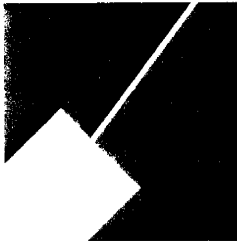


M-NCPPC



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 # 14
July 27, 2006



MEMORANDUM

DATE: July 17, 2006

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief
Development Review Division

FROM: Catherine Conlon, Subdivision Supervisor
Development Review Division *CC*

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Resubdivision to reconfigure the boundaries of an existing recorded parcel and outlot, and an unrecorded parcel

PROJECT NAME: Section 3, North Springbrook

CASE #: 120061040

REVIEW BASIS: Chapter 50, Sec. 50-29 (b)(2), Montgomery County Subdivision Regulations

ZONE: R-200

LOCATION: Located on the southeast side of East Randolph Road, approximately 950 feet southwest of Sherwood Forest Drive

MASTER PLAN: White Oak Master Plan

APPLICANT: Robin & Jennifer Watt/Richard & Ella Collins

ENGINEER: Fowler Associates, Inc.

FILING DATE: April 18, 2006

HEARING DATE: July 27, 2006

STAFF RECOMMENDATION: Approval, pursuant to Section 50-29 (b) (2), Montgomery County Subdivision Regulations subject to the following conditions:

- 1) Approval under this preliminary plan is limited to two (2) residential lots.
- 2) Compliance with conditions of MCDPWT letter dated June 1, 2006, unless otherwise amended.
- 3) Record plat to reflect dedication of right-of-way along the East Randolph Road property frontage to provide a total of 120 feet of right-of-way, measured from the opposite right-of-way line.
- 4) Other necessary easements

SITE DESCRIPTION:

The subject property consists of two parcels and an outlot located between East Randolph Road and Delford Avenue in the White Oak Master Plan area (Attachment A). One of the parcels, Parcel "A", and the outlot were previously recorded. The second parcel is unrecorded. Both parcels contain existing residential dwelling units which will remain. The property contains 2.02 acres and is zoned R-200. There are no onsite streams or environmentally sensitive areas.

PROJECT DESCRIPTION:

This is a preliminary plan application to modify the existing boundaries of the two parcels and the outlot for the purpose of creating two reconfigured lots that will each contain one of the existing dwellings (Attachment B). Access to the lots is via existing private driveways from East Randolph Road and Delford Avenue, respectively. Since this application involves no new development, there are no forest conservation or stormwater management requirements which apply. In addition, the property will generate no additional peak-hour vehicle trips, so Local Area Transportation Review is not needed.

DISCUSSION OF ISSUES

Master Plan Compliance

The White Oak Master Plan does not specifically mention the subject property, but does give general guidance and recommendations to maintain the residential character of the area. The proposed plan and existing residential dwellings comply with this recommendation.

Conformance with 50-29B(2)

Statutory Review Criteria

In order to approve an application for resubdivision, the Planning Board must find that the proposed lots comply with all seven of the resubdivision criteria, set forth in Section 50-29(b)(2) of the Subdivision Regulations, which states:

Resubdivision. Lots on a plat for the Resubdivision of any lot, tract or other parcel of land that is part of an existing subdivision previously recorded in a plat book shall be of the same character as to street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing block, neighborhood or subdivision.

Neighborhood Delineation

In administering the Resubdivision section, the Planning Board must determine the appropriate "neighborhood" for evaluating the application. The applicant has proposed a neighborhood of 17 lots, 2 parts of lots, and 3 parcels for analysis purposes (Attachment C). The neighborhood boundary includes all lots on existing Delford Avenue, and the adjacent properties on East Randolph Road. Consistent with past practice, staff recommends deletion of the existing parts of lots and unrecorded parcels from the neighborhood. With this revision, staff concurs with the remaining 17-lot neighborhood for analysis purposes since it provides an adequate sample that exemplifies the lot and development pattern of the area. The applicant has provided a tabular summary of the area based on the resubdivision criteria, which is included in the staff report (Attachment D).

ANALYSIS

Comparison of the Character of Proposed Lots to Existing

In performing the analysis, Staff applied the resubdivision criteria to the delineated neighborhood. Based on the analysis, Staff finds that the proposed resubdivision will be of the same character as the existing lots in the neighborhood. As set forth below, the attached tabular summary and graphical documentation support this conclusion:

Frontage: In a neighborhood of 17 lots, lot frontages range from 94 feet to 200 feet (excluding corners). The proposed lots have frontages of 129 feet and 152 feet, respectively. **Staff finds that the proposed lots will be consistent in character with other lots in the neighborhood.**

Area: Lot areas range from 1,400 square feet to 2,601 square feet. The proposed lots have areas of 2,058 and 1,592 square feet, respectively. **The proposed lots are of the same character as other lots in the neighborhood with respect to area.**

Lot Size: The lot sizes in the delineated neighborhood range from 16,451 square feet to 56,153 square feet. The proposed lots will have lot sizes 41,864 square feet and 46,250 square feet. **Therefore, the proposed lot sizes will be of the same character as the existing lots in the neighborhood.**

Lot Width: The lot widths in the existing neighborhood range from 94 feet to 200 feet. The proposed lots will be 129 and 152 feet wide, respectively. **The lots will be of the same character as lots in the neighborhood with respect to width.**

Shape: The existing lots in the neighborhood consist of mostly irregularly shaped lots with several rectangular shaped lots. The two proposed lots are rectangular in shape. **The lots are consistent in character with the overall pattern of differently shaped lots in the neighborhood.**

Alignment: There are for existing corner lots in the neighborhood and the remaining lots are perpendicular, or slightly angular in alignment. **The proposed lots are perpendicular in alignment which will be in character with the other lots in the neighborhood.**

Residential Use: The existing lots and the proposed lots are residential in use.

Community Outreach

This plan submittal pre-dated new requirements for a pre-submission meeting with neighboring residents, however, written notice was given by the applicant and staff of the plan submittal and the public hearing. As of the date of this report, no citizen correspondence has been received.

CONCLUSION

Section 50-29 (b) (2) of the Subdivision Regulations specifies seven criteria with which resubdivided lots must comply. They are street frontage, alignment, size, shape, width, area and suitability for residential use within the existing block, neighborhood or subdivision. The proposed resubdivision will create two lots that will have a high correlation with all of the lots in the existing neighborhood based on the resubdivision criteria. Staff finds that the proposed resubdivision is of the same character as existing lots in the neighborhood and that it complies with Section 50-29(b)(2) of the Subdivision Regulations.

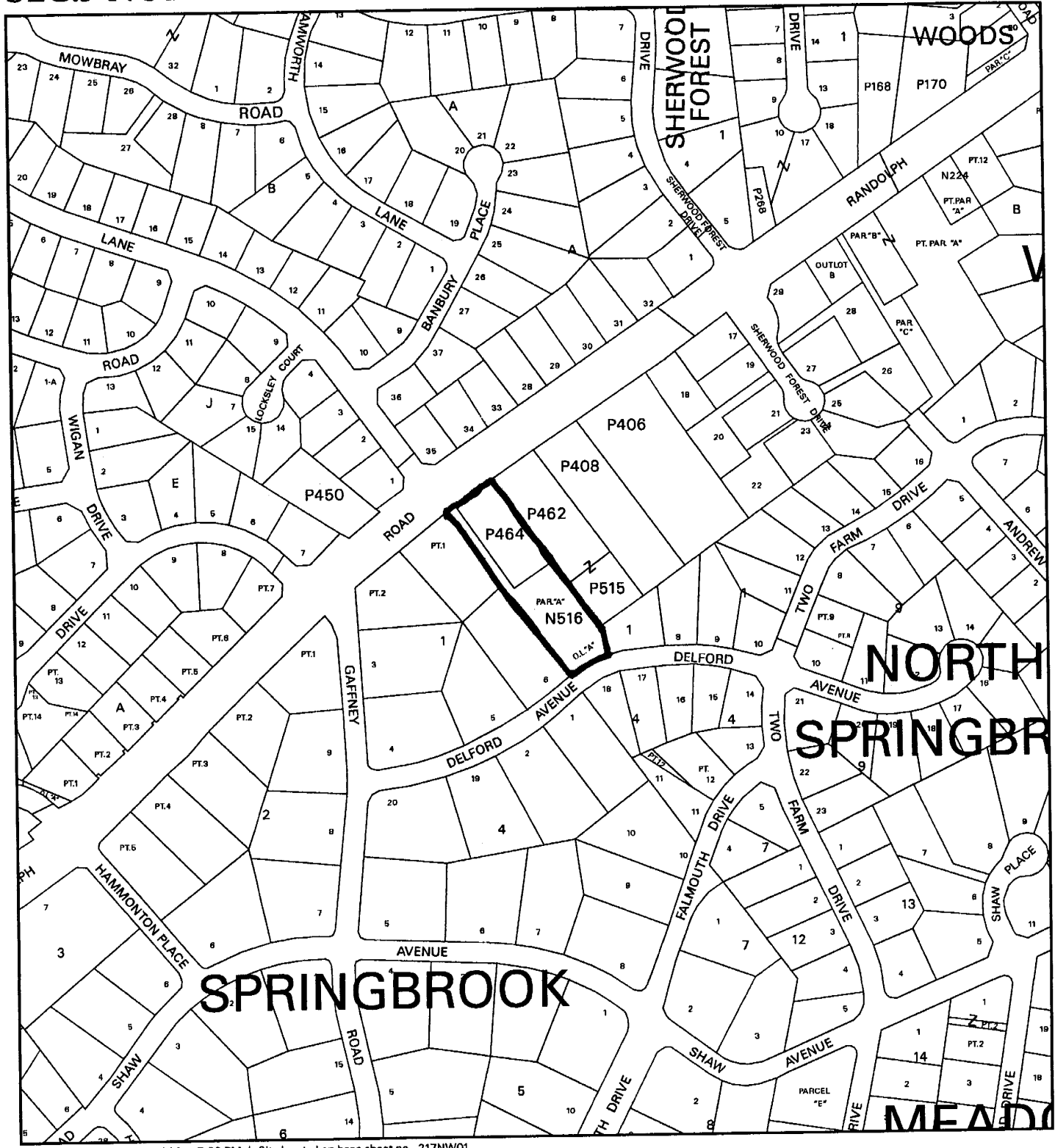
Staff also finds that the proposed preliminary plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations, and that public facilities are adequate to support and service the two lots. The plan also complies with Chapter 59, the Zoning Ordinance, as summarized in the attached data table (Attachment E). As such, Staff recommends approval of the preliminary plan.

Attachments

- Attachment A Vicinity Development Map
- Attachment B Proposed Development Plan
- Attachment C Neighborhood Delineation Map
- Attachment D Tabular Summary
- Attachment E Data Table
- Attachment F Agency Correspondence

SEC.3-NORTH SPRINGBROOK (120061040)

Attachment A



Map compiled on May 11, 2006 at 5:32 PM | Site located on base sheet no - 217NW01

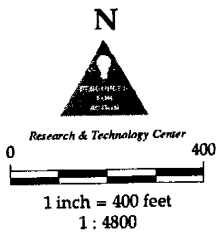
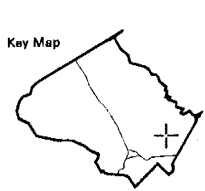
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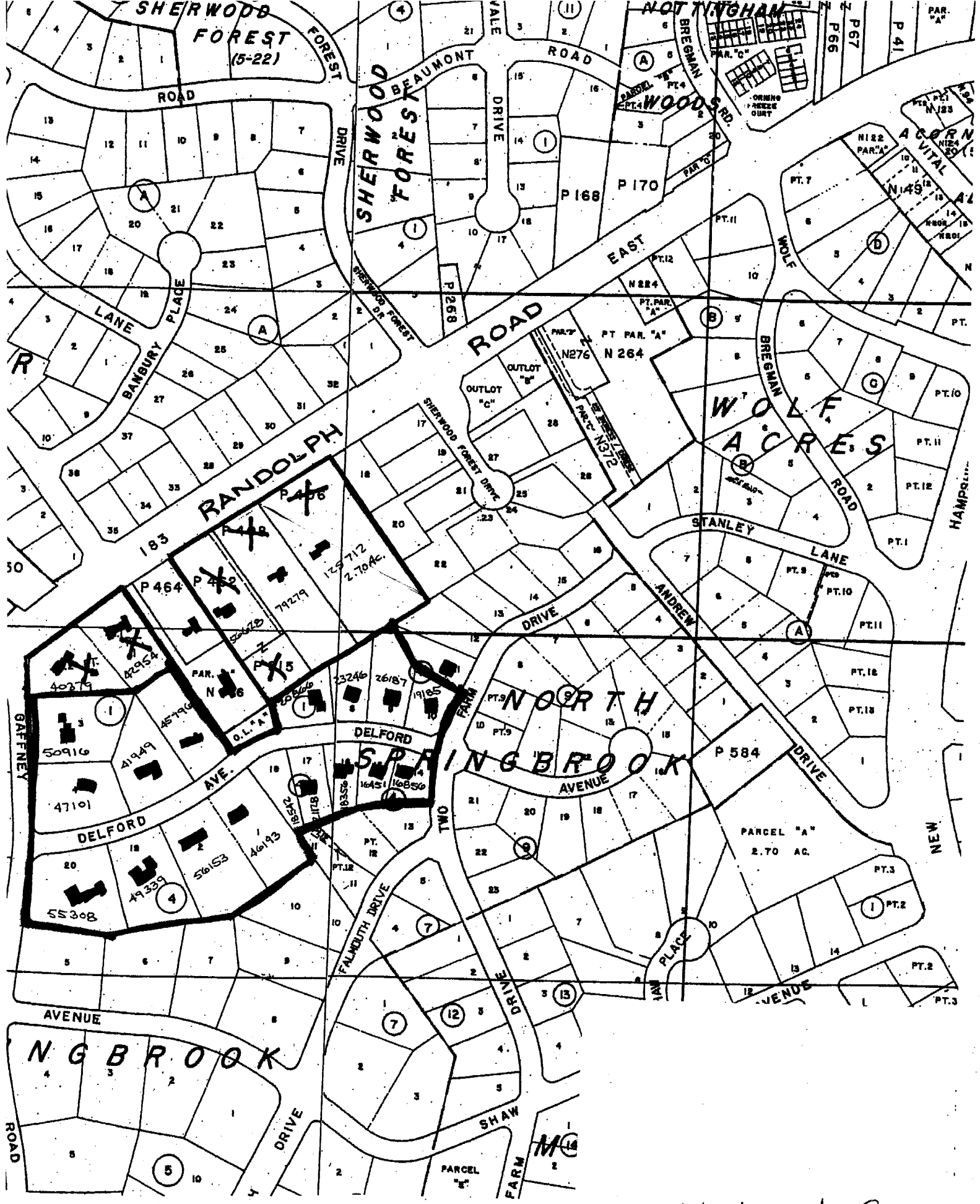
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland -National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from 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 1:14400 scale aerial photography using stereo photogrammetric methods.

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. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760





Attachment C

Section 3, North Springbrook - Proposed Lots 29 and 30

Proposed Resubdivision of Outlot "A", Block 1, Parcel "A" Richard E. Collins Subdivision and Parcel P-464

| Subdivision | Block No. | Lot No. | Plat Book & Plat No. | Date Recorded | Original Subdivision | Resub-division | Frontage | Alignment | Shape | Width | Size (Sq. Ft.) | Building Area (Sq. Ft.) |
|-------------------------|-----------|---------|----------------------|---------------|----------------------|----------------|----------|-------------------------|-----------|-------|----------------|-------------------------|
| Sect. 3, N. Springbrook | 1 | 29 | N/A | N/A | No | Yes | 129' | Perpendicular to Street | Rectangle | 129' | 41,864 | 2,058 |
| Sect. 3, N. Springbrook | 1 | 30 | N/A | N/A | No | Yes | 152' | Perpendicular to Street | Rectangle | 152' | 46,250 | 1,592 |
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| AVERAGES EX. LOTS | | | | | | | | | | | | |
| Smallest Lot | | | | | | | Frontage | | | Width | Size (Sq. Ft.) | Building Area |
| Largest Lot | | | | | | | 129' | | | 129' | 41,864 | 2,058 |
| Average Lot | | | | | | | 152' | | | 152' | 46,250 | 1,592 |
| | | | | | | | 141' | | | 141' | 44,057 | 1,825 |

ATTACHMENT D

Section 3, North Springbrook - Surrounding Neighborhood

Proposed Resubdivision of Outlot "A", Block 1, Parcel "A" Richard E. Collins Subdivision and Parcel P-464

| Subdivision | Block No. | Lot No. | Plat Book & Plat No. | Date Recorded | Original Subdivision | Resub-division | Frontage | Alignment | Shape | Width | Size (Sq. Ft.) | Building Area (Sq. Ft.) |
|-------------------------|-----------|---------|----------------------|---------------|----------------------|-----------------|--------------------|-------------------------------|-------------------------|-------|-------------------|-------------------------|
| Sect. 3, N. Springbrook | 1 | 10 | 77 7748 | 1965 | Yes | No | 249' Corner Lot | Angled from Street | Rectangle Corner Lot | 95' | 19,185 | 2,304 |
| Sect. 3, N. Springbrook | 1 | 9 | 77 7748 | 1965 | Yes | No | 94' | Perpendicular lot with Street | Trapezoidal | 94' | 26,187 | 2,551 |
| Sect. 3, N. Springbrook | 1 | 8 | 77 7748 | 1965 | Yes | No | 94' | Perpendicular lot with Street | Trapezoidal | 94' | 23,246 | 2,304 |
| Sect. 3, N. Springbrook | 1 | 7 | 77 7748 | 1965 | Yes | No | 165' | Perpendicular lot with Street | Trapezoidal | 165' | 20,866 | 2,304 |
| Sect. 1, N. Springbrook | 1 | 6 | 31 2009 | 1947 | Yes | No | 150' | Angled from Street | Rectangle | 150' | 45,796 | 1,400 |
| Sect. 1, N. Springbrook | 1 | 5 | 31 2009 | 1947 | Yes | No | 200' | Perpendicular lot with Street | Trapezoidal | 200' | 41,949 | 2,366 |
| Sect. 1, N. Springbrook | 1 | 4 | 31 2009 | 1947 | Yes | No | 474' Corner Lot | Angled from Street | Rectangle Corner Lot | 262' | 47,101 | 2,470 |
| Sect. 1, N. Springbrook | 1 | 3 | 31 2009 | 1947 | Yes | No | 195' | Perpendicular lot with Street | Trapezoidal | 195' | 50,916 | 1,832 |
| Sect. 1, N. Springbrook | 1 | 2 | 31 2009 | 1947 | No | No - SRC Taking | 288' Corner Lot | Angled from Street | Pie-Wedge Corner Lot | 200' | 46,970 | 1,292 |
| Sect. 1, N. Springbrook | 1 | 1 | 31 2009 | 1947 | No | No - SRC Taking | 176' | Angled from Street | Rectangle | 176' | 42,904 | 2,637 |

Section 3, North Springbrook - Surrounding Neighborhood

Proposed Resubdivision of Outlot "A", Block 1, Parcel "A" Richard E. Collins Subdivision and Parcel P-464

| Subdivision | Block No. | Lot No. | Plat Book & Plat No. | Date Recorded | Original Subdivision | Resub-division | Frontage | Alignment | Shape | Width | Size (Sq. Ft.) | Building Area (Sq. Ft.) |
|-------------------------|-----------|--------------------------------|----------------------------------|----------------|----------------------|----------------|--------------------|---------------------------------|-------------------------|-----------------|---|-------------------------|
| | | 2 P-462 & P-515 | Liber 27043 Folio 45 | N/A | No | No | 450' | Parallel with Street | Rectangle | 150' | 56,628 | 1,786 |
| | | 2 P-408 | Liber 21100 Folio 248 | N/A | No | No | 150' | Parallel with Street | Rectangle | 150' | 79,279 | 1,226 |
| | | 2 P-466 | Liber 5969 Folio 405 | N/A | No | No | 229' | Parallel with Street | Rectangle | 229' | 125,712 2,70 Ac. | 1,732 |
| Sect. 3, N. Springbrook | 4 | 14 | 77 7748 | 1965 | Yes | No | 202' Corner Lot | With Street | Rectangle Corner Lot | 102' | 16,856 | 2,304 |
| Sect. 3, N. Springbrook | 4 | 15 | 77 7748 | 1965 | Yes | No | 108' | Perpendicular With Street | Trapezoidal | 108' | 16,451 | 2,254 |
| Sect. 3, N. Springbrook | 4 | 16 | 77 7748 | 1965 | Yes | No | 107' | Perpendicular With Street | Trapezoidal | 107' | 18,356 | 2,304 |
| Sect. 3, N. Springbrook | 4 | 17 | 77 7748 | 1965 | Yes | No | 104' | Perpendicular With Street | Trapezoidal | 104' | 21,128 | 2,304 |
| Sect. 3, N. Springbrook | 4 | 18 | 77 7748 | 1965 | Yes | No | 126' | Perpendicular With Street | Pie Wedge | 126' | 18,542 | 2,304 |
| Sect. 1, N. Springbrook | 4 | 1 | 31 2001 | 1947 | Yes | No | 145' | Perpendicular With Street | Rectangle | 145' | 46,193 | 1,400 |
| Sect. 1, N. Springbrook | 4 | 2 | 31 2001 | 1947 | Yes | No | 155' | Perpendicular With Street | Irregular Rectangle | 155' | 56,153 | 1,900 |
| Sect. 1, N. Springbrook | 4 | 19 | 106 12815 | 1978 | No | Yes | 160' | Angled from Street | Trapezoidal | 160' | 49,339 | 2,385 |

Preliminary Plan Data Table and Checklist

| Plan Name: Sect. 3, North Springbrook | | | | |
|--|---------------------------------------|---|-----------------|---------|
| Plan Number: 120061040 | | | | |
| Zoning: R-200 | | | | |
| # of Lots: 2 | | | | |
| # of Outlots: 0 | | | | |
| Dev. Type: 2 one-family detached dwellings (existing) | | | | |
| PLAN DATA | Zoning Ordinance Development Standard | Proposed for Approval on the Preliminary Plan | Verified | Date |
| Minimum Lot Area | 20,000 sq.ft. | 41,864 sq.ft. is minimum proposed | CAE | 7/17/06 |
| Lot Width | 100 ft. | Must meet minimum | CAE | 7/17/06 |
| Lot Frontage | 25 ft. | Must meet minimum | CAE | 7/17/06 |
| Setbacks | | | | |
| Front | 40 ft. Min. | Must meet minimum | CAE | 7/17/06 |
| Side | 12ft. Min./25 ft. total | Must meet minimum | CAE | 7/17/06 |
| Rear | 30 ft. Min. | Must meet minimum | CAE | 7/17/06 |
| Height | 50 ft. Max. | May not exceed maximum | CAE | 7/17/06 |
| Max Resid'l d.u. or Comm'l s.f. per Zoning | 4 | 2 | CAE | 7/17/06 |
| MPDUs | N/a | | | |
| TDRs | N/a | | | |
| Site Plan Req'd? | No | | CAE | 7/17/06 |
| FINDINGS | | | | |
| SUBDIVISION | | | | |
| Lot frontage on Public Street | Yes | | Agency letter | |
| Road dedication and frontage improvements | Dedication for East Randolph Road | | Staff memo | |
| Environmental Guidelines | N/a | | Staff comments | |
| Forest Conservation | N/a | | Staff comments | |
| Master Plan Compliance | Yes | | CAE | 7/17/06 |
| Other (i.e., parks, historic preservation) | | | | |
| ADEQUATE PUBLIC FACILITIES | | | | |
| Stormwater Management | N/a | | Agency comments | |
| Water and Sewer (WSSC) | Yes | | Agency memo | |
| 10-yr Water and Sewer Plan Compliance | Yes | | CAE | 7/17/06 |
| Well and Septic | N/a | | | |
| Local Area Traffic Review | N/a | | | |
| Fire and Rescue | Yes | | Agency memo | 5/22/06 |

Agency Correspondence



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

June 1, 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 #1-20061040
North Springbrook, Section 3

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 03/14/06. This plan was reviewed by the Development Review Committee at its meeting on 4/24/06. 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/label all existing planimetric and topographic details specifically paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways as well as existing rights of way and easements on the preliminary plan.
2. Necessary dedication for Randolph Road in accordance with the Master Plan and as required for Delford Ave.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
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.
5. In accordance with Section 49-35(e) of the Montgomery County Code, sidewalks are required to serve the proposed subdivision. Based on a review of the information submitted to date, a waiver for sidewalk construction has not been submitted for this site. As a result, sidewalk will be required along the site frontage. This requirement may be waived if the applicant is able to provide appropriate waiver package.



Division of Operations

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

Facility/Subdivision Name: Sect. 3, North Springbrook Preliminary Plan #: _____

Street Name: Randolph Road - MD Rte 103

Master Plan Classification: Major Highway

Posted Speed Limit: 40 MPH

Street/Drwy. 1 (_____)

Street/Drwy. 2 (_____)

Sight Distance (feet) OK?
Right 505' + YES
Left 505' + YES

Sight Distance (feet) OK?
Right _____
Left _____

Comments: _____

Comments: _____

GUIDELINES

| Classification or Posted Speed (use higher value) | Required Sight Distance In Each Direction# |
|--|--|
| Tertiary - 25 | 150 |
| Secondary - 30 | 200 |
| Business - 30 | 200 |
| Primary - 35 | 250 |
| Arterial - 40 | 325 |
| (45) | 400 |
| Major - 50 | 475 |
| (55) | 550 |

Sight distance is measured from an eye height of 3.5 feet at a point on the centerline of the driveway (or side street), 6 feet back from the face of curb or edge of traveled way of the intersecting roadway, to the furthest point along the centerline of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing).

Source AASHTO

ENGINEER/SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature: [Handwritten Signature]



PLS/P.E. MD Registration No. 4214

Accepted By: SF

Date: 6/1/06

Facility/Subdivision Name: Sect. 3, North Springbrook Preliminary Plan #: _____

Street Name: Del Ford Avenue

Master Plan Secondary
Classification: Residential

Posted Speed Limit: 30 MPH

Street/Drwy. 1 (_____)

Street/Drwy. 2 (_____)

Sight Distance (feet) OK?
Right 274' YES
Left 370+ YES

Sight Distance (feet) OK?
Right _____ _____
Left _____ _____

Comments: _____

Comments: _____

GUIDELINES

| Classification or Posted Speed (use higher value) | Required Sight Distance In Each Direction* |
|--|--|
| Tertiary - 25 | 150 |
| <u>Secondary - 30</u> | <u>200</u> |
| Business - 30 | 200 |
| Primary - 35 | 250 |
| Arterial - 40 | 325 |
| (45) | 400 |
| Major - 50 | 475 |
| (55) | 550 |

Source AASHTO

Sight distance is measured from an eye height of 3.5 feet at a point on the centerline of the driveway (or side street), 6 feet back from the face of curb or edge of traveled way of the intersecting roadway, to the furthest point along the centerline of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing).

ENGINEER/SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

[Signature]
Signature

5/2/2005
Date

4214
P.L.S./P.E. MD Registration No.



Accepted By: SF

Date: 6/1/06

WSSC Comments

May 22, 2006 Development Review Committee Meeting

4. 120061040 SECTION 3, NORTH SPRINGBROOK

Water and sewer lines are available. Show existing connections on plan and any proposed changes to them.

Unless otherwise noted, all extensions require Requests for Hydraulic Planning Analysis and need to follow the System Expansion Permit (SEP) Process. Contact WSSC's Development Services Center (301-206-8650) or visit the Development Services on WSSC's web-site (www.wsscwater.com) for information on requesting a Hydraulic Planning Analysis and additional requirements for extensions. Contact WSSC's Permit Services (301-206-4003) for information on service connections and on-site system reviews.

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

TO: Richard Weaver
Development Review Division

SUBJECT: Plan # 1-06104, Name North Springbrook, Section 3
DRC date: Monday, May 22, 2006

The above-referenced plan has been reviewed to determine if it meets requirements of the Guidelines for Environmental Management of Development in Montgomery County, and other county regulations that may apply. The following recommendations are made for the DRC meeting:

SUBMITTAL ADEQUACY
 Plan is complete. (see recommendations below)

EPD RECOMMENDATIONS:
 Approval.

The preliminary plan does not propose any land disturbance activities. There are two existing houses. A forest conservation plan exemption was granted on 2/3/06 under the real estate transfer category.

SIGNATURE: Candy Bunnag
Environmental Planning Division

DATE: 5/18/06

cc: engineer/applicant

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

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

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

Date: May 18, 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 120061040; Section 3 North Springbrook
Subdivision Review Meeting May 22, 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: No concept required for lot line modification. Concept will be required for any future development.

cc: Steve Federline, Environmental Planning Division, MNCPPC

bll:DRC.3/03

**DEVELOPMENT REVIEW COMMITTEE
TRANSPORTATION PLANNING COMMENTS**

| | | | | |
|-----------------------|--------------------------------------|-----|----------|---|
| Item No. 4 | Memo Required ? | Yes | No | X |
| Meeting Date 05/22/06 | Transportation Planner Cherian Eapen | | Ext 4539 | |
| Date of Prior DRC | Dev. Rev. Planner | | Ext | |

| | |
|--|------------|
| Plan Number(s) 120061040 | Zone R-200 |
| Plan Name Section 3, North Springbrook (for a lot line change) | |

Applicant Name, Representative, or Attorney
Applicant=Robin & Jennifer Watt and Richard & Ella Collins - Jennifer Watt
Developer=
Engineer=Fowler Associates, Inc. – Charles Pollard
Attorney=

| | | |
|----------------------------------|------------------------------|--|
| Policy Area Fairland / White Oak | Parcel or Lot Numbers | Parcel "A" & Outlot "A", Block 1 and Parcel 464 (Record Plats No. 176-80 & No. 191-69) |
| Development Type | Single-Family Detached Units | |
| Size/Number of Units | +0 (2 total) units | |

| | | |
|------------------------|---------------|--------|
| No. of Lots 2 to 2 | Phasing | None |
| WSSC Map No(s) 217NW01 | Tax Map No(s) | JR 341 |

I. ADEQUATE PUBLIC FACILITIES

| | | |
|-------------------------------------|---------------------------------|----|
| Existing Land Use/Occupied House(s) | Retain the two existing houses. | |
| Prior approval for | As | On |
| For | As | On |
| For | As | On |
| For | As | On |

a. Policy Area Transportation Review (Required to be tracked by County Council)
 If not a Rural Policy Area, remaining staging ceiling capacity negative? Jobs HU's Yes

b. Proposed traffic mitigation program:
 Required/optional participation in TMO for I-3 Zone

c. Local Area Transportation Review
 Traffic study required No Traffic statement required Yes Submitted on *Dated=03/14/06
 Traffic study/statement completion date Letter sent * Submitted Fowler- Pollard

- Key Transportation Issues**
- 1.
 - 2.
 - 3.
 - 4.
 - 5.

II. RIGHT-OF-WAY DESIGNATION/USE

| Roadway(s) | Randolph Road | Delford Avenue |
|---|---|--|
| Functional Roadway designation (White Oak Master Plan) | Major Highway (M-17) | Secondary Residential Street |
| Required right-of-way (Pages 43 & 51) | 120 feet | 60 feet |
| <input checked="" type="checkbox"/> Dedicated as shown on plan | +30 feet for a total of 70 feet | 60 feet |
| <input type="checkbox"/> Additional dedication for | | |
| <input checked="" type="checkbox"/> Designated bikeway as Class/Side of Road (Pages 60 & 61) | EB-5, Class I, or SP-17 on the north side | |
| <input checked="" type="checkbox"/> Sidewalk | Plan shows 7 feet | Not shown on the plan, 4 feet may be needed if missing |

Rustic Road

Roadway(s)

Functional Roadway designation

Required right-of-way

- Dedicated as shown on plan
- Additional dedication for
- Designated bikeway as Class/Side of Road
- Sidewalk

Rustic Road

- Provide roadway connection to
- Provide sidewalk connection to
- Abandonment needed for
- Place in reservation for
- Place in easement (transit/roadway) for

| Sight distance adequate? | From | Randolph Road & Delford Avenue | | | |
|--|----------------------------|--------------------------------|----------|-----|--|
| Yes <input checked="" type="checkbox"/> No | At Preliminary Plan Review | | | | |
| Transit service routes? | Ride-On | 10 | Metrobus | C-9 | None |
| Randolph Road | | | | | |
| Transit service routes? | Ride-On | | Metrobus | | None <input checked="" type="checkbox"/> |
| Delford Avenue | | | | | |
| Transit service routes? | Ride-On | | Metrobus | | None |

COMMENTS:



FIRE MARSHAL COMMENTS

DATE: 5-22-06
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA:
FROM: JOHN FEISSNER 240 777 2436
RE: APPROVAL OF ~ SECTION 3 NORTH SPRINGBROOK #1-20061040

1. PLAN APPROVED.

- a. Review based only upon information contained on the plan submitted 5-22-06. 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.

Lot 30 only from Randolph Road. Lot 29 only from Delford Ave. Fire Department access not applicable.

cc: Department of Permitting Services