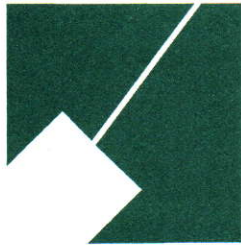


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date Mailed: July 5, 2001

Action: Approved Staff Recommendation
Motion of Comm. Bryant, seconded by
Comm. Perdue with a vote of 4-0;
Comms. Bryant, Hussmann, Perdue and
Wellington voting in favor
Comm. Holmes temporary absent

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-00073

NAME OF PLAN: ROCK CREEK VISTA

On 03/23/00, FARNESWORTH HOMES, INC. submitted an application for the approval of a preliminary plan of subdivision of property in the RE-2 zone. The application proposed to create 5 lots on 23.8 acres of land. The application was designated Preliminary Plan 1-00073. On 05/17/01, Preliminary Plan 1-00073 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-00073 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-00073.

Approval, subject to the following conditions:

1. Compliance 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. Conditions of approval to include:
 - Approval of five (5) lots as depicted on Forest Conservation Plan dated 3/12/01
 - Record plat to reflect final delineation of area dedicated to M-NCPPC (Approx. 9.3 acres)
 - All stream valley buffers outside of M-NCPPC dedication to be referenced on the record and shown as Category I conservation easements
 - Final forest conservation plan to reflect two (2) foot topography within and immediately abutting the established limits of disturbance. Applicant to demonstrate that sediment control for all grading occurring on the lots will be controlled within the defined drainage area (shown on plan) toward the front (northeast) of the lots
 - Forest conservation requirements to be met through retention of forest within the M-NCPPC dedication area and the plat recorded stream valley buffers
2. All road rights-of ways shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Upper Rock Creek Master Plan, and to the design standards imposed by all applicable road codes

3. All road rights-of-ways shown on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated by the Upper Rock Creek Master Plan
4. Compliance with conditions of MCDPS septic approval dated April 2, 2001
5. Access and improvements as required to be approved by MCDPWT prior to issuance of access permit
6. Applicant to include Lot 18 Block A, Rock Creek Vista Subdivision, in the submission for record plat approval. Lot 18 is to be re-recorded for the purposes of dedicating that portion of Hollingworth Drive termination. In the event that another means of right of way dedication is acceptable to MCDPW&T, the applicant shall comply
7. All land shown on this application, including Lot 18 Block A, pursuant to Condition 6 above, shall be recorded simultaneously
8. This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed
9. 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
10. Necessary easements