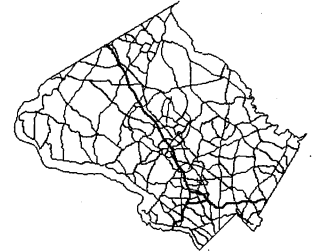




MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # _____
July 26, 2007



MEMORANDUM

DATE: June 29, 2007

TO: Montgomery County Planning Board

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

FROM: Dolores M. Kinney, Senior Planner (301) 495-1321
Development Review Division

REVIEW TYPE: Preliminary Plan of Subdivision, Resubdivision of Existing Lot 121, Belvedere

APPLYING FOR: Two one-family detached residential lots

PROJECT NAME: Belvedere

CASE #: 120060790

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

ZONE: RE-2

LOCATION: Located on the southeast quadrant of the intersection of Split Creek Court and Stonebarn Lane

MASTER PLAN: Potomac Subregion

APPLICANT: Michael & Nicole Celeste

ENGINEER: Site Solutions, Inc.

FILING DATE: February 1, 2006

HEARING DATE: July 26, 2007

STAFF RECOMMENDATION: Approval, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to two (2) residential lots for two (2) one-family detached dwelling units.
- 2) The Applicant must comply with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits, as applicable.
- 3) The Applicant must comply with the conditions of the MCDPS (Well and Septic Section) approval dated June 11, 2007.
- 4) The Applicant must comply with conditions of MCDPWT letter dated May 2, 2006, unless otherwise amended.
- 5) Record plat to reflect denial of access to Split Creek Court.
- 6) The Applicant must comply with the conditions of the MCDPS stormwater management approval dated August 24, 2006.
- 7) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
- 8) Other necessary easements.

SITE DESCRIPTION:

Lot 121 ("Subject Property") is part of the Belvedere Subdivision, which was approved in 1978. The Subject Property is located in the Muddy Branch Watershed, on the southeast quadrant of the intersection of Split Creek Court and Stonebarn Lane (Attachment A). The Subject Property contains 4.0 acres, and is zoned RE-2 and is surrounded by one-family residential dwellings. There are no streams, wetlands, floodplains, environmental buffers or forests on the Subject Property. The property contains an existing dwelling, which will remain. Access to the site is currently from and will remain on Stonebarn Lane.

PROJECT DESCRIPTION:

This is a preliminary plan to resubdivide Lot 121, Belvedere Subdivision, to create two (2) residential lots for an additional one-family detached dwelling. Vehicular access to the property will be directly from Stonebarn Lane and Split Creek Court. The property will be served by private well and septic.

ANALYSIS AND FINDINGS

Master Plan Compliance

The Potomac Master Plan does not specifically address the Subject Property but does provide general guidance and recommendations for development patterns and density. The master plan supports the retention and reconfirmation of existing zoning for

all developed, underdeveloped, and undeveloped land in the subregion, except for those sites recommended for change. The master plan confirms the RE-2 zoning for this area. The current preliminary plan proposes one-family detached dwellings in conformance with the RE-2 zone development standards.

Transportation

Local Area Transportation Review

The proposed lots do not generate 30 or more vehicle trips during the morning or evening peak-hours. Therefore, the application is not subject to Local Area Transportation Review. Vehicular and pedestrian access and circulation will be safe and adequate with the proposed improvements.

Environment

There are no streams, environmental buffers or environmentally sensitive features on the site.

Forest conservation

The existing property contains no forest or specimen trees. The afforestation requirement of 0.80 acres will be met offsite, since most of the four-acre property will be encumbered (house, wells, and septic) and is unavailable for planting. Furthermore, there are no contiguous forest areas surrounding the property, so any onsite forest planting would be isolated.

As a result, the afforestation requirements will be met offsite, through forest planting, use of an approved forest bank, or fee-in-lieu. Payment of fee-in-lieu is acceptable under Section 22A-12g-2D - Small Property Reforestation. All requisite approvals for use of an offsite planting area or an approved bank, or payment of fee-in-lieu must be secured prior to the issuance of the sediment and erosion control permit by DPS .

Stormwater Management

On August 24, 2006 the MCDPS Stormwater Management Section approved the project's stormwater management concept which includes drywells for water quality control.

Compliance with the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections, including the requirements for resubdivision, as discussed below. Access and public facilities will be adequate to support the proposed lots and uses. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision.

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The lots were reviewed for compliance with the dimensional requirements for the RE-2 zone as specified in the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in attached Table 1. The application has been reviewed by other applicable county agencies, all of who have recommended approval of the plan.

Conformance with Section 50-29(b)(2)

A. Statutory Review Criteria

In order to approve an application for resubdivision, the Planning Board must find that the proposed lot complies 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.”

B. Neighborhood Delineation

In administering the Resubdivision section, the Planning Board must determine the appropriate neighborhood (“Neighborhood”) for evaluating the application. In this instance, the applicant has proposed a Neighborhood of 52 lots for analysis purposes as shown in Attachment C. The neighborhood extends west to Query Mill Road, north to Turkey Foot Road, east to Travilah Road, and south to Glen Road. The applicant’s neighborhood delineation is appropriate because it includes abutting and confronting lots, and the lots on the main travel routes to the Subject Property. The Neighborhood 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 (Attachment D).

C. 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, the proposed resubdivision will be of the same character as the existing lots in the neighborhood. As set forth below, the attached tabular summary, Attachment B, and graphical documentation support this conclusion:

Frontage: In the neighborhood of 52 lots, lot frontages range from 25 feet to 738 feet. The proposed Lot 1 has a minimum frontage of 250 feet and the proposed Lot 2 has a frontage of 290 feet. **The proposed lots will be consistent in character with other lots in the neighborhood with respect to frontage.**

Buildable Area: Lot areas range from 54,014 square feet to 188,179 square feet. The proposed lot areas will be 55,321 square feet and 57,935 square feet, respectively. **The proposed lots will be in character with the existing lots in the neighborhood with respect to area.**

Lot Size: The lot sizes in the delineated neighborhood range from 87,120 square feet to 240,887 square feet. The proposed Lots 1 and 2 will both have lot sizes of 87,120 square feet. **Therefore, the size of the proposed lots is of the same character as the existing lots in the neighborhood.**

Lot Width: The lot widths in the existing neighborhood range from 125 feet to 700 feet. **Both of the proposed lots will have widths of 250 feet which will be of the same character as the other existing lots in the neighborhood as it pertains to lot width.**

Shape: There are 30 irregular lots, and the remaining are rectangular lots. The proposed resubdivision will create two (2) irregular lots. **The proposed lots will be of the same character as the existing lots in the neighborhood.**

Alignment: There are seven (7) corner lots, five (5) radial lots, 12 pipestem lots and the remaining lots are perpendicular. The proposed resubdivision will create one (1) corner lot and one (1) perpendicular lot. **The proposed subdivision will be consistent in character with the existing lots in the neighborhood as it pertains to alignment.**

Suitability: The proposed lots are suitable for residential use.

Citizen Correspondence and Issues

This plan submittal pre-dated any 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 date. As of the date of this report, no citizen letters have 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. As set forth above, the two proposed lots are of the same character as the existing lots in the defined neighborhood with respect to each of the resubdivision criteria, and therefore, comply with Section 50-29(b)(2) of the Subdivision Regulations. The proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance, and comply with the recommendations of the Potomac Subregion Master Plan. Access and public facilities will be adequate to serve the proposed lots, and the application has been reviewed by other applicable county agencies, all of which have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

Attachments

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

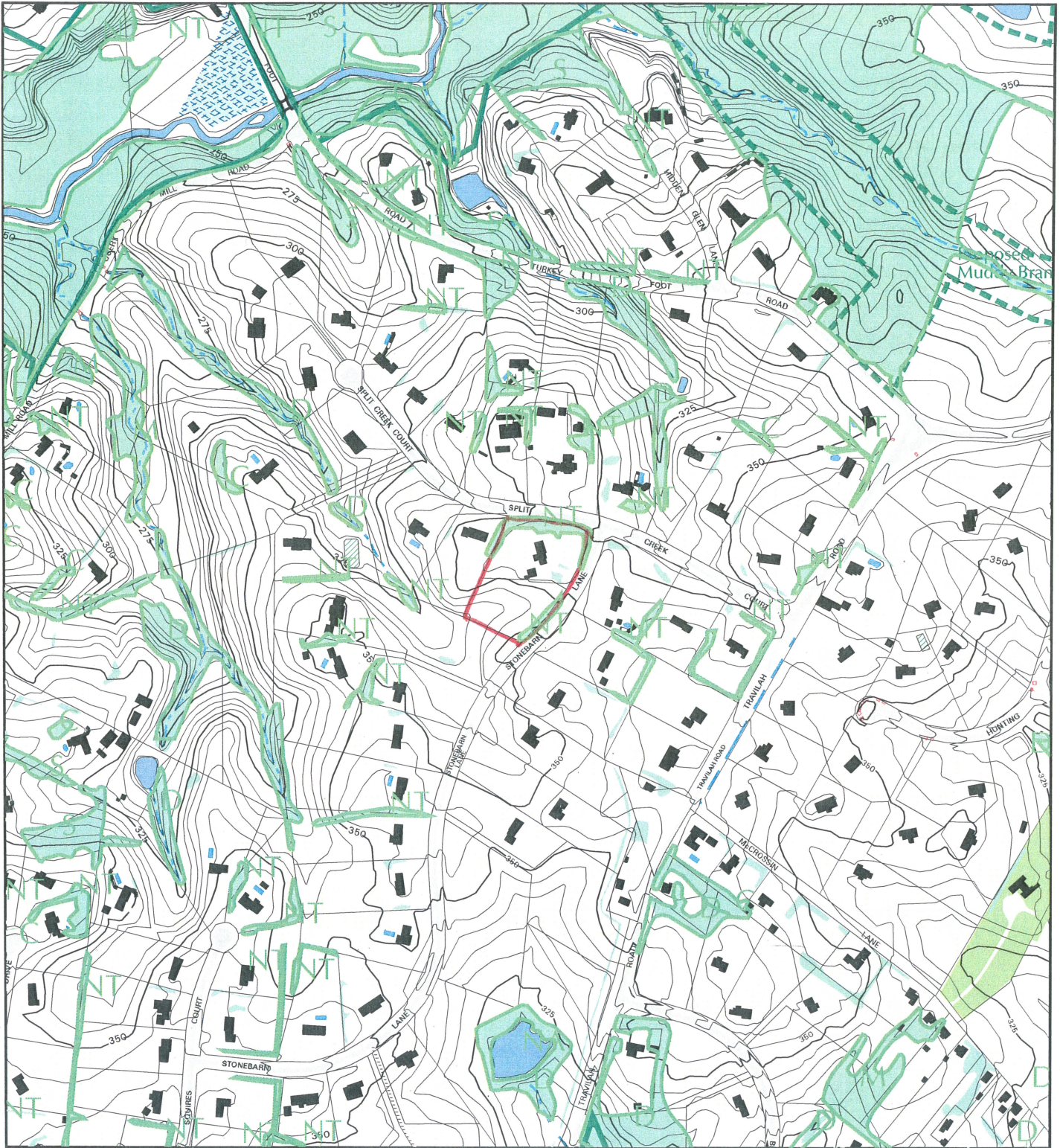
Table 1: Preliminary Plan Data Table and Checklist

Plan Name: Belvedere, Lot 121				
Plan Number: 120060790				
Zoning: RE-2				
# of Lots: 2				
# of Outlots: 0				
Dev. Type: 2 one-family detached dwelling units				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval the Preliminary Plan	Verified	Date
Minimum Lot Area	87,120 sq. ft.	87,120 sq. ft. is minimum proposed	<i>Dwn</i>	June 18, 2007
Lot Width	150 ft.	250 ft. is minimum proposed	<i>Dwn</i>	June 18, 2007
Lot Frontage	25 ft.	20 ft. is minimum proposed	<i>Dwn</i>	June 18, 2007
Setbacks				
Front	50 ft. Min.	Must meet minimum ¹	<i>Dwn</i>	June 18, 2007
Side	17 ft. Min./ 35 ft. total	Must meet minimum ¹	<i>Dwn</i>	June 18, 2007
Rear	35 ft. Min.	Must meet minimum ¹	<i>Dwn</i>	June 18, 2007
Height	50 ft. Max.	May not exceed maximum ¹	<i>Dwn</i>	June 18, 2007
Max Resid'l d.u. per Zoning	2 dwelling units	2 dwelling units	<i>Dwn</i>	June 18, 2007
Site Plan Req'd?	No	No	<i>Dwn</i>	June 18, 2007
FINDINGS				
SUBDIVISION				
Lot frontage on Public Street		Yes	<i>Dwn</i>	June 18, 2007
Road dedication and frontage improvements		Yes	DPWT	May 2, 2006
Environmental Guidelines		Yes	Environmental Planning	March 27, 2006
Forest Conservation		Yes	Environmental Planning	March 27, 2006
Master Plan Compliance		Yes		June 18, 2007
ADEQUATE PUBLIC FACILITIES				
Stormwater Management		Yes	DPS	Aug. 24, 2006
Water and Sewer (WSSC)		N/A		
Well and Septic		Yes	DPS	June 11, 2007
Local Area Traffic Review		N/A		
Fire and Rescue		Yes	MDFRS	March 27, 2006

¹ As determined by MCDPS at the time of building permit.

BELVEDERE (120060790)

ATTACHMENT A



Map compiled on March 16, 2006 at 4:03 PM | Site located on base sheet no - 218NW12

NOTICE

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

Key Map



N



Research & Technology Center



1 inch = 600 feet
1 : 7200

BELVEDERE (120060790)



Map compiled on March 16, 2006 at 3:55 PM | Site located on base sheet no - 218NW12

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Key Map



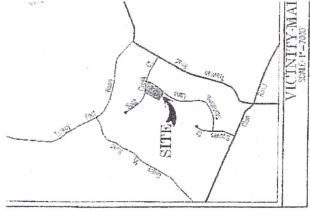
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Research & Technology Center



1 inch = 600 feet
1 : 7200



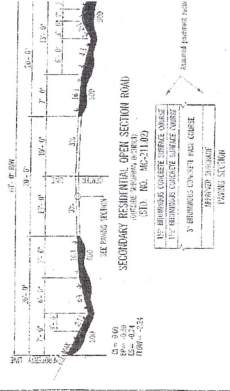
SITE DATA

1. Zoning: RE-2
2. Gross Tract Area: 4.00 Ac. (172,250 sq.ft.)
3. Minimum Lot Area Permitted: 2.00 Ac. (87,120 sq.ft.)
4. Minimum Lot Area Proposed: 2.00 Ac.
5. Number of Lots Proposed: 2
6. All 1/4 Section and corner lots are existing.
7. An existing house is located on proposed Lot 1 and is to remain. A new house is to be constructed on proposed Lot 2.
8. This is a proposed subdivision of Lot 121, "Belvedere" Subdivision, Plan Book 17594.
9. This property is to be developed as a single phase.

Development Standards Per RE-2 Zone

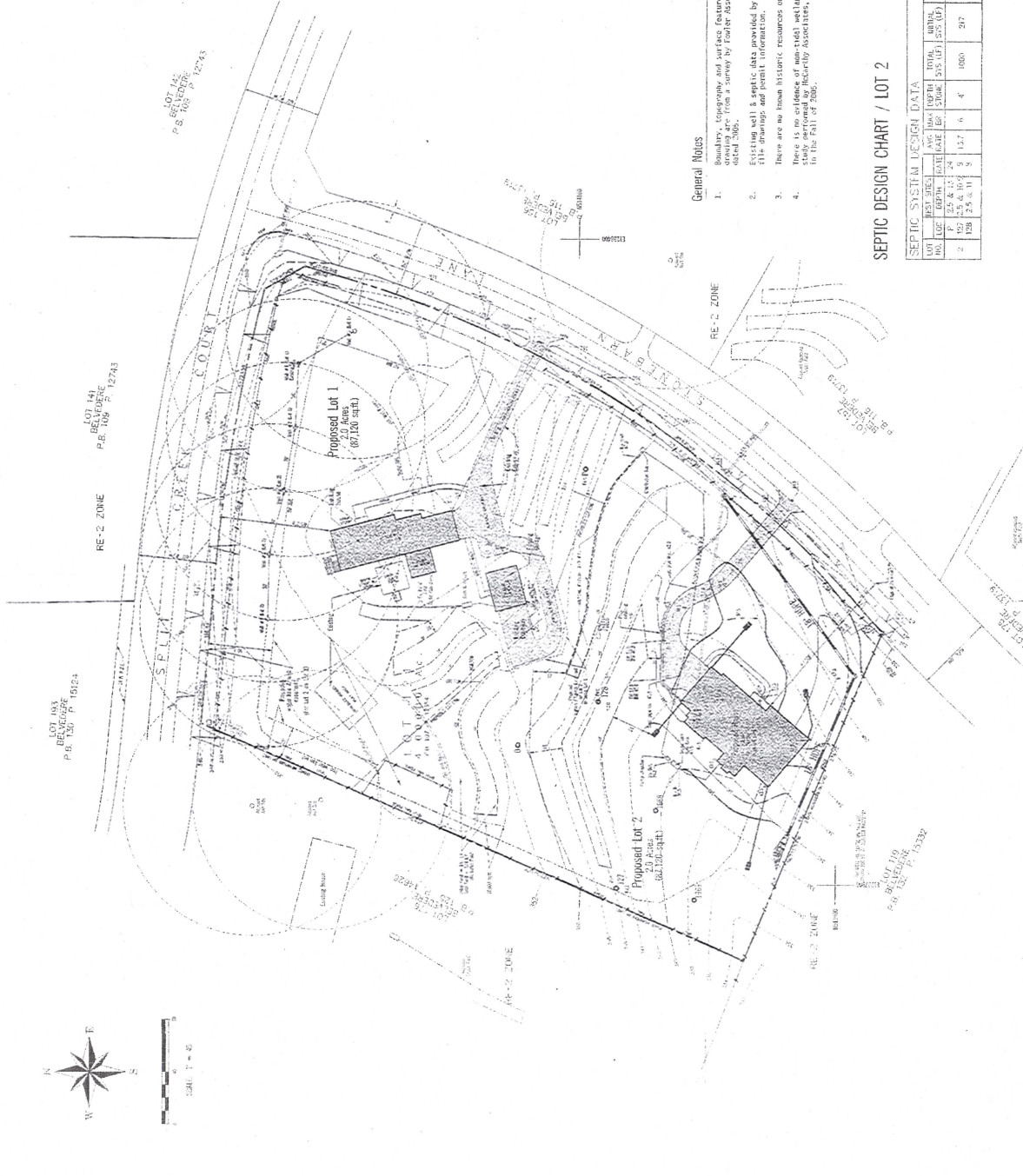
STANDARD	8000 RFD	2.0 acres
Minimum lot area	2.00 acres	2.00 acres
Minimum lot width	150 feet	240 feet
Minimum setback from street	50 feet	100 feet
Minimum setback from adjoining lot	17 feet	17 feet
Maximum building height	35 feet	35 feet
Maximum building coverage	25%	16%

Existing Split Creek Court & Stone Barn Lane Typical Sections



I hereby certify that this preliminary plan has been prepared in accordance with the provisions of the Maryland Subdivision Regulations effective October 17, 1954, and all applicable laws.

Signature: *[Signature]*
 Title: *[Title]*



General Notes

1. Boundary, topography and surface feature information indicated on this drawing are from a survey by Fowler Associates, Inc., Rockville, Md.
2. This project is subject to all applicable laws and regulations.
3. There are no known historic resources on this property.
4. There is no evidence of non-tidal wetlands on this property per a field inspection by the U.S. Army Corps of Engineers, Inc., conducted in the Fall of 2006.

SEPTIC DESIGN CHART / LOT 2

SEPTIC SYSTEM DESIGN DATA						
LOT NO.	REQ. AREA	AVG. DAILY FLOW	PEAK DAILY FLOW	TOTAL STORAGE	AVG. FLOW RATE	AVG. FLOW RATE
	(SQ. FT.)	(G.P.D.)	(G.P.D.)	(G.P.D.)	(G.P.D.)	(G.P.D.)
1	120	25	40	1000	1.17	1.17
2	120	25	40	1000	1.17	1.17
TOTAL	240	50	80	2000	2.34	2.34

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/15/07
2	REVISION	10/15/07
3	REVISION	10/15/07
4	REVISION	10/15/07
5	REVISION	10/15/07

Michael & Nicole Celeste
 13604 Stonebarn Lane
 Potomac, Md. 20878

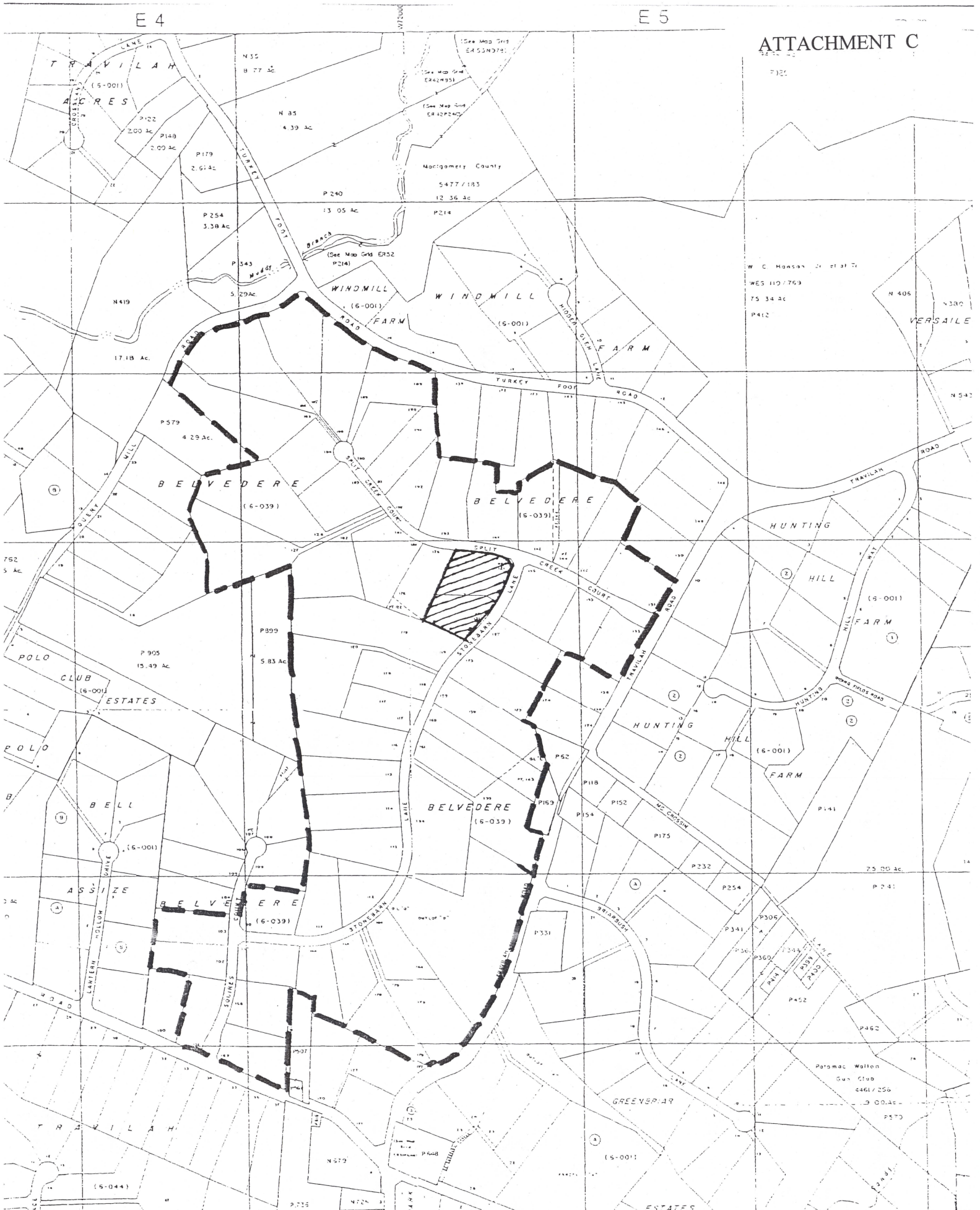
IMA SITE SOLUTIONS, INC.
 2010 Observations Drive Suite 200
 Rockville, MD 20850
 (301) 840-7890 Fax (301) 840-7891
 Planning, Engineering, Landscaping Architecture

PRELIMINARY PLAN
Belvedere - Lot 121 Resubdivision
 13604 Stonebarn Lane
 POTOMAC, MARYLAND
 ANNE ARUNDEL COUNTY, MARYLAND

1-06079
 IMA SITE SOLUTIONS, INC.
 10/15/07

BELVEDERE RESUBDIVISION NEIGHBORHOOD

ATTACHMENT C



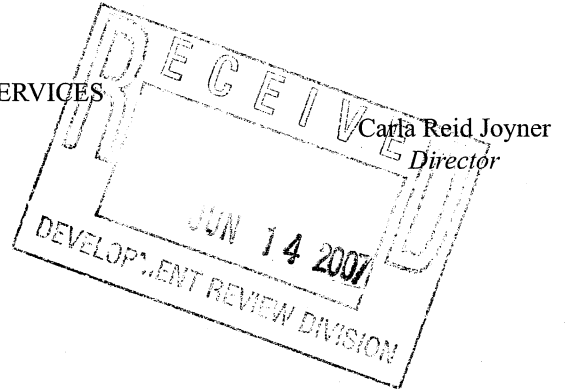
Belvedere Resubdivision							
Lot	Subdivision	Size	Alignment	Frontage	Shape	Width	Area
169	Squires Court Frontage	2.38	Corner	424/210	Rectangular	210	54,450.00
153	South Split Creek	2.12	Corner	230/355	Rectangular	230	55,756.80
110	Squires Court Frontage	2.11	Corner	300/247	Rectangular	300	58,806.00
156	South Split Creek	2.69	Corner	326/318	Rectangular	300	77,101.20
167	Squires Court Frontage	2.00	Corner	218/335	Rectangular	335	54,014.40
151	North Split of Creek	2.37	Corner	209/362	Rectangular	350	67,953.60
101	Squires Court Frontage	2.01	Corner	130/405	Rectangular	400	57,499.20
165	East Stonebarn	2.10	Perpendicular	190	Irregular	150	56,628.00
116	West Stonebarn	3.37	Perpendicular	174	Irregular	174	96,703.20
118	West Stonebarn	2.04	Perpendicular	175	Irregular	175	57,063.60
166	East Stonebarn	2.00	Perpendicular	174	Irregular	180	56,628.00
190	North Split of Creek	2.02	Perpendicular	180	Irregular	180	58,370.40
164	East Stonebarn	2.16	Perpendicular	170	Irregular	185	58,806.00
176	South Split Creek	2.00	Perpendicular	200	Irregular	200	57,499.20
142	North Split of Creek	2.46	Perpendicular	219	Irregular	219	70,567.20
119	West Stonebarn	5.53	Perpendicular	252	Irregular	252	188,179.20
141	North Split of Creek	2.60	Perpendicular	258	Irregular	258	74,487.60
181	South Split Creek	3.12	Perpendicular	263	Irregular	280	124,146.00
193	North Split of Creek	2.62	Perpendicular	303	Irregular	303	76,665.60
183	South Split Creek	2.45	Perpendicular	307	Irregular	307	82,764.00
160	East Stonebarn	2.38	Perpendicular	180	Rectangular	180	58,370.40
161	East Stonebarn	2.00	Perpendicular	185	Rectangular	185	55,321.20
115	West Stonebarn	2.81	Perpendicular	185	Rectangular	185	80,586.00
191	North Split of Creek	2.27	Perpendicular	186	Rectangular	186	64,904.40
159	East Stonebarn	2.84	Perpendicular	190	Rectangular	190	81,892.80
103	Squires Court Frontage	2.00	Perpendicular	195	Rectangular	195	55,321.20
184	South Split Creek	2.36	Perpendicular	121	Rectangular	200	80,586.00
147	North Split of Creek	2.61	Perpendicular	201	Rectangular	201	76,230.00
117	West Stonebarn	2.16	Perpendicular	207	Rectangular	207	58,806.00
102	Squires Court Frontage	2.00	Perpendicular	210	Rectangular	210	55,321.20
114	West Stonebarn	2.69	Perpendicular	213	Rectangular	213	78,408.00
175	East Stonebarn	2.65	Perpendicular	217	Rectangular	217	78,843.60
155	South Split Creek	2.00	Perpendicular	230	Rectangular	230	57,934.80
168	Squires Court Frontage	2.11	Perpendicular	251	Rectangular	251	59,241.60
157	East Stonebarn	2.29	Perpendicular	253	Rectangular	253	65,775.60
187	North Split of Creek	3.75	Pipestem	11	Irregular	125	108,028.80
188	North Split of Creek	3.50	Pipestem	22	Irregular	150	100,623.60
186	North Split of Creek	4.93	Pipestem	10	Irregular	155	141,570.00
179	East Stonebarn	3.80	Pipestem	25	Irregular	180	112,384.80
185	North Split of Creek	4.61	Pipestem	10	Irregular	188	135,036.00
189	North Split of Creek	3.01	Pipestem	31	Irregular	200	86,684.40
128	South Split Creek	5.10	Pipestem	25	Irregular	200	158,994.00
127	South Split Creek	4.85	Pipestem	25	Irregular	200	176,418.00
178	East Stonebarn	2.64	Pipestem	25	Irregular	230	76,230.00
182	South Split Creek	3.01	Pipestem	25	Irregular	300	95,832.00
195	East Stonebarn	3.66	Pipestem	27	Irregular	400	116,305.20
120	West Stonebarn	3.99	Pipestem	25	Irregular	438	120,225.60
113	West Stonebarn	2.48	Radial	271	Irregular	250	73,180.80
111	West Stonebarn	2.36	Radial	298	Irregular	275	67,518.00
192	North Split of Creek	2.00	Radial	301	Irregular	301	57,499.20
112	West Stonebarn	2.04	Radial	486	Irregular	350	57,063.60
194	East Stonebarn	5.00	Radial	738	Irregular	700	179,467.20
Proposed Lots							
1		2.00	Corner	350/250	Irregular	250	55,321.20
2		2.00	Perpendicular	290	Irregular	250	57,934.80

CORRESPONDENCE



DEPARTMENT OF PERMITTING SERVICES

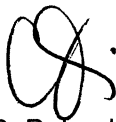
Isiah Leggett
County Executive



MEMORANDUM

June 11, 2007

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

FROM: Carla Reid Joyner, Director
Department of Permitting Services 

SUBJECT: Status of Preliminary Plan: # 1-06079, Belvedere, Lots 1, 2

This is to notify you that the Well & Septic Section of MCDPS approved the plan received in this office on May 17, 2007.

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 septic field that serves the existing garage on proposed lot 1 must be relocated prior to the approval of the record plat.
3. The well easement must be shown on the record plat as it is depicted on the preliminary plan.
4. All existing buildings must appear on the record plat.
5. The storm drain pipe that carries water under Stonebarn Lane must be relocated as shown on the preliminary plan.

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

cc:
Surveyor
File



FIRE MARSHAL COMMENTS

DATE: 3-27-06
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA:
FROM: CAPTAIN JOHN FEISSNER 240.777.2436
RE: APPROVAL OF ~ *BELVEDERE-LOT 121 RESUBDIVISON #1-20060790*

1. PLAN APPROVED.

- a. Review based only upon information contained on the plan submitted 3-27-06. 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.

2 driveways serving 2 single family homes. F.D access N/A.

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

TO: Cathy Conlon
Development Review Division

SUBJECT: Preliminary Forest Conservation Plan # 1-06079
Preliminary/Site Plan Belvedere Lot 121
Date Recd 2/1/06 NRI/FSD # 4-06151

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

SUBMISSION ADEQUACY

Adequate as submitted

RECOMMENDATIONS

- Approve subject to the following conditions:
- Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")
 - Approval of the following items by M-NCPPC staff prior to DPS issuance of the sediment and erosion control permit:
 - Tree Protection Plan
 - Afforestation/Reforestation Planting Plan
 - Submittal of financial security to M-NCPPC prior to clearing or grading.
 - Record plat to show appropriate notes and/or easements. Agreements must be approved by M-NCPPC staff prior to recording plats.
 - Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.

Comments:

- 1- This site is not eligible for fee-in-lieu.
- 2- Finalized arrangements on the 0.80-acre afforestation requirement will be required at the time of the Final Forest Conservation Plan.

SIGNATURE: 
Environmental Planning Division

DATE: 3/27/06

cc: (Al Blumberg, SSI)

FCPRinWord 4/13/00 rev

EPD Recommendation to Dev Rev Div: X Approve w/conditions as noted below

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

TO: Cathy Conlon
Development Review Division

SUBJECT: Plan # 1-06079 , Name Belvedere - Lot 121 Resubdivision
DRC date: Monday, March 27, 2006

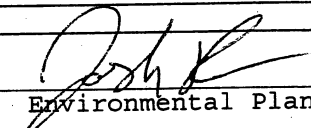
The above-referenced plan has been reviewed to determine if it meets requirements of the Guidelines for Environmental Management of Development in Montgomery County, and other county regulations that may apply. The following recommendations are made for the DRC meeting:

SUBMITTAL ADEQUACY
 X Plan is complete. (see recommendations below)

EPD RECOMMENDATIONS:

- X Approval with conditions as specified below. (see comments)
- X Hold for the following Revisions/Additional Information before scheduling for Planning Board:
 - X Revise forest conservation plan (see FCP recommendation sheet)
 - Water and/or Sewer category change approval necessary (see comments)
 - DPS floodplain study approval necessary
 - DPS SWM concept approval necessary _____
 - Other (see comments)

Comments:

SIGNATURE:  DATE: 3/27/09
Environmental Planning Division

cc: Al Blumberg, SSI

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



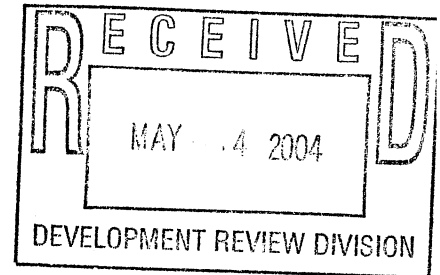
DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

May 2, 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 #1-20060790
Belvedere, Lot 121 Re-subdivision

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 1/31/06. This plan was reviewed by the Development Review Committee at its meeting on 3/27/06. 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 all existing planimetric and topographic details (specifically driveways adjacent and opposite the site) on the preliminary plan.
2. Necessary dedication for Split Creek Court and Stonebarn Lane.
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. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
6. Record plat to reflect a reciprocal ingress, egress, septic and public utilities easement to serve proposed lot 1.
7. Record plat to reflect denial of access along Split Creek Court.



Division of Operations

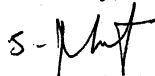
101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878
240/777-6000, TTY 240/777-6013, FAX 240/777-6030

Ms. Catherine Conlon
Preliminary Plan No. 1-20060790
Date May 2, 2006
Page 2

8. Revise the plan as necessary to meet the requirements of the Montgomery County Department of Permitting Services with regard to wells and/or septic systems.
9. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
10. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Fred Lees of our Traffic Control and Lighting Engineering Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
11. 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.

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
Development Review Group
Traffic Engineering and Operations Section
Division Of Operations

m:/subdivision/farhas01/preliminary plans/ 1-20060790, Lot 121 Resub.doc

Enclosures (1)

cc: Michael Celeste
Alfred Blumberg, Site Solutions
Patrick O'Neil, Lerch Early & Brewer
Joseph Y. Cheung; DPS RWPPR
Christina Contreras; DPS RWPPR
Sarah Navid; DPS RWPPR
Shahriar Etemadi; M-NCPPC TP
Gregory Leck, DPWT TEOS
Preliminary Plan Folder
Preliminary Plans Note Book

Facility/Subdivision Name: BELVEDERE - LOT 121 RESUBDIVISION

Preliminary Plan #: _____

Street Name: STONEBARN LANE

Master Plan Classification: SECONDARY

Posted Speed Limit: 30 ASSUMED (NOT POSTED)

Street/Drwy. 1 (PROPOSED LOT 1 (EXISTING DRIVEWAY))

Street/Drwy. 2 (PROPOSED LOT 2)

Sight Distance (feet)	OK?
Right <u>350</u>	<u>YES</u>
Left <u>250 (TO INTX.)</u>	<u>YES</u>

Sight Distance (feet)	OK?
Right <u>400</u>	<u>YES</u>
Left <u>300</u>	<u>YES</u>

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

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: [Handwritten Signature] Date: 11/31/06

MD 19156
 PLS/P.E. MD Registration No.

PROFESSIONAL ENGINEER
 STATE OF MARYLAND
 S E A L

Accepted By: SF
 Date: 5/2/06



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

August 24, 2006

Robert C. Hubbard
Director

Mr. Jeffrey S. Lewis
Site Solutions, Inc.
20410 Observation Drive, Suite 205
Germantown, MD 20876-7991

Re: Stormwater Management **CONCEPT** Request
for Belvedere Lot 121
Preliminary Plan #: 1-06079
SM File #: 223520
Tract Size/Zone: 4.0 acres/RE-2
Total Concept Area: 2 acres
Lots/Block: 121
Watershed: Muddy Branch

Dear Mr. Lewis:

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 nonstructural methods. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

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

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

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

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 Nadine Vurdelja Piontka at 240-777-6334.

Sincerely,



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

RRB:dm CN223520

cc: C. Conlon ✓
S. Federline
SM File # 223520

QN -onsite; Acres: 2
QL - onsite; Acres: 2
Recharge is provided