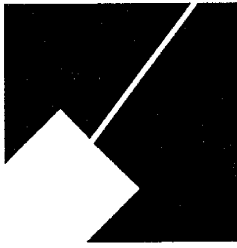


M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, www.mncppc.org

**MCPB**  
**Item # 11**  
**July 27, 2006**



**MEMORANDUM**

**DATE:** July 14, 2006

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *RK*  
Catherine Conlon, Supervisor *CC*  
Development Review Division

**FROM:** Dolores Kinney, Senior Planner  
Development Review

**REVIEW TYPE:** Pre-preliminary Plan Review

**APPLYING FOR:** Subdivision of Parcel 997 and Outlot A

**PROJECT NAME:** Quince Orchard Estates

**CASE #:** 720060330

**REVIEW BASIS:** Chapter 50, Montgomery County Subdivision Regulations

**ZONE:** R-200

**LOCATION:** Located on the south side of Quince Valley Drive, approximately  
107 feet west of the intersection with Fellowship Way

**MASTER PLAN:** Potomac

**APPLICANT:** Handy & Snyder, LLC

**ENGINEER:** Maddox Engineers & Surveyors, Inc.

**FILING DATE:** January 11, 2006

**HEARING DATE:** July 27, 2006

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**STAFF RECOMMENDATION:**

No objection to the submission of the preliminary plan.

**SITE DESCRIPTION:**

The subject property, identified as Parcel 997 and Outlot A (“Subject Property”), is located on the south side of Quince Valley Drive, approximately 107 feet west of the intersection with Fellowship Way (Attachment A). The property contains a total of 1.15 acres and is zoned R-200. It consists of a parcel and narrowly shaped outlot which is approximately 20 feet wide and 368 feet in length. The Subject Property is currently developed with a single-family dwelling, which will be removed.

**PROJECT DESCRIPTION:**

This pre-preliminary plan has been submitted by the Applicant to obtain the Board’s advice on the feasibility of lots without frontage. This is a pre-preliminary plan application for two (2) residential lots, Lots 93 and 94, for the construction of two (2) one-family detached dwellings (Attachment B). The pre-preliminary plan proposes the consolidation of an outlot with the proposed Lot 93 and the creation of another lot, Lot 94, which has no frontage. The former outlot will serve as frontage for Lot 93, and private ingress/egress for both proposed lots. Other surrounding properties have access from existing public streets, Fellowship Way and Quince Valley Court. Therefore, access onto the proposed private drive will be limited to the two proposed lots and no additional access will be permitted.

**DISCUSSION:**

The applicant is asking for advice from the Board on the feasibility of creating two lots without adequate frontage, pursuant to Section 50-29 (a)(2) of the Subdivision Regulations. Section 50-29 (a)(2) of the Subdivision Regulations states:

*Except as otherwise provided in the zoning ordinance, every lot shall abut on a street or road which has been dedicated to public use or which has acquired the status of a public road which has been dedicated to public use or which has acquired the status of a public road. In exceptional circumstances, the board may approve not more than two (2) lots on a private driveway or private right-of-way; provided, that proper showing is made that such access is adequate to serve the lots for emergency vehicles, for installation of public utilities, is accessible for other public services, and is not detrimental to future subdivision of adjacent lands. In multi-family and town house development, not subdivided into individually recorded lots, the board may approve more than two (2) lots or buildings on private roads or drives, provided there is adequate access from such roads or drives to a public street, as above.*

Since neither of the proposed lots will have the minimum 25 foot frontage as required for the R-200 zone, a Planning Board finding pursuant to Section 50-29(a)(2) will be needed at the time of preliminary plan.

## Staff's Position

Based on the approval from the Department of Fire and Rescue dated June 26, 2006, the proposed private driveway will be adequate for emergency vehicles and other public services. The 20-foot wide ingress/egress easement will also be adequate for the installation of public utilities. Finally, creating a lot without frontage will not inhibit further subdivision since surrounding properties are already developed. The proposed development does not exceed the creation of two (2) lots without frontage, therefore, Staff finds that the pre-preliminary plan complies with Section 50-29 (a)(2) of the Subdivision Regulations and supports the waiver request.

The proposed lots will be located on a pipestem configuration with orientation to the rear of the existing lots fronting on Fellowship Way. There are several existing pipestem shape configurations with a similar orientation, which are also in the immediate area of the proposed development. Additionally, the size and width of the proposed lots exceed the minimum for the R-200 zone and are consistent with the surrounding properties. As such, it is Staff's opinion that the proposed development is appropriate.

## Master Plan Compliance

The Potomac Subregion Master Plan does not specifically identify the Subject Property, but supports the retention and reconfirmation of existing zoning for all developed, undeveloped, and underdeveloped land in the subregion, except for those sited recommended for change. The pre-preliminary plan proposes medium density residential which consists of two (2) one-family detached dwellings. Therefore, the proposed development complies with the recommendation of the master plan.

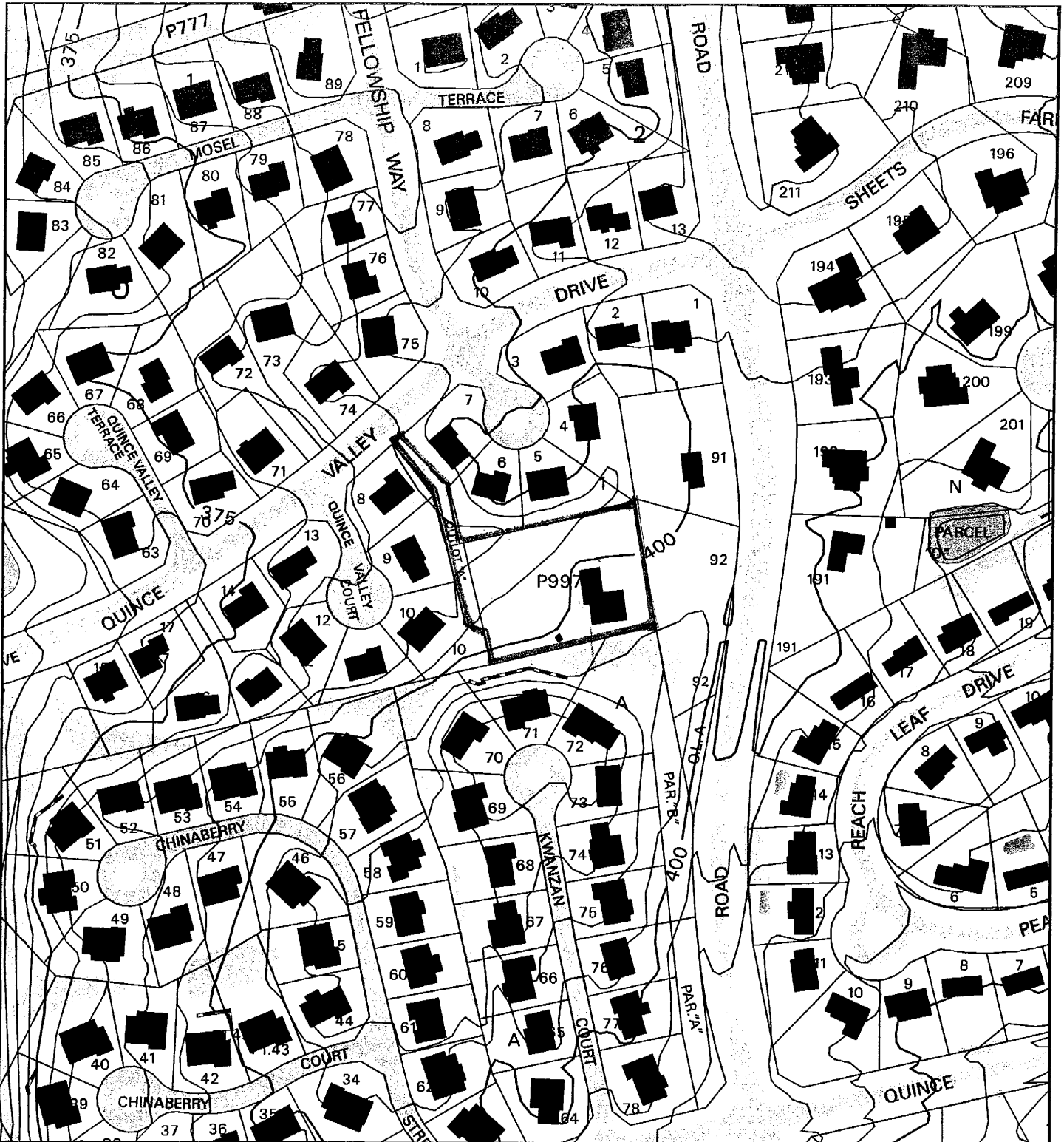
## CONCLUSION:

Given the unusual shape of the property and the limitations for development resulting from adjacent properties, Staff believes a subdivision containing two (2) lots would be appropriate for the property. Staff also believes that the appropriate finding can be made for one lot without frontage on a public road and one with inadequate frontage. Therefore, Staff has no objection to submittal of a preliminary plan for two (2) lots.

## ATTACHMENTS:

Attachment A	Vicinity Map
Attachment B	Preliminary Plan
Attachment C	Data Table
Attachment D	Waiver Request
Attachment E	Agency Correspondence

# QUINCE ORCHARD ESTATES (720060330)



Map compiled on February 01, 2006 at 10:17 AM | Site located on base sheet no - 221NW12

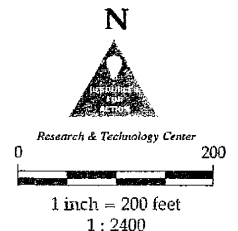
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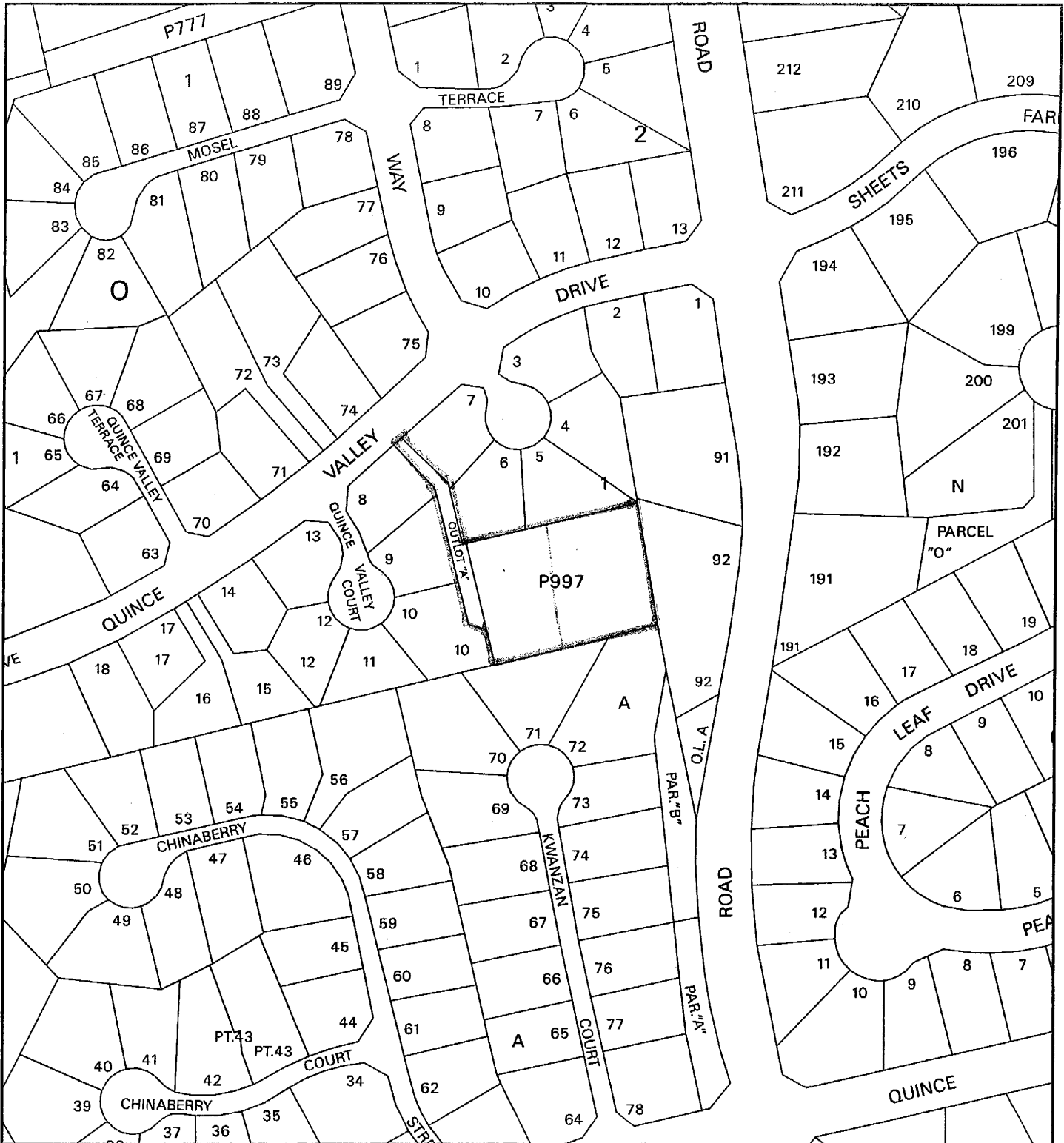
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Key Map



# QUINCE ORCHARD ESTATES (720060330)



Map compiled on February 01, 2006 at 10:22 AM | Site located on base sheet no - 221NW12

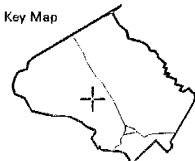
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Key Map



N



Research & Technology Center 200



1 inch = 200 feet  
1 : 2400



## Pre-preliminary Plan Data Table and Checklist

Plan Name: Quince Orchard Estates				
Plan Number: 720060330				
Zoning: R-200				
# of Lots: 2				
# of Outlots: 0				
Dev. Type: 2 one-family detached dwelling units				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	20,000 sq.ft.	22,050 sq.ft. is minimum proposed	<i>Dmm</i>	July 14, 2006
Lot Width	100 ft.	Must meet minimum	<i>Dmm</i>	July 14, 2006
Lot Frontage	25 ft.	Requested Waiver	<i>Dmm</i>	July 14, 2006
Setbacks				
Front	40 ft. Min.	Must meet minimum	<i>Dmm</i>	July 14, 2006
Side	12 ft. Min./ 25 ft. total	Must meet minimum	<i>Dmm</i>	July 14, 2006
Rear	30 ft. Min.	Must meet minimum	<i>Dmm</i>	July 14, 2006
Height	50 ft. Max.	May not exceed maximum	<i>Dmm</i>	July 14, 2006
Max Resid'l d.u. per Zoning	2.5 dwelling units	2 dwelling units	<i>Dmm</i>	July 14, 2006
Site Plan Req'd?	No	No	<i>Dmm</i>	July 14, 2006
<b>FINDINGS</b>				
<i>SUBDIVISION</i>				
Lot frontage on Public Street	Requested waiver		<i>Dmm</i>	July 14, 2006
Road dedication and frontage improvements	N/A		<i>Dmm</i>	July 14, 2006
Environmental Guidelines	Required with preliminary plan		<i>Dmm</i>	February 10, 2006
Forest Conservation	Required with preliminary plan		<i>Dmm</i>	February 10, 2006
Master Plan Compliance	Yes		<i>Dmm</i>	July 14, 2006
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management	Required with preliminary plan		<i>Dmm</i>	February 9, 2006
Water and Sewer (WSSC)	Yes		<i>Dmm</i>	February 13, 2006
Local Area Traffic Review	N/A			
Fire and Rescue	Yes		<i>Dmm</i>	June 26, 2006

# MADDOX

INCORPORATED

ATTACHMENT D

ENGINEERS • SURVEYORS

DANIEL T. CAYWOOD, L.S.  
RUSSELL E. REESE, L.S.

100 PARK AVENUE  
ROCKVILLE, MARYLAND 20850-2699  
TEL. (301) 762-9001 • FAX (301) 294-6418

RAYMOND A. NORRIS, P.E.  
JON A. SHANCOF, P.E.

April 6, 2005

Ms. Cathy Conlon  
M-NCPPC Development Review Division  
3989 Georgia Avenue  
Silver Spring, MD 20910  
Sent Via Facsimile (to Ms. Dolores Kinney's attention) at: (301) 495 - 1306

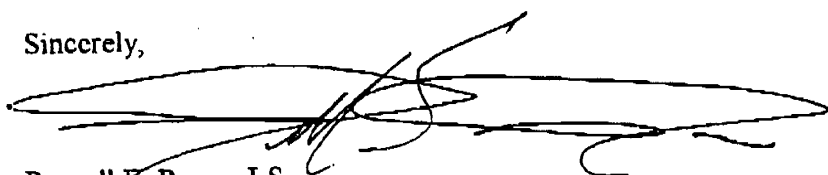
**Re: Pre-Application Submission for Lots 93 & 94, Quince Orchard Estates  
Request for Waiver of Frontage**

Dear Ms. Conlon:

On behalf of my client, Handy & Snyder, LLC, I am requesting that a waiver from roadway frontage be granted for our proposed Lot 94. We believe this request is consistent with the intent of Section 50-29 (a) (2) of the Montgomery County Code. The Property as it now exists gains access to Quince Valley Drive by an existing twenty (20) feet wide strip of property recorded as "Outlot A" in Plat Number 16619. We request a waiver of frontage for our proposed Lot 94, so to have two Lots serviced by a common driveway. The immediately adjoining properties all enjoy access to public rights-of-way via Fellowship Way and Quince Valley Court, so we do not anticipate any additional need for access from this particular proposed common driveway.

I look forward to hearing your opinion of the matter, and I thank you and staff for your consideration of this request.

Sincerely,



Russell E. Reese, LS  
Vice President



**AGENCY  
CORRESPONDENCE**

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES  
255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850-4153

Date: February 9, 2006

MEMO TO: Catherine Conlon, Supervisor for  
Development Review Committee, MNCPPC

FROM: William Campbell, Senior Permitting Services Specialist  
Division of Land Development Services, MCDPS

SUBJECT: Stormwater Management Concept Plan/Floodplain Review  
Preliminary Plan Pre720060330; Quince Orchard Estates  
Subdivision Review Meeting February 13, 2006 SWM File # NA

The subject plan has been reviewed to determine if it meets the requirements of Executive Regulation 7-02AM for stormwater management and Executive Regulation 108-92 AM for Floodplain. The following summarizes our findings:

**SM CONCEPT PLAN PROPOSED:**

- On-site:  CPv  WQv  Both  
 CPv < 2cfs, not required  
 Waiver:  CPv  WQv  Both  
 On-site/Joint Use  Central (Regional): waived to  
 Existing Concept:  Approved Date,  
 Other

**Type Proposed:**

- Infiltration  Retention  Surface Detention  Wetland  Sand Filter  
 Separator Sand Filter  Underground Detention  Non Structural Practices  Other

**FLOODPLAIN STATUS:** 100-Year Floodplain On-Site  Yes  No  Possibly

- Provide the source of the 100-Year Floodplain Delineation for approval:  
 Source of the 100-Year Floodplain is acceptable.  
 Submit drainage area map to determine if a floodplain study (>or equal to 30 acres) is required.  
 Dam Breach Analysis  Approved  Under Review  
 100 yr. floodplain study  Approved  Under Review

**SUBMISSION ADEQUACY COMMENTS:**

- Downstream notification is required.  
 The following additional information is required for review: \_\_\_\_\_

**RECOMMENDATIONS:**

- Approve  as submitted  with conditions (see approval letter).  
 Incomplete; recommend not scheduling for Planning Board at this time.  
 Hold for outcome of the SWM Concept review.  
 Comments/Recommendations: Submit a Storm Water concept at Preliminary Plan stage.

cc: Steve Federline, Environmental Planning Division, MNCPPC

bll:DRC.3/03



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## FIRE MARSHAL COMMENTS

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**DATE:** 6-26-06  
**TO:** PLANNING BOARD, MONTGOMERY COUNTY  
**VIA**  
**FROM:** JOHN FEISSNER 240 777 2436  
**RE:** APPROVAL OF ~ QUINCE ORCHARDS ESTATES #7-20060330

---

**1. PLAN APPROVED.**

- a. Review based only upon information contained on the plan submitted 6-26-06. 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

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS

TO: Cathy Conlon  
Development Review Division

SUBJECT: Pre-Preliminary Plan # 7-06033, Name Quince Orchard Estates  
DRC date: Monday, February 13, 2006

EPD COMMENTS

1. The applicant needs to submit an NRI/FSD or a request to be exempt from Forest Conservation to Environmental Planning. The NRI/FSD or exemption request must be approved prior to submission of the preliminary plan of subdivision.
2. Environmental Planning does not object to the submission of a preliminary plan of subdivision.

SIGNATURE:   
Environmental Planning Division

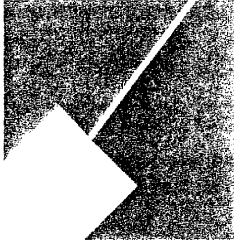
DATE: February 10, 2006

cc: Maddox Engineering

**Reminder:** Address your submissions/revisions to the Reviewer who completed the Comments sheet.  
**Put the Plan numbers** on your cover/transmittal sheets.

WSSC Comments on Items for February 13, 2006  
 Development Review Committee Meeting

File Number	Project Name	Substantial Comments
720060330	Quince Orchard Estates	<p><u>WATER AND SEWER AVAILABLE</u></p> <p>An existing 8-inch sanitary sewer in 15500 Fellowship Way is adjacent to proposed lots 93 and 94. Connections can be made directly to the manhole located at the southeast corner of 15500 Fellowship Way if a private connection easement is executed. An 8-inch water main in Quince Valley Drive abuts the ingress/egress &amp; Utilities Easement for the proposed lots. Connections can be made directly to this main to obtain water service.</p> <p>Show proposed connections on preliminary plan.</p> <p><u>PAY SERVICE CONNECTIONS AND APPLICABLE FEES AND CHARGES</u></p> <p>Submit Connection application form to WSSC's One-Stop-Shop and settle all fee requirements.</p> <p>For connection information, it will be necessary for you to contact the Permit Services Unit at (301) 206-4003 or visit our One-Stop Shop located on the lobby level of our Consolidated Office Building at 14501 Sweitzer Lane, Laurel, Maryland 20707.</p> <p><u>PAY SYSTEM DEVELOPMENT CHARGE (SDC) FEE</u></p> <p>System Development Charge (SDC) payment is required. Make payment to WSSC's One-Stop-Shop at the time of application for plumbing permit to install fixtures or hookup to the Commission's water and/or sewerage system(s).</p> <p><u>RECORD SERVICE CONNECTION EASEMENTS</u></p> <p>You will be required to record service connection easements through lot 93 to provide water and sewer service to lot 94. The minimum easement width for water and sewer connections are 10 and 15 feet respectively.</p> <p><u>OUTSIDE METERS</u></p> <p>Any water service connection over 300 feet in length will require an outside meter.</p>



**MEMORANDUM**

**DATE:** July 14, 2006

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *Rdyk*  
Catherine Conlon, Supervisor *CC*  
Development Review Division

**FROM:** Dolores Kinney, Senior Planner  
Development Review

**REVIEW TYPE:** Pre-preliminary Plan Review

**APPLYING FOR:** Subdivision of Parcel 997 and Outlot A

**PROJECT NAME:** Quince Orchard Estates

**CASE #:** 720060330

**REVIEW BASIS:** Chapter 50, Montgomery County Subdivision Regulations

**ZONE:** R-200

**LOCATION:** Located on the south side of Quince Valley Drive, approximately 107 feet west of the intersection with Fellowship Way

**MASTER PLAN:** Potomac

**APPLICANT:** Handy & Snyder, LLC

**ENGINEER:** Maddox Engineers & Surveyors, Inc.

**FILING DATE:** January 11, 2006

**HEARING DATE:** July 27, 2006

**STAFF RECOMMENDATION:**  
No objection to the submission of the preliminary plan.

**SITE DESCRIPTION:**

The subject property, identified as Parcel 997 and Outlot A (“Subject Property”), is located on the south side of Quince Valley Drive, approximately 107 feet west of the intersection with Fellowship Way (Attachment A). The property contains a total of 1.15 acres and is zoned R-200. It consists of a parcel and narrowly shaped outlot which is approximately 20 feet wide and 368 feet in length. The Subject Property is currently developed with a single-family dwelling, which will be removed.

**PROJECT DESCRIPTION:**

This pre-preliminary plan has been submitted by the Applicant to obtain the Board’s advice on the feasibility of lots without frontage. This is a pre-preliminary plan application for two (2) residential lots, Lots 93 and 94, for the construction of two (2) one-family detached dwellings (Attachment B). The pre-preliminary plan proposes the consolidation of an outlot with the proposed Lot 93 and the creation of another lot, Lot 94, which has no frontage. The former outlot will serve as frontage for Lot 93, and private ingress/egress for both proposed lots. Other surrounding properties have access from existing public streets, Fellowship Way and Quince Valley Court. Therefore, access onto the proposed private drive will be limited to the two proposed lots and no additional access will be permitted.

**DISCUSSION:**

The applicant is asking for advice from the Board on the feasibility of creating two lots without adequate frontage, pursuant to Section 50-29 (a)(2) of the Subdivision Regulations. Section 50-29 (a)(2) of the Subdivision Regulations states:

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Since neither of the proposed lots will have the minimum 25 foot frontage as required for the R-200 zone, a Planning Board finding pursuant to Section 50-29(a)(2) will be needed at the time of preliminary plan.

## Staff's Position

Based on the approval from the Department of Fire and Rescue dated June 26, 2006, the proposed private driveway will be adequate for emergency vehicles and other public services. The 20-foot wide ingress/egress easement will also be adequate for the installation of public utilities. Finally, creating a lot without frontage will not inhibit further subdivision since surrounding properties are already developed. The proposed development does not exceed the creation of two (2) lots without frontage, therefore, Staff finds that the pre-preliminary plan complies with Section 50-29 (a)(2) of the Subdivision Regulations and supports the waiver request.

The proposed lots will be located on a pipestem configuration with orientation to the rear of the existing lots fronting on Fellowship Way. There are several existing pipestem shape configurations with a similar orientation, which are also in the immediate area of the proposed development. Additionally, the size and width of the proposed lots exceed the minimum for the R-200 zone and are consistent with the surrounding properties. As such, it is Staff's opinion that the proposed development is appropriate.

## Master Plan Compliance

The Potomac Subregion Master Plan does not specifically identify the Subject Property, but supports the retention and reconfirmation of existing zoning for all developed, undeveloped, and underdeveloped land in the subregion, except for those sited recommended for change. The pre-preliminary plan proposes medium density residential which consists of two (2) one-family detached dwellings. Therefore, the proposed development complies with the recommendation of the master plan.

## CONCLUSION:

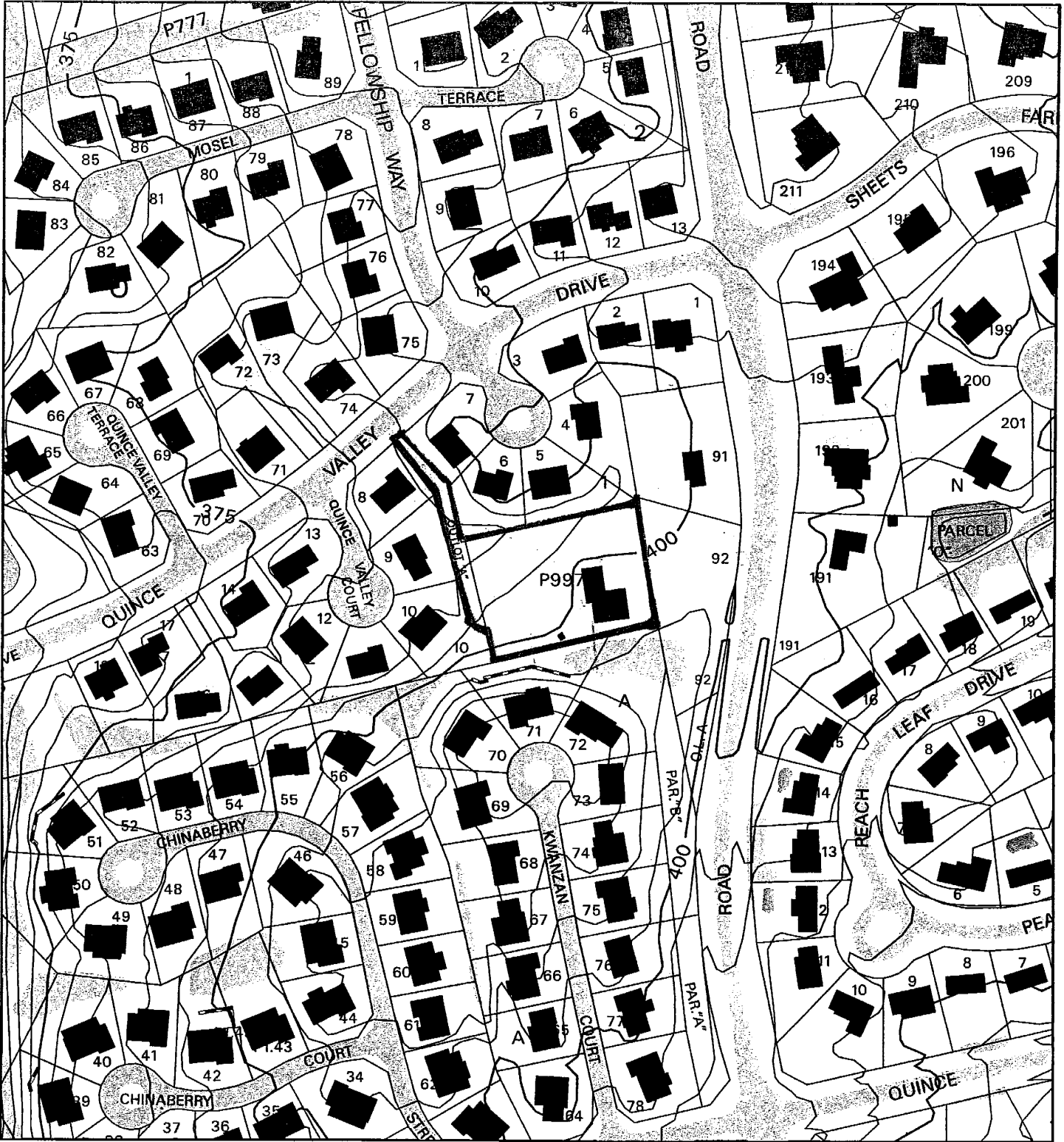
Given the unusual shape of the property and the limitations for development resulting from adjacent properties, Staff believes a subdivision containing two (2) lots would be appropriate for the property. Staff also believes that the appropriate finding can be made for one lot without frontage on a public road and one with inadequate frontage. Therefore, Staff has no objection to submittal of a preliminary plan for two (2) lots.

## ATTACHMENTS:

Attachment A	Vicinity Map
Attachment B	Preliminary Plan
Attachment C	Data Table
Attachment D	Waiver Request
Attachment E	Agency Correspondence



# QUINCE ORCHARD ESTATES (720060330)



Map compiled on February 01, 2006 at 10:17 AM | Site located on base sheet no - 221NW12

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Key Map

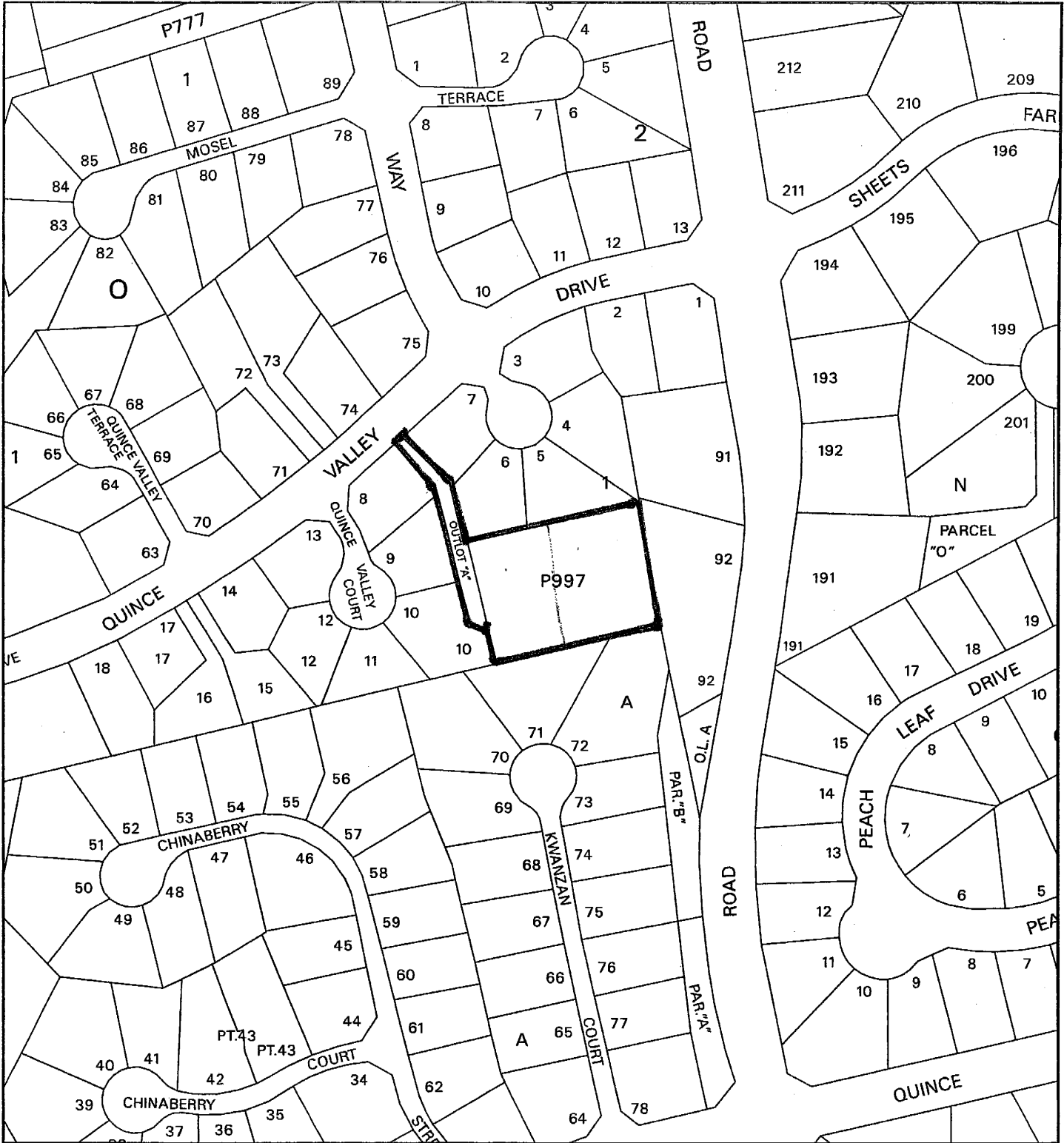


Research & Technology Center

0 200

1 inch = 200 feet  
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# QUINCE ORCHARD ESTATES (720060330)



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**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 6787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Key Map



N



Research & Technology Center  
 0 200  
 1 inch = 200 feet  
 1 : 2400



## Pre-preliminary Plan Data Table and Checklist

Plan Name: Quince Orchard Estates				
Plan Number: 720060330				
Zoning: R-200				
# of Lots: 2				
# of Outlots: 0				
Dev. Type: 2 one-family detached dwelling units				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	20,000 sq.ft.	22,050 sq.ft. is minimum proposed	<i>Dunn</i>	July 14, 2006
Lot Width	100 ft.	Must meet minimum	<i>Dunn</i>	July 14, 2006
Lot Frontage	25 ft.	Requested Waiver	<i>Dunn</i>	July 14, 2006
Setbacks				
Front	40 ft. Min.	Must meet minimum	<i>Dunn</i>	July 14, 2006
Side	12 ft. Min./ 25 ft. total	Must meet minimum	<i>Dunn</i>	July 14, 2006
Rear	30 ft. Min.	Must meet minimum	<i>Dunn</i>	July 14, 2006
Height	50 ft. Max.	May not exceed maximum	<i>Dunn</i>	July 14, 2006
Max Resid'l d.u. per Zoning	2.5 dwelling units	2 dwelling units	<i>Dunn</i>	July 14, 2006
Site Plan Req'd?	No	No	<i>Dunn</i>	July 14, 2006
<b>FINDINGS</b>				
<i>SUBDIVISION</i>				
Lot frontage on Public Street	Requested waiver		<i>Dunn</i>	July 14, 2006
Road dedication and frontage improvements	N/A		<i>Dunn</i>	July 14, 2006
Environmental Guidelines	Required with preliminary plan		<i>Dunn</i>	February 10, 2006
Forest Conservation	Required with preliminary plan		<i>Dunn</i>	February 10, 2006
Master Plan Compliance	Yes		<i>Dunn</i>	July 14, 2006
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management	Required with preliminary plan		<i>Dunn</i>	February 9, 2006
Water and Sewer (WSSC)	Yes		<i>Dunn</i>	February 13, 2006
Local Area Traffic Review	N/A			
Fire and Rescue	Yes		<i>Dunn</i>	June 26, 2006

# MADDOX INCORPORATED

ATTACHMENT D

ENGINEERS • SURVEYORS

100 PARK AVENUE  
ROCKVILLE, MARYLAND 20850-2699

TEL. (301) 762-9001 • FAX (301) 294-6418

DANIEL T. CAYWOOD, L.S.  
RUSSELL E. REESE, L.S.

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April 6, 2005

Ms. Cathy Conlon  
M-NCPPC Development Review Division  
3989 Georgia Avenue  
Silver Spring, MD 20910  
Sent Via Facsimile (to Ms. Dolores Kinney's attention) at: (301) 495 - 1306

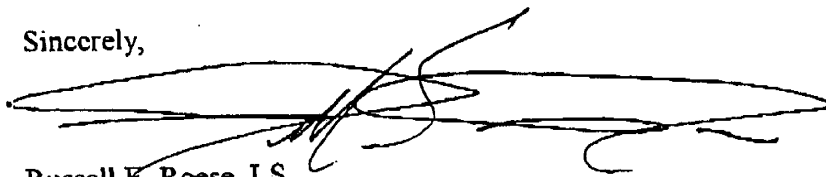
Re: **Pre-Application Submission for Lots 93 & 94, Quince Orchard Estates  
Request for Waiver of Frontage**

Dear Ms. Conlon:

On behalf of my client, Handy & Snyder, LLC, I am requesting that a waiver from roadway frontage be granted for our proposed Lot 94. We believe this request is consistent with the intent of Section 50-29 (a) (2) of the Montgomery County Code. The Property as it now exists gains access to Quince Valley Drive by an existing twenty (20) feet wide strip of property recorded as "Outlot A" in Plat Number 16619. We request a waiver of frontage for our proposed Lot 94, so to have two Lots serviced by a common driveway. The immediately adjoining properties all enjoy access to public rights-of-way via Fellowship Way and Quince Valley Court, so we do not anticipate any additional need for access from this particular proposed common driveway.

I look forward to hearing your opinion of the matter, and I thank you and staff for your consideration of this request.

Sincerely,



Russell E. Reese, LS  
Vice President

**AGENCY  
CORRESPONDENCE**

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850-4153

Date: February 9, 2006

MEMO TO: Catherine Conlon, Supervisor for Development Review Committee, MNCPPC
FROM: William Campbell, Senior Permitting Services Specialist Division of Land Development Services, MCDPS
SUBJECT: Stormwater Management Concept Plan/Floodplain Review Preliminary Plan Pre720060330; Quince Orchard Estates Subdivision Review Meeting February 13, 2006 SWM File # NA

The subject plan has been reviewed to determine if it meets the requirements of Executive Regulation 7-02AM for stormwater management and Executive Regulation 108-92 AM for Floodplain. The following summarizes our findings:

SM CONCEPT PLAN PROPOSED:

- On-site: CPv WQv Both
CPv < 2cfs, not required
Waiver: CPv WQv Both
On-site/Joint Use Central (Regional): waived to Existing Concept: Approved Date,
Other

Type Proposed:

- Infiltration Retention Surface Detention Wetland Sand Filter
Separator Sand Filter Underground Detention Non Structural Practices Other

FLOODPLAIN STATUS: 100-Year Floodplain On-Site Yes No Possibly

- Provide the source of the 100-Year Floodplain Delineation for approval:
Source of the 100-Year Floodplain is acceptable.
Submit drainage area map to determine if a floodplain study (>or equal to 30 acres) is required.
Dam Breach Analysis Approved Under Review
100 yr. floodplain study Approved Under Review

SUBMISSION ADEQUACY COMMENTS:

- Downstream notification is required.
The following additional information is required for review: \_\_\_\_\_

RECOMMENDATIONS:

- Approve as submitted with conditions (see approval letter).
Incomplete; recommend not scheduling for Planning Board at this time.
Hold for outcome of the SWM Concept review.
Comments/Recommendations: Submit a Storm Water concept at Preliminary Plan stage.

cc: Steve Federline, Environmental Planning Division, MNCPPC

bll:DRC.3/03



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## FIRE MARSHAL COMMENTS

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**DATE:** 6-26-06  
**TO:** PLANNING BOARD, MONTGOMERY COUNTY  
**VIA**  
**FROM:** JOHN FEISSNER 240 777 2436  
**RE:** APPROVAL OF ~ QUINCE ORCHARDS ESTATES #7-20060330

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**1. PLAN APPROVED.**

- a. Review based only upon information contained on the plan submitted 6-26-06. 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



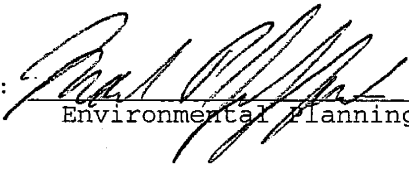
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS

TO: Cathy Conlon  
Development Review Division

SUBJECT: Pre-Preliminary Plan # 7-06033, Name Quince Orchard Estates  
DRC date: Monday, February 13, 2006

EPD COMMENTS

1. The applicant needs to submit an NRI/FSD or a request to be exempt from Forest Conservation to Environmental Planning. The NRI/FSD or exemption request must be approved prior to submission of the preliminary plan of subdivision.
2. Environmental Planning does not object to the submission of a preliminary plan of subdivision.

SIGNATURE:   
Environmental Planning Division

DATE: February 10, 2006

cc: Maddox Engineering

Reminder: **Address your submissions/revisions** to the Reviewer who completed the Comments sheet.  
**Put the Plan numbers** on your cover/transmittal sheets.

WSSC Comments on Items for February 13, 2006

Development Review Committee Meeting

File Number	Project Name	Substantial Comments
720060330	Quince Orchard Estates	<p><u>WATER AND SEWER AVAILABLE</u></p> <p>An existing 8-inch sanitary sewer in 15500 Fellowship Way is adjacent to proposed lots 93 and 94. Connections can be made directly to the manhole located at the southeast corner of 15500 Fellowship Way if a private connection easement is executed. An 8-inch water main in Quince Valley Drive abuts the ingress/egress &amp; Utilities Easement for the proposed lots. Connections can be made directly to this main to obtain water service.</p> <p>Show proposed connections on preliminary plan.</p> <p><u>PAY SERVICE CONNECTIONS AND APPLICABLE FEES AND CHARGES</u></p> <p>Submit Connection application form to WSSC's One-Stop-Shop and settle all fee requirements.</p> <p>For connection information, it will be necessary for you to contact the Permit Services Unit at (301) 206-4003 or visit our One-Stop Shop located on the lobby level of our Consolidated Office Building at 14501 Sweitzer Lane, Laurel, Maryland 20707.</p> <p><u>PAY SYSTEM DEVELOPMENT CHARGE (SDC) FEE</u></p> <p>System Development Charge (SDC) payment is required. Make payment to WSSC's One-Stop-Shop at the time of application for plumbing permit to install fixtures or hookup to the Commission's water and/or sewerage system(s).</p> <p><u>RECORD SERVICE CONNECTION EASEMENTS</u></p> <p>You will be required to record service connection easements through lot 93 to provide water and sewer service to lot 94. The minimum easement width for water and sewer connections are 10 and 15 feet respectively.</p> <p><u>OUTSIDE METERS</u></p> <p>Any water service connection over 300 feet in length will require an outside meter.</p>