



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

October 25, 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 No. 1-06005
Qureshi Property

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated July 7, 2005. This plan was reviewed by the Development Review Committee at its meeting on August 29, 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. *Is there an existing driveway to access the "Jose Flores & Luis Sorto" property? If so, it should be shown on the preliminary plan. Provide details on how the street dedication east of this site was abandoned - identify the number(s) of the Planning Board Opinion and/or the County Council Resolution, as applicable.*
2. Necessary dedication for future widening of Norwood Road in accordance with the master plan.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. Wells and septic systems cannot be located within the right of way nor slope or drainage easements.
5. 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 the existing and proposed driveway(s), for our review and approval.



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. 1-06005
October 25, 2005
Page 2

6. Since Norwood Road is classified as an arterial roadway, site access (for all three lots) is to be limited to one private common driveway located on the east side of the property. The wing of the apron for this private common driveway will not be allowed to extend beyond the common property line of the adjacent abandoned right-of-way, extended through the right-of-way on Norwood Road.

7. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by each common driveway.

Private common driveways 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.

We recommend the apron for the single private common driveway be twenty (20) feet wide at the right-of-way line, to facilitate safe ingress and egress at Norwood Road.

8. Record plat to reflect denial of access along the Norwood Road site frontage, except in the approved area for the single private common driveway.
9. 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 Norwood 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.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Sam Farhadi at sam.farhadi@montgomerycountymd.gov or (240) 777-6000.

Sincerely,



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

m:/subd/SF/1-06005, Qureshi Property, gml revs

cc: Peter Mellits; Morris & Ritchie Associates
Arshad H. Qureshi
Shahriar Etemadi; M-NCPPC TP
Joseph Y. Cheung; MCDPS Subdivision Development
Christina Contreras; MCDPS Subdivision Development



**THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION**

Department of Park & Planning, Montgomery County, Maryland
8787 Georgia Avenue, Silver Spring, Maryland 20910

MEMORANDUM

TO: Cathy Conlon, Supervisor, Development Review Division

FROM: Candy Bunnag, ^{CB}Planner Coordinator, Environmental Planning Section,
Countywide Planning Division

DATE: April 19, 2006

SUBJECT: Preliminary Plan 120060050, Qureshi Property

The Environmental Planning staff has reviewed the preliminary plan referenced above. Staff recommends approval of the preliminary plan of subdivision with the following conditions:

1. Forest retention areas and environmental buffers to be placed in Category I conservation easements. Easements to be shown on record plats.
2. Compliance with the conditions of approval of the preliminary forest conservation plan. Conditions include, but are not limited to, the following:
 - a. Revise the preliminary forest conservation plan to remove a Category I conservation easement from 0.35 acre of forest that lies on Lots 1 and 2.
 - b. Final forest conservation plan to include permanent markers (such as permanent fences or signs) to clearly identify boundaries of the Category I conservation easements.

BACKGROUND

The 9.92-acre site lies within the Northwest Branch watershed (Use IV waters). Two forest stands exist on the site covering a total of 6.82 acres. Approximately the northern third of the site lies within an environmental buffer area, most of which is forested. A tributary of Northwest Branch flows through this environmental buffer. There are seven trees that are 24" or greater in diameter at breast height (dbh). Six of these trees lie within the environmental buffer.

Forest Conservation

The preliminary forest conservation plan proposes to retain a total of 4.46 acres of forest, which would be placed in Category I conservation easements. The largest forest retention area is on proposed Lot 3 in and around the environmental buffer area.

Lots 1 and 2 also have forest retention areas. Staff believes that a 0.35-acre forest retention area that straddles Lots 1 and 2 should not be counted as forest retention because it is relatively small and close to proposed houses on both lots; there may be a fairly high potential for clearing activities to occur in such a retention area by the lot owners. There are no specimen or significant trees within this retention area. Therefore, staff recommends that the preliminary forest conservation plan be revised to remove the conservation easement from this small forest retention area. With this change, the forest conservation plan would have 4.11 acres of forest retention, which still exceeds the break-even point of 3.35 acres. No reforestation is required.

Staff believes the forest retention areas are configured so that there is enough separation between the proposed houses and conservation easements to allow for usable yard areas on each lot. Staff recommends that permanent markers, such as permanent fences or signs, are installed along the conservation easement boundaries so that lot owners know are aware of the location of these conservation easements.

Staff believes the preliminary forest conservation plan, with staff's recommended conditions, meets the requirements of the County Forest Conservation Law.

Environmental Buffers

The environmental buffer is located on Lot 3. The buffer and the forest within and surrounding the buffer area are to be protected with a Category I conservation easement.

RECOMMENDATION

Environmental Planning staff recommends approval of the preliminary plan of subdivision with conditions.

13628



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

March 25, 2005

Mr. Matthew A. Morgan
Morris & Ritchie Associates, Inc.
14280 Park Center Drive, Suite A
Laurel, MD 20707-5228

Re: Stormwater Management **CONCEPT** Request
for Quereshi Property (Snowdens Manor
Enlarged)
Preliminary Plan #: 1-97052
SM File #: 216630
Tract Size/Zone: 9.9 acres / RE-2
Total Concept Area: 9.9 acres
Lots/Block: Proposed lots 1-4
Parcel(s): 717
Watershed: Northwest Branch

Dear Mr. Morgan:

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 non-structural measures. 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.
4. Additional modifications to the non-structural stormwater management design may be required at detailed plan review.

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

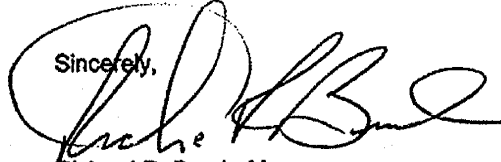


RECEIVED MAR 31 2005

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 Mark Etheridge at 240-777-6338.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard R. Brush", written over a circular stamp or mark.

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

RRB:dm mce

cc: R. Weaver
S. Federline
SM File # 216630

QN - ON; Acres: 9.9
QL - ON; Acres: 9.9
Recharge is provided

Conlon, Catherine

From: Gingrich, Tom [tGingri@wsscwater.com]
Sent: Wednesday, March 08, 2006 9:43 AM
To: Conlon, Catherine
Cc: Faircloth, Lisa
Subject: Qureshi106005.doc

Cathy, my comments are as follows:

1-06005

QURESHI PROPERTY

On the plan signed 1/20/06 by the engineer. A water extension is required. The length of the extension will be determined during hydraulic review - it is possible that service to lot 3 might require a private easement from lot 2 for service.



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
 WATERSHED MANAGEMENT DIVISION
 Executive Office Building - 101 Monroe Street - 4th Floor - Rockville, Maryland 20850-2589
 Telephone No.: 301-217-8787 - FAX No.: 301-217-2180

SUBDIVISION PLAN REVIEW: M-NCPPC Development Review Committee (DRC)
 COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN ISSUES

M-NCPPC Plan File No.: 1-97052 - revised 12/97 DRC Meeting Date: Dec. 15, 1997

Subdivision Plan Name: BARBOAT

Proposed Development: 4 single-family houses

Watershed: Northwest Branch Zoning: RE-2

Planning Area: Clowby - Abwood Site Area: 9.58 acres

Location: Norwood Rd. Engineer: Kaplan + Co.

Water Supply and Sewerage Systems (as specified on the subject subdivision plan or plan application):

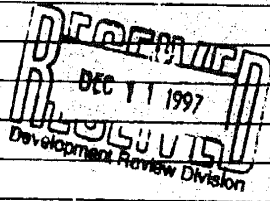
- | | | | |
|---------------|---|-------------------|---|
| Water Supply: | <input checked="" type="checkbox"/> community (public) water system | Sewerage Systems: | <input type="checkbox"/> community (public) sewerage system |
| | <input type="checkbox"/> individual (private) system - well(s) | | <input checked="" type="checkbox"/> individual (private) system - septic(s) |
| | <input type="checkbox"/> multi-use water supply system - well(s) | | <input type="checkbox"/> multi-use sewerage system - septic(s) |
| | <input type="checkbox"/> water supply systems not required | | <input type="checkbox"/> sewerage systems not required |

Existing Service Area Categories: Water: W-3 Sewer: S-6

Water/Sewer Plan Map Amendment: ---

- Comments -
- | | |
|---|---|
| <p>Existing/Proposed Water Supply System:</p> <p><input checked="" type="checkbox"/> The water supply system is consistent with the existing water service area category.</p> <p><input type="checkbox"/> The water supply system is consistent with the conditional water service area category.</p> <p><input type="checkbox"/> The water supply system is not consistent with the existing water service area category.</p> | <p>Existing/Proposed Sewerage System:</p> <p><input checked="" type="checkbox"/> The sewerage system is consistent with the existing sewer service area category.</p> <p><input type="checkbox"/> The sewerage system is consistent with the conditional sewer service area category.</p> <p><input type="checkbox"/> The sewerage system is not consistent with the existing sewer service area category.</p> |
|---|---|

* Additional Comments: The proposed water main extension should be planned and coordinated so that it will also serve lots proposed for the adjacent Singh Property (also W-3).



Prepared by: Alan Soukup Date: Dec. 8, 1997



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

MEMORANDUM

March 29, 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: #1-06005, Qureshi Property, 3 lots

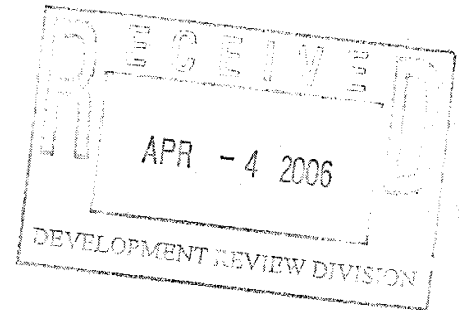
This is to notify you that the status of the plan received in this office on March 21, 2006, is as follows:

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. Public water service must be provided from WSSC.

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

cc: Owner
Surveyor
File





FIRE MARSHAL COMMENTS

DATE: 3-10-06
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA:
FROM: CAPTAIN JOHN FEISSNER 240 777 2436
RE: APPROVAL OF ~ *QURESHI PROPERTY #1-06005 WITH LATEST REVISION DATED 3-1-06*

1. PLAN APPROVED.

- a. Review based only upon information contained on the plan submitted 3-10-06 . 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