Drive should not be completed through to Connecticut Avenue. The best access would be from Lawrence Avenue if these sites are built as single-family, but this can only occur if these parcels are combined with two vacant lots lying between them and Lawrence Avenue.
		Parcel 719	1.50 acres	"	"	"	
15.	Connecticut Avenue between Decatur and Lawrence Avenues	Block 10	.32 acres	Single-Family House	R-60	R-60	Existing zoning is confirmed in order to stabilize this area which is confronted by commercial uses and a special exception on three sides.
		Lot 19 Lot 1	.17 acres	"	"	"	

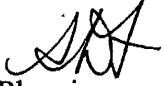


Attachment D  
MARYLAND-NATIONAL CAPITAL  
PARK & PLANNING COMMISSION

ENVIRONMENTAL RECOMMENDATIONS

October 20, 2005

TO: Taslima Alam, Development Review

FROM: Stephen D. Federline, AICP   
CountyWide Environmental Planning

SUBJECT: Preliminary Plan/Forest Conservation Plan Recommendations for # 1-05099  
ROCK CREEK PALISADES (One Lot) Part of Outlot, Section 2

The subject plan has been reviewed by Environmental Planning to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law), the Environmental Guidelines, and other related requirements. The following determination has been made:

**RECOMMENDATION: Approval subject to the following conditions:**

- 1) The proposed development shall comply with the conditions of the preliminary forest conservation plan. The applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits:
  - a) Approval of final forest conservation plan consistent with the approved preliminary forest conservation plan (PFCP), including limits of disturbance and tree save, prior to any clearing, grading, or demolition on the site.
  - b) Submit final tree protection plan for onsite trees in accord with limit of disturbance as shown on approved PFCP. Final sediment control plan must be consistent with limits of disturbance as shown on final tree protection plan.
  - c) Identify location of offsite reforestation or documentation for use of approved forest bank, protected by forest conservation easement, prior to plat recordation.
  - d) Submit financial security to M-NCPPC prior to demolition, clearing or grading.
  - e) Required site inspections by M-NCPPC monitoring staff (as specified in Section 110 of the Forest Conservation Regulations)
  - f) Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas
- 2) Record plat of subdivision shall reflect a Category One conservation easement over protected tree save area shown on PFCP north of proposed house, most of which is within environmental buffer. Remaining onsite trees shown for save on the PFCP south of proposed house shall be placed in category two easement.

## DISCUSSION

The site contains 0.42 acres (18,300 square feet) of forest over the 0.52-acre (22,629 square foot) lot area. Approximately 0.23 acre (10,300 square feet) will be saved in the front and rear yard area of the lot. Due to the presence of the environmental buffer in the front, a category one easement is recommended; while a category II tree save easement is recommended in the rear of the lot to protect three large specimen scarlet oak trees.

Unavoidable and minimized encroachment into an unforested section of the environmental buffer for driveway and utilities has been offset with a comparable area of protected forest area contiguous to the buffer.

.SDF:sdf: g.evelyndrc/ep105099pbsdf.doc



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

June 10, 2005

Mr. Jon Shiancoe  
Maddox Engineers & Surveyors, Inc.  
100 Park Avenue  
Rockville, Maryland 20850-2699

Re: Stormwater Management **CONCEPT** Request  
for Rock Creek Palisades  
SM File #: 217108  
Tract Size/Zone: .52 Ac./ R-60  
Total Concept Area: .52 Ac.  
Lots/Block: Part of Outlot, Block A, Sec. 17  
Watershed: Lower Rock Creek

Dear Mr. Shiancoe:

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 items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.

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

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 Mike Geier at 240-777-6342.

Sincerely,



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

RRB:dm CN 217108.Rock Creek Palisades.mjg.doc

cc: R. Weaver  
S. Federline  
SM File # 217108

QN --n/a; Acres: n/a  
QL - onsite; Acres: .5  
Recharge is provided



DEPARTMENT OF PUBLIC WORKS  
AND TRANSPORTATION

Douglas M. Duncan  
County Executive

Arthur Holmes, Jr.  
Director

October 2, 2005

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

RE: Preliminary Plan #1-05099  
Rock Creek Palisades

Dear Ms. Conlon:

We have completed our review of the updated preliminary plan. The original preliminary plan for this project was reviewed by the Development Review Committee at its meeting on June 20, 2005. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to DPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. 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.
- \*2. Necessary dedication of Wexford Drive site frontage 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. We have accepted the supplemental storm drain capacity and impact analyses submitted by the applicant's consultant engineer. No modifications to that system will be required of this applicant.



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. 1-05099  
October 2, 2005  
Page 2

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.
- X 6. The owner will be required to furnish this office with a recorded covenant whereby said owner agrees to pay a prorata share for the future construction or reconstruction of Wexford Drive, whether built as a Montgomery County project or by private developer under permit, prior to DPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
7. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at [greg.leck@montgomerycountymd.gov](mailto:greg.leck@montgomerycountymd.gov) or (240) 777-6000.

Sincerely,



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

m:/subd/gml/docs/pp/1-05099, Rock Creek Palisades

Enclosure

cc: Taslima Alam; M-NCPPC Development Review  
Raymond A. Norris; Maddox Engineers & Surveyors  
David Khan; Overton Homes LLC  
Joseph Y. Cheung; DPS RWPPR  
Christina Contreras; DPS RWPPR