



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

February 27, 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 #1-20060530
Lawson Property

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 2/2/06. An older version of this plan was reviewed by the Development Review Committee at its meeting on 11/21/05. 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 paving, storm drainage, driveways adjacent and opposite the site on the preliminary plan.
2. Necessary right of way dedication for Ganley Road and construction of an off-centered standard cul-de-sac in the out lot.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
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 one hundred (100) year storm runoff on same.



Division of Operations

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

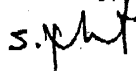
5. We did not receive conceptual road profiles for the Ganley Road extension and cul-de-sac. As a result, we are unable to offer any comments at this point. Prior to approval of the record plat by the Department of Permitting Services (DPS), the applicant's consultant will need to obtain the approval of grade establishments for new public streets from DPS.
6. Wells and septic systems cannot be located within the right of way nor slope or drainage easements.
7. Prior to approval of the record plat by the Department of Permitting Services, submit a completed, executed and sealed DPWT Sight Distances Evaluation certification form, for both proposed driveway(s), for our review and approval.
8. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by each 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. The owner will be required to submit a recorded covenant for the operation and maintenance of open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
11. 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 Ganley Road, 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.
12. Relocation of utilities along existing roads to accommodate the required roadway improvements 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. 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 a standard cul-de-sac at the end of Ganley Road in the outlot.
 - 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.

Ms. Catherine Conlon
Preliminary Plan No. 1-20060530
Date February 27, 2006
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- C. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
- D. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.

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,

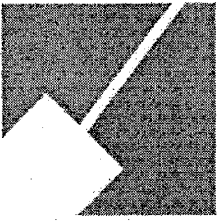


Sam Farhadi, P.E., Senior Planning Specialist
Traffic Safety Investigations and Planning Team
Traffic Engineering and Operations Section

m:/subdivision/farhas01/preliminary plans/1-20060530, Lawson Property .doc

Enclosures 0

cc: Paul Sun, Patton, Harris & Rust
John Patrella, Holly Ridge Development
Joseph Y. Cheung; DPS RWPPR
Christina Contreras; DPS RWPPR
Sarah Navid; DPS RWPPR
Shahriar Etemadi; M-NCPPC TP
Gregory Leck, Manager, DPWT Traffic Safety Investigations and Planning Team



MARYLAND-NATIONAL CAPITAL
PARK & PLANNING COMMISSION
FOREST CONSERVATION PLAN RECOMMENDATIONS

TO: Cathy Conlon, Development Review Division

SUBJECT: Preliminary Forest Conservation Plan # 120060530
Preliminary Plan Lawson Property
Date Recd: 1/25/06

SENT VIA FAX TO: Paul Sun (301-528-0419)

SUBMISSION ADEQUACY

X Adequate as submitted

RECOMMENDATIONS

Approve subject to the following conditions:

- 1- Submittal of financial security to M-NCPPC prior to clearing or grading (if required).
- 2- Record plat to show appropriate notes and/or easements. Agreements must be approved by M-NCPPC staff prior to recording plats.
- 3- Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.
- 4- All areas of the SVB to be placed within a Category I Conservation Easement.

The Lawson Property is 30.98 acres and is within the Little Seneca Creek watershed. The site currently has no area within, a stream valley buffer, 100-year Floodplain, or wetlands. The preliminary forest conservation plan proposes to plant 7.78 acres of forest on-site, this is 1.58 acres over what is required. All areas of afforestation will be placed into Category I conservation easement.

This preliminary forest conservation plan meets all the requirements under the Montgomery County Code, Chapter 22A.

SIGNATURE: _____

(301) 495-4546

DATE: February 2, 2006

Josh Penn
Environmental Planning

11/21/05

TO: Cathy Conlon, Subdivision Supervisor, Development Review Division
Richard Weaver, Subdivision Review, Development Review Division

FROM: Doug Powell, Plan Review Coordinator, Park Planning and Resource
Analysis Unit, Countywide Planning Division

RE: Park and Natural Resources Issues involved in plan 120060530,
Lawson Property

120060530
Lawson Property

- No grading or disturbance of adjacent parkland or critical root zones for park trees during construction. This includes no temporary or permanent directing of stormwater drainage onto the parkland.
- Park boundaries to be adequately staked and signed by Applicant to distinguish between parkland and private properties.
- Adequate notice to be given to new home purchasers of the natural surface trail planned for adjacent parkland.
- Public Use Trail Easement between Lots 6 and 7 to facilitate park access for Lot 5 owner.



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

February 28, 2006

Robert C. Hubbard
Director

Mr. Harpreet Singh
Patton Harris Rust & Associates
8818 Centre Park Drive
Columbia, MD 21045

Re: Stormwater Management **CONCEPT** Request
for Lawson Property
Preliminary Plan #: 120060530
SM File #: 221724
Tract Size/Zone: 30.98 acres/RE-2
Total Concept Area: 30.84 acres
Lots/Block: 7
Watershed: Little Seneca Creek

Dear Mr. Singh:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quality control and onsite recharge via dry wells, sheet flow from the driveways and either a proprietary pretreatment structure and recharge trench or an infiltration trench. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

Please submit a revised stormwater management concept for water quantity and water quality control for review and approval. All submissions must be accompanied by a resubmittal application. The revised submission must incorporate the following items:

The following **conditions** 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.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. Storm Water structures cannot be located in the Public Utility Easement (PUE).
6. At the detailed plan stage the recharge trench or infiltration trench will be moved to allow for sheet flow into the entire length of the facility and not just into the end of it.
7. Discharge from the infiltration trench or the recharge trench must follow the contour to allow for sheet flow.



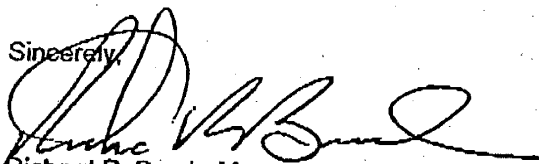
This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact William Campbell at 240-777-6345.

Sincerely,

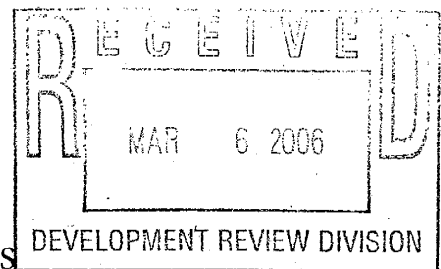


Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dm

cc: C. Conlon
S. Federline
SM File # 221724

QN - less than 2cfs; Acres: 30.84
QL - onsite; Acres: 30.84
Recharge is provided



DEPARTMENT OF PERMITTING SERVICES

DEVELOPMENT REVIEW DIVISION

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

MEMORANDUM

March 1, 2006

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

FROM: Robert Hubbard, Director
Department of Permitting Services

SUBJECT: Status of Preliminary Plan: # 120060530, Lawson Prop., 7 lots

This is to notify you that the status of the plan received in this office on February 22, 2006, is as follows:

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. The Right-of Way for the A., T. & T. underground cable must be formally abandoned prior to the approval of the record plat.
3. The existing shed on lot 5; and the existing house on lot 7 are to be razed prior to approval of the record plat.
4. The on-lot storm-water management devices; and the required common driveway turn-arounds (fire protection) must not conflict with the approved well and septic locations.

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

cc: Owner
Surveyor
File





FIRE MARSHAL COMMENTS

DATE: 2-21-06
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA:
FROM: CAPTAIN JOHN FEISSNER 240.777.2436
RE: APPROVAL OF ~ *LAWSON PROPERTY(#120060530) BASED ON REVISION 2-14-06*

1: PLAN APPROVED.

- a. Review based only upon information contained on the plan submitted 2-20-06. 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.

cc: Department of Permitting Services