



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

MCPB
Item #
12/11/08



MEMORANDUM

DATE: November 6, 2008

TO: Montgomery County Planning Board

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

FROM: Erin Grayson, Senior Planner (301-495-4598) *EG*
Development Review Division

REVIEW TYPE: Preliminary Plan of Subdivision

APPLYING FOR: 1 lot for 1,206 square feet of automobile service and building supply use

PROJECT NAME: Montrose
CASE #: 120061250
REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: I-4
LOCATION: On the west side of Maple Avenue, approximately 400 feet south of Randolph Road
MASTER PLAN: White Flint

APPLICANT: DHI Construction
ENGINEER: PG Associates

FILING DATE: June 19, 2006
HEARING DATE: December 11, 2006

RECOMMENDATION: Approval subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 1 lot for 1,206 square feet of existing light industrial uses.
- 2) The applicant must comply with the conditions of the Montgomery County Department of Transportation (MCDOT) letter dated July 19, 2006, unless otherwise amended.
- 3) The applicant must satisfy provisions for access and improvements as required by MCDOT prior to recordation of plat(s).
- 4) The Applicant must dedicate 35 feet of right-of-way from the baseline of the future Chapman Avenue Extended (i.e., existing Maple Avenue) as determined from the current plans for the MCDOT's Capital Improvements Program (CIP) Project No. 500719. The current construction plan for this CIP shows a proposed centerline for Chapman Avenue Extended that is shifted to the west from the existing centerline of Maple Avenue.
- 5) The Applicant must provide a temporary construction easement of approximately 350 square feet beyond the required dedication of 35 feet of right-of-way from the Chapman Avenue Extended baseline as determined from the current plans for MCDOT's CIP Project No. 500719.
- 6) The Applicant must provide frontage improvements including a 5-foot-wide sidewalk along existing Maple Avenue/future Chapman Avenue Extended by participating on a pro-rata basis with MCDOT's CIP Project No. 500719, Chapman Avenue Extended.
- 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 resolution.
- 8) Other necessary easements must be shown on the record plat.

SITE DESCRIPTION (Attachment B – vicinity map)

The Montrose Preliminary Plan application, "Property" or "Subject Property", pertains to a site located on the west side of Maple Avenue, approximately 400 feet south of Randolph Road. The site, pictured on the following page, is currently improved with a trailer that is used for an automobile service (towing) business and a building supply (roofing contractor) business. The Property consists of 10,890 gross square feet and access to the Property is provided from Maple Avenue (future Chapman Avenue per CIP Project No. 500719). Surrounding zoning includes I-4 to the north, south and east of the Property and C-2 zoning to the west. There are no significant environmental features on the site.



BACKGROUND & PROJECT DESCRIPTION (Attachment C – proposed plan)

The one-story trailer that currently exists on the Property was constructed in 1984, but the parcel on which it is located was never recorded. As a result, the Subject Property must be recorded via record plat in order for the applicant to obtain a use and occupancy permit from the Department of Permitting Services. After right-of-way dedication for future Chapman Avenue, the lot will consist of approximately 9,290 square feet. No new construction is proposed to take place on the site, and vehicular and pedestrian access points will continue to be from Chapman Avenue.

ANALYSIS AND FINDINGS

Master Plan Compliance

The approved and adopted (1992) North Bethesda Garrett Park Master Plan recommends the low Intensity, light Industrial (I-4) zone for this property. The Plan also recommends the extension of Chapman Avenue from Old Georgetown Road to Randolph Road as a commercial business street with a 70 foot right-of-way. The extension is included in Montgomery County Department of Transportation (MCDOT), Capital Improvement Program (CIP).

The area surrounding White Flint Metro Station, including the Subject Property, is located within the draft White Flint Sector Plan area. The Public Hearing Draft went to the Planning Board on November 20, 2008. Worksessions with the Planning Board are anticipated for 2009, then the plan will proceed to the County Council. The existing zone for this property is likely to change from I-4 to Transit Mixed Use (TMX). The proposed preliminary plan establishes a lot and use permitted under the I-4 zone. While it does not further the goals of the current or draft master plan, future recordation of the Property allows it to continue as a transitional use.

Public Facilities

Roads and Transportation Facilities

In accordance with the *North Bethesda/Garrett Park Master Plan*, future Chapman Avenue is designated as a business street, B-4, with a minimum recommended 70-foot right-of-way for the segment between Rockville City limits and Marinelli Road. A master-planned bikeway is not recommended for Chapman Avenue.

Programmed Transportation Improvements

The transportation improvements that impact the subject site with construction funding are as follows:

1. MCDOT CIP Project No. 500719, Chapman Avenue Extended: The design plan is being completed for this master-planned business street from Randolph Road to Old Georgetown Road. The current design shifts the roadway's centerline to the west along the frontage of the subject property. As a result, additional right-of-way is required along the property frontage that would impact the existing handicapped ramp and shorten the distance between the future property line to the existing trailer. Construction for the street is projected to start in the winter of 2012 and end in the spring of 2013.
2. Maryland State Highway Administration's Consolidated Transportation (CTP) Program Project No. MO8305171, MD 355 /Old Georgetown Road/ Maple Avenue/Chapman Avenue Phase I Interchange: The construction of this project began in January 2008 and is projected to be completed in the fall of 2010. This CTP Project will impact the site's vehicular access from the Chapman Avenue and Randolph Road intersection.

Public Transit Availability

Bus service is not currently available on Maple Avenue or along the nearby segment of Randolph Road between Rockville Pike and Parklawn Drive.

Pedestrian Facilities

Although the existing Maple Avenue frontage does not have sidewalks or a delineated edge of paved travel-way, the Applicant is required to improve the pedestrian facilities by participating in the MCDOT CIP Project No. 500719, Chapman Avenue Extended, that includes 5-foot-wide sidewalks along the frontage of future Chapman Avenue. Proposed vehicle and pedestrian access for the subdivision will be safe and adequate with the proposed public and private improvements.

Local Area Transportation Review (LATR)

The existing light industrial uses on the subject site are proposed to be retained, and no other new land uses are proposed. The submitted Traffic Statement was based on the gross square footage of the lot, which demonstrated that 10,890 square feet of light industrial uses would generate two (2) peak-hour trips within the weekday morning peak period (6:30 to 9:30 a.m.) and the evening

peak period (4:00 to 7:00 p.m.). In accordance with the *Local Area Transportation Review and Policy Area Mobility Review Guidelines*, a traffic study is not required to satisfy LATR because the proposed light industrial uses generates fewer than 30 peak-hour trips within the weekday morning and evening peak periods.

Policy Area Mobility Review (PAMR)

Under the current *Growth Policy*, the PAMR requirement to mitigate 40% of the new site-generated peak-hour trips in the North Bethesda Policy Area does not apply because the number of new peak-hour trips is fewer than 3 within the weekday morning and evening peak hours.

Other Public Facilities and Services

Other public facilities and services are available and will be adequate to serve the existing office building. The site is served by public water and sewer. Gas, electric and telecommunications services are also available to serve the property. Police stations, firehouses and health services are currently operating within the standards set by the Growth Policy Resolution currently in effect. The application has been reviewed and approved by the Montgomery County Fire and Rescue Service which has determined that the property has adequate access for emergency vehicles.

Environment

Environmental Guidelines

The site does not contain any environmentally sensitive areas; therefore, the Environmental Guidelines are not applicable.

Forest Conservation

Because of its small size, the plan is exempt from the county Forest Conservation Law.

Proposed stormwater management

A stormwater management concept for this site is not required because there is no proposed land disturbance activity on the site. If, in the future, there is land disturbance on the site which requires a sediment control permit, then a stormwater management concept will need to be submitted for review and approval by the Department of Permitting Services.

Compliance with the Subdivision Regulations and Zoning Ordinance (Attachment D – agency correspondence)

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision.

The lot was reviewed for compliance with the dimensional requirements for the I-4 zone as specified in the Zoning Ordinance. In Section 59-C-5.44(b)(2) of the Zoning Ordinance, lot area requirements for the I-4 zone are specified:

Within any I-4 zoned area, each main building hereafter erected, together with its accessory buildings, shall be located on a separate lot having an area of at least one acre.

The lot being created with this application will consist of 9,290 square feet, which does not meet the minimum requirements of the zone. However, the Subject Property contains an existing use which cannot be brought into compliance with the requirements for use and occupancy unless the property is recorded. To permit this existing use to continue, and satisfy the requirements of the underlying zone, no new construction on the lot will be permitted in the future. This lot may not be redeveloped or improved unless it is consolidated with adjacent properties. The lot as proposed will meet all other dimensional requirements for frontage, width, and setbacks in the I-4 zone. A summary of this review is included in attached Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

Citizen Correspondence and Issues

The applicant notified adjacent and confronting property owners and applicable citizen associations of the preliminary plan submission, as required. This application pre-dates the requirement for pre-submission public meetings. As of the date of this report, no concerns have been brought to Staff's attention.

CONCLUSION

The proposed lot meets all applicable requirements at this time, as established in the Subdivision Regulations and the Zoning Ordinance, and complies with the recommendations of the White Flint Master Plan. Access and public facilities will be adequate to serve the proposed lot, and the application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

Attachments

- Attachment A – Chapman Avenue CIP information
- Attachment B – vicinity map
- Attachment C – proposed plan
- Attachment D – agency correspondence

Table 1: Preliminary Plan Data Table and Checklist

Plan Name: Montrose				
Plan Number: 120061250				
Zoning: I-4				
# of Lots: 1				
# of Outlots: 0				
Dev. Type: Standard				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval by the Preliminary Plan	Verified	Date
Minimum Lot Area	1 acre ¹	9,290 sq. ft. is proposed	EG	9/7/08
Lot Width	Not specified	71 ft. is proposed	EG	9/7/08
Lot Frontage	Not specified	71 ft. is proposed	EG	9/7/08
Setbacks				
Front	10 ft. Min. from right-of-way line	Must meet minimum ²	EG	9/7/08
Side	Not specified	N/a	EG	9/7/08
Rear	Not specified	N/a	EG	9/7/08
Height	42 ft. Max.	May not exceed maximum ²	EG	9/7/08
Max Resid'l d.u. or Comm'l s.f. per Zoning	N/a	N/a	EG	9/7/08
MPDUs	No		EG	9/7/08
TDRs	No		EG	9/7/08
Site Plan Req'd?	No		EG	9/7/08
FINDINGS				
SUBDIVISION				
Lot frontage on Public Street		Yes	EG	9/7/08
Road dedication and frontage improvements		Yes	Agency letter	7/19/06
Environmental Guidelines		N/a	Staff memo	7/12/06
Forest Conservation		Exempt	Staff memo	7/12/06
Master Plan Compliance		Yes	Staff memo	
Other (i.e., parks, historic preservation)				
ADEQUATE PUBLIC FACILITIES				
Stormwater Management		Exempt	Agency letter	6/2/06
Water and Sewer (WSSC)		N/a	Agency comments	7/17/06
10-yr Water and Sewer Plan Compliance		N/a	Agency comments	7/17/06
Well and Septic		N/a	EG	9/7/08
Local Area Traffic Review		N/a	Staff memo	10/31/08
Policy Area Mobility Review		N/a	Staff memo	10/31/08
Transportation Management Agreement		No	Staff memo	10/31/08
School Cluster in Moratorium?		N/a	EG	9/7/08
School Facilities Payment		N/a	EG	9/7/08
Fire and Rescue		Yes	Agency letter	1/18/07
Other (i.e., schools)				

¹ Minimum lot area for any new main buildings erected. Therefore, no new construction of this nature will be permitted.

² As determined by MCDPS at the time of building permit.

TAX ACCOUNT NO. 00056216
11921 MAPLE AVE
CHAPMAN

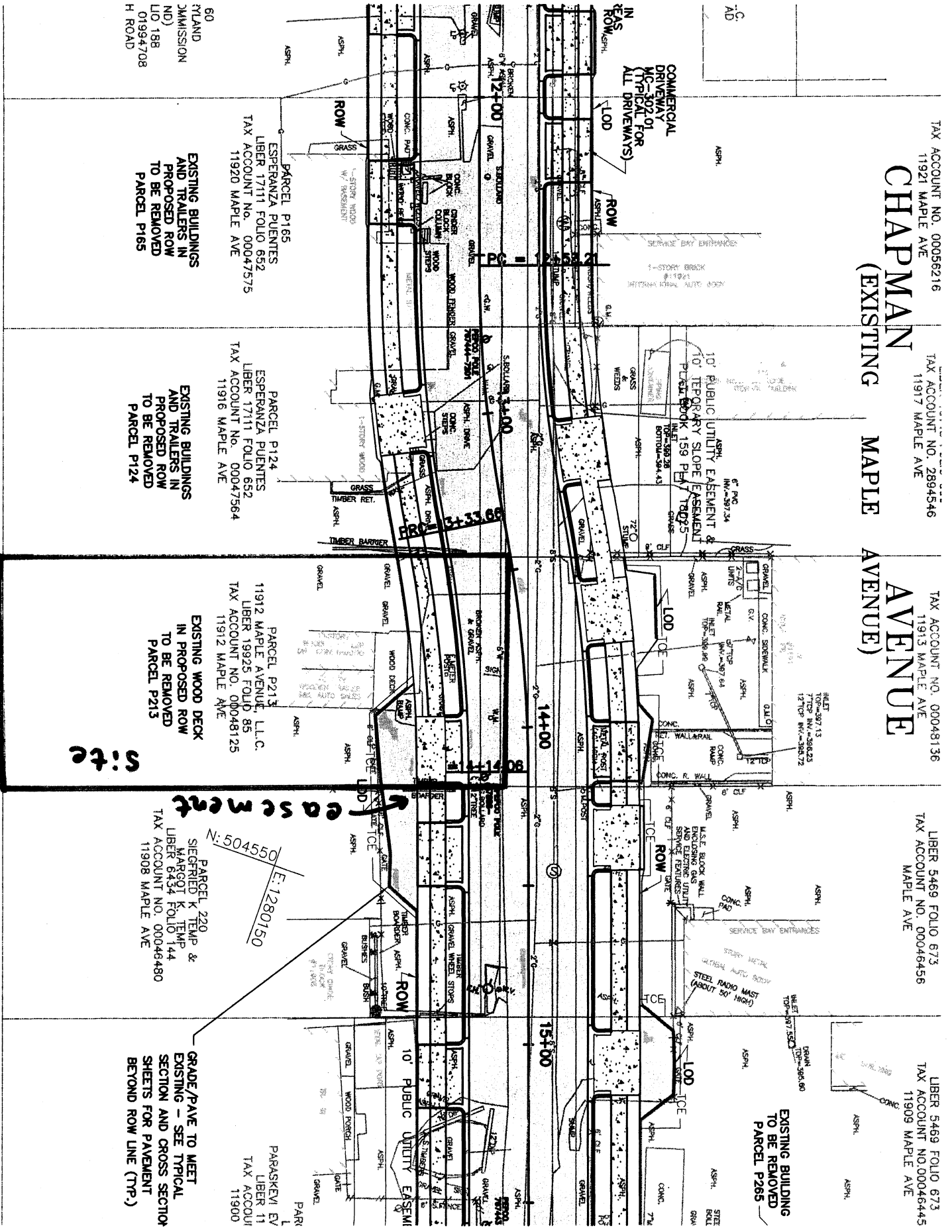
TAX ACCOUNT NO. 2894546
11917 MAPLE AVE
MAPLE

TAX ACCOUNT NO. 00048136
11913 MAPLE AVE
AVENUE
(EXISTING MAPLE AVENUE)

LIBER 5469 FOLIO 673
TAX ACCOUNT NO. 00046456
MAPLE AVE

LIBER 5469 FOLIO 673
TAX ACCOUNT NO. 00046445
11909 MAPLE AVE

EXISTING BUILDING
TO BE REMOVED
PARCEL P265



EXISTING BUILDINGS
AND TRAILERS IN
PROPOSED ROW
TO BE REMOVED
PARCEL P165

EXISTING BUILDINGS
AND TRAILERS IN
PROPOSED ROW
TO BE REMOVED
PARCEL P124

EXISTING WOOD DECK
IN PROPOSED ROW
TO BE REMOVED
PARCEL P213

EXISTING BUILDING
TO BE REMOVED
PARCEL P265

GRADE/PAVE TO MEET
EXISTING - SEE TYPICAL
SECTION AND CROSS SECTION
SHEETS FOR PAVEMENT
BEYOND ROW LINE (TYP.)

Site

60
ATLAND
COMMISSION
NO. 188
01994708
H ROAD

PARCEL P165
ESPERANZA PUENTES
LIBER 17111 FOLIO 652
TAX ACCOUNT NO. 00047575
11920 MAPLE AVE

PARCEL P124
ESPERANZA PUENTES
LIBER 17111 FOLIO 652
TAX ACCOUNT NO. 00047564
11916 MAPLE AVE

PARCEL P213
11912 MAPLE AVENUE, L.L.C.
LIBER 19925 FOLIO 85
TAX ACCOUNT NO. 00048125
11912 MAPLE AVE

PARCEL P220
SIEGRIED K TEMP &
MARGOT K TEMP
LIBER 8434 FOLIO 144
TAX ACCOUNT NO. 00046480
11908 MAPLE AVE

PARASKENI EV
LIBER 11
TAX ACCOU
11900

Facility Planning-Transportation -- No. 509337

Category
 Agency
 Planning Area
 Relocation Impact

Transportation
 Public Works & Transportation
 Countywide
 None.

Date Last Modified
 Required Adequate Public Facility

May 19, 2006
 NO

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY05	Est. FY06	Total 6 Years	FY07	FY08	FY09	FY10	FY11	FY12	Beyond 6 Years
Planning, Design and Supervision	41,361	19,172	4,030	17,549	5,071	3,980	2,025	2,245	2,279	1,949	610
Land	140	140	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	112	112	0	0	0	0	0	0	0	0	0
Construction	52	47	5	0	0	0	0	0	0	0	0
Other	39	39	0	0	0	0	0	0	0	0	0
Total	41,704	19,510	4,035	17,549	5,071	3,980	2,025	2,245	2,279	1,949	610

FUNDING SCHEDULE (\$000)

Contributions	4	4	0	0	0	0	0	0	0	0	0
Current Revenue: General	34,729	17,467	2,233	14,419	4,811	3,285	1,325	1,855	1,544	1,599	610
Impact Tax	684	184	80	420	0	0	0	0	420	0	0
Land Sale	21	21	0	0	0	0	0	0	0	0	0
Mass Transit Fund	5,406	995	1,701	2,710	260	695	700	390	315	350	0
Intergovernmental	785	764	21	0	0	0	0	0	0	0	0
State Aid	75	75	0	0	0	0	0	0	0	0	0

ANNUAL OPERATING BUDGET IMPACT (\$000)

DESCRIPTION

This project provides funds for planning and preliminary engineering design for new and reconstructed highway projects, pedestrian facilities, bike facilities and new mass transit projects under consideration for possible inclusion in the CIP. Facility planning serves as a transition stage for a project between the master plan and its inclusion as a stand-alone project in the CIP. Prior to the establishment of a CIP stand-alone project, the Department of Public Works and Transportation (DPWT) will perform Phase I of Facility Planning, a rigorous planning level investigation of the following critical project elements: purpose and need; usage forecasts and traffic operational analysis; community, economic, social, environmental, and historic impact analyses; recommended concept design and public participation. At the end of Phase I, the Transportation and Environment committee of the County Council reviews the work and determines if the project has the merits to advance to Phase II of facility planning, preliminary (35 percent level of completion) engineering design. In preliminary engineering design, construction plans are developed showing the specific and detailed features of the project, from which its impacts and costs can be more accurately assessed. At the completion of phase II, the County Executive and County Council hold project-specific public hearings and then determine if the candidate project has the merits to advance into the CIP as a fully-funded, stand-alone project.

Capacity

To be determined on a project-by-project basis.

JUSTIFICATION

There is a continuing need to define the scope and determine need, benefits, implementation feasibility, horizontal and vertical alignments, typical sections, impacts, community support/opposition, preliminary costs, and alternatives for master planned transportation recommendations. Facility Planning provides decision makers with reliable information to determine if a master-planned transportation recommendation merits inclusion into the CIP as a fully-funded, stand-alone project.

Plans and Studies

General Plan; Master Plans; and Master Plan of Highways; and Maryland-National Park and Planning Commission (M-NCPPC) Transportation Policy Report. The sidewalk and bikeway projects in Facility Planning specifically address pedestrian needs. Pedestrian safety will be considered during design.

Cost Change

Increase due to the addition of FY11-12 to this ongoing project.

STATUS

Ongoing

OTHER

As part of the Midcounty Highway study, one option to be evaluated is a 4-lane parkway with a narrow median, a 40 mph design speed, a prohibition on heavy trucks, 11-foot-wide travel lanes, and other parkway features.

FISCAL NOTE

Starting in FY01, Mass Transit Funds provide for mass transit related candidate projects. Impact tax will continue to be applied to qualifying projects.

APPROPRIATION AND EXPENDITURE DATA

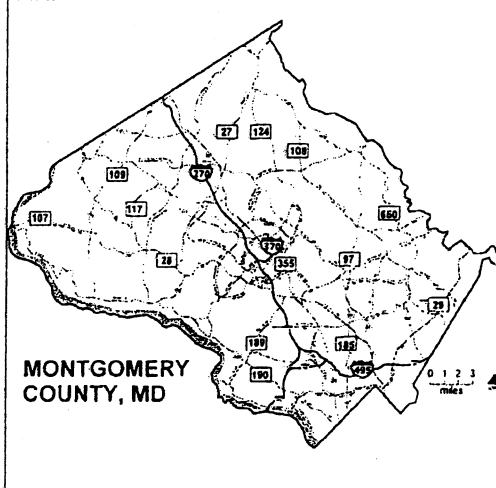
Date First Appropriation	FY93	(\$000)
Initial Cost Estimate		3,150
First Cost Estimate		
Current Scope	FY07	41,704
Last FY's Cost Estimate		40,366
Present Cost Estimate		41,704
Appropriation Request	FY07	1,490
Appropriation Request Est.	FY08	3,380
Supplemental		
Appropriation Request	FY06	0
Transfer		0
Cumulative Appropriation		29,551
Expenditures/		
Encumbrances		24,549
Unencumbered Balance		5,002
Partial Closeout Thru	FY04	0
New Partial Closeout	FY05	0
Total Partial Closeout		0

COORDINATION

Maryland-National Park and Planning Commission
 Maryland State Highway Administration
 Maryland Department of the Environment
 Maryland Department of Natural Resources
 U.S. Army Corps of Engineers
 Department of Permitting Services
 Utilities
 Municipalities
 Affected communities
 Commission on Aging
 Commission on People with Disabilities
 Montgomery County Pedestrian Safety Advisory Committee

The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection, and Planning Act.

MAP



FACILITY PLANNING TRANSPORTATION- No. 509337

Studies Underway or to be Completed in FY07-08:

Transportation Projects

Chapman Avenue Extended
Dedicated but Unmaintained Road Study
Deer Park Bridge
Falls Road Bikeway- East Side
Goshen Road South
Longdraft Road Widening (Quince Orchard Rd. to Clopper Rd.)
MacArthur Boulevard-Bike Path
Metropolitan Branch Trail from Silver Spring to Takoma Park
Midcounty Highway (M 83) Phase I- Montgomery Village Avenue to MD 27
Middlebrook Road Widening Phase I - 0.1 mile east of MD 355 to Midcounty Highway
Montrose Parkway East
Observation Drive
Randolph Road Widening
Redland Road North Sidewalk
Roberts Tavern Road
Seminary Road Intersection
Seven Locks Road- sidewalk, bikeway and spot improvements
Snouffer School Road
Watkins Mill Road

Mass Transit Projects

Clarksburg Transit Center
Montgomery Village/Clubhouse -
Transit Center
Randolph Road Bus Enhancements
Takoma Langley Transit Center*
Veirs Mill Road Bus Rapid Transit*

Other Candidate Studies Underway or to be Completed in FY09-12:

Transportation Projects

16th Street Sidewalk
Bradley Boulevard Bikeway
Central Avenue Sidewalk
Dorsey Mill Bridge
Hyattstown Sidewalks
Interim Capital Crescent Trail
NIH Circulation
Oak Drive/27 Sidewalk
Thompson Road
Tuckerman Lane Sidewalk

Mass Transit Projects

New Park & Ride Lots

Other Candidate Studies Proposed after FY12

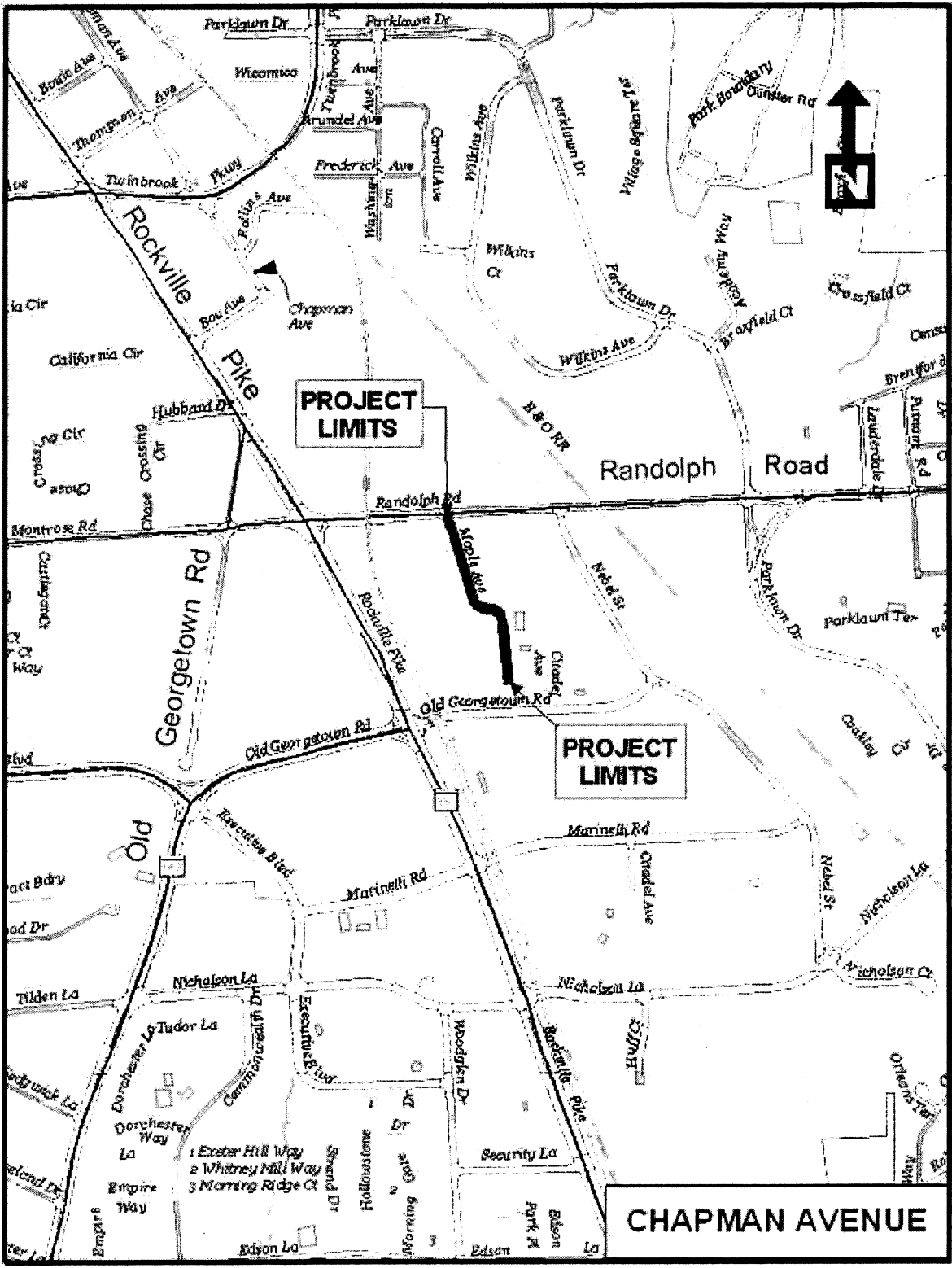
Transportation Projects

Arlington Road
Dale Drive Sidewalk
Falls Road Sidewalk-West Side
Franklin Avenue Sidewalk
Goldsboro Road Bikeway
Jones Mill Road Bike Improvements
Locbury Drive Connection
Midcounty Highway Bikeway and Sidewalk
Strathmore Sidewalk

Mass Transit Projects

Olney Longwood Park & Ride
Olney Transit Center
University Boulevard BRT

*State projects- County consulting and staff time charged to Facility Planning



PROJECT DESCRIPTION

The limits of the project are from Randolph Road with its intersection to Maple Avenue to just north of Old Georgetown Road. The roadway facility is essential to relieve congestion on MD355 by providing local circulation to businesses in the North Bethesda. Chapman Avenue Extended will provide a framework for local

circulation vehicle trips, including shuttles and is NOT intended to compete with Nebel Street for north-south internal trips. Without this link, Chapman Avenue would terminate north of Old Georgetown Road, with no connection to Randolph Road. Other projects that help complete this roadway network include the Citadel Avenue CIP (accelerated into FY 03 under Go Montgomery) and White Flint (currently under development review).

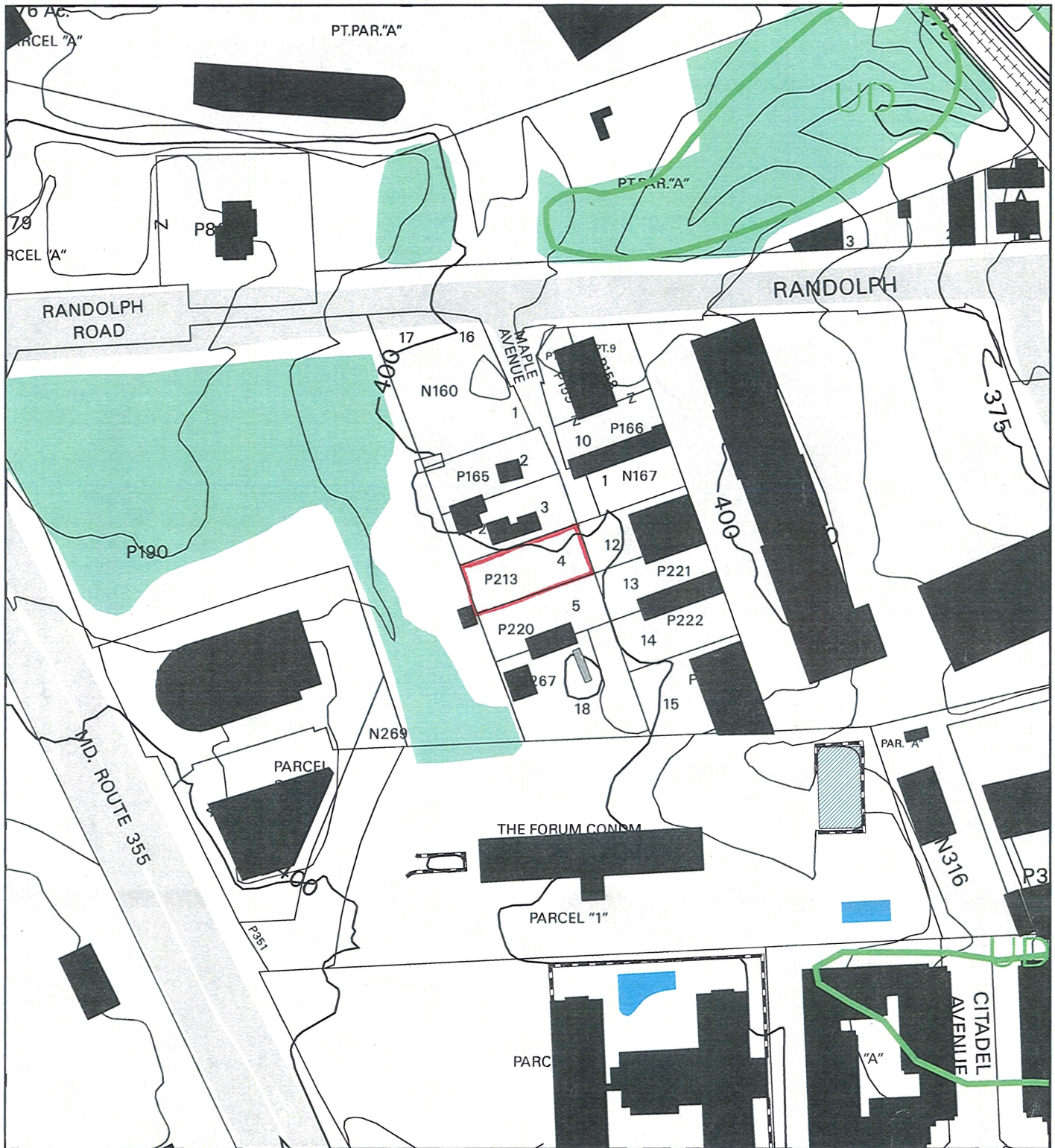
PROJECT TEAM

Designation	Name	Number
Construction	Rob Elder	240-777-7274
Property Acquisiton	Tom Reise	240-777-7257
Project Manager (Design)	Jon Hutchings	240-777-7224

PROJECT MILESTONES

[Click Here For MileStone Data](#)
[Return To Projects](#)

MONTROSE (120061250)



Map compiled on July 05, 2006 at 2:39 PM | Site located on base sheet no - 215NW05

NOTICE

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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



1 inch = 200 feet
1 : 2400



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

July 19, 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 #1-20061250
Montrose

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 05/01/06. This plan was reviewed by the Development Review Committee at its meeting on 07/17/06. 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 storm drainage, driveways adjacent and opposite the site on the preliminary plan.
2. Necessary dedication Maple Ave in accordance with the Master Plan.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. We did not receive complete analyses of the capacity of the downstream public storm system(s) and the impact of the post-development runoff on the system(s). As a result, we are unable to offer comments on the need for possible improvements to the system(s) by this applicant. Prior to approval of the record plat by the Department of Permitting Services (DPS), the applicant's consultant will need to submit this study, with computations, for review and approval by DPS. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development ten (10) year storm runoff on same. If the proposed subdivision drains to an existing closed section street, include spread and inlet efficiency computations in the impact analysis.



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. 1-20061250
Date July 19, 2006
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5. Show the locations of the existing/proposed driveways (points of entrance/exit) on the preliminary plan.
6. The sight distances study has **not** been accepted. Prior to approval of the record plat by DPS, the applicant's engineer will need to submit a revised sight distances certification. The revised form will need to reflect the correct classification and speed limit for the existing and proposed driveway(s) as well as associated sight distance per item#5 above.
7. In accordance with Section 49-35(e) of the Montgomery County Code, sidewalks are required to serve the proposed subdivision. Sidewalks are to be provided along the site frontage unless the applicant is able to obtain a waiver from the appropriate government agency.
8. The parking layout plan will be reviewed by the Department of Permitting Services at the site plan or building permit stage, whichever comes first. To facilitate their review, that plan should delineate and dimension the proposed on-site travel lanes, parking spaces, curb radii, handicap parking spaces and access facilities, and sidewalks. The applicant may wish to contact Ms. Sarah Navid of that Department at (240) 777-6320 to discuss the parking lot design.
9. For safe simultaneous movement of vehicles, we recommend a driveway pavement width of no less than twenty four (24) feet to allow vehicles to enter and exit the site without encroaching on the opposing lanes. This pavement width will permit an inbound lane width of fourteen (14) feet and an exit lane width of ten (10) feet.
10. The parking lot travel lanes are to be designed to allow a WB-50 truck to circulate without crossing the centerline nor the curbline.
11. The applicant needs to submit a truck circulation plan for review by the M-NCPPC and MCDPS. This plan should delineate the proposed movements on-site between the anticipated access locations, the proposed truck loading spaces, and the proposed dumpsters. The truck circulation pattern and loading position should be designed for counter-clockwise entry and for a left-side backing maneuver. Passenger vehicle travel ways should be separated from the expected truck patterns and storage areas. The applicant may also need to provide documentation of their proposed delivery schedules.
12. On the site plan, delineate the location and dimensions of the proposed truck loading and/or dumpster spaces.
13. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans With Disabilities Act.
14. The owner will be required to submit a recorded covenant for the operation and maintenance of storm drain systems, and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
15. The owner will be required to furnish this office with a recorded covenant whereby said owner agrees to pay a prorata share for the future construction or reconstruction of Maple Ave, whether built as a Montgomery County project or by private developer under permit, prior to DPS approval of the record plat. The deed reference for this document is to be provided on the record plat.

Ms. Catherine Conlon
Preliminary Plan No. 1-20061250
Date July 19, 2006
Page 3

16. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
17. 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.
18. Please coordinate with Department of Fire and Rescue about their requirements for emergency vehicle access.

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/ 1-20061250, Montrose.doc

Enclosures 0

cc: Eric Denchfield, DHI Construction
Dean Packard, PG Associates
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



DEPARTMENT OF PERMITTING SERVICES

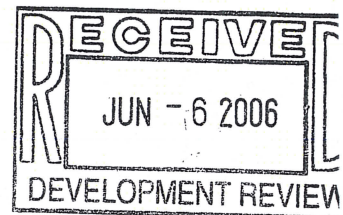
Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

June 2, 2006

Mr. Dean Packard
PG Associates, Inc.
932 Hungerford Drive, Suite 4B
Rockville, Maryland 20850

Re: Stormwater Management **CONCEPT** Request
for Montrose *N/A*
SM File #: 226225
Tract Size/Zone: .27 Ac./ I-4
Total Concept Area: .27 Ac.
Lots/Block: 4
Parcel(s): 213
Watershed: Lower Rock Creek



Dear Mr. Packard:

Based on a review by the Department of Permitting Services Review Staff, a stormwater management concept for the above mentioned site is **not required** since there is no proposed land disturbance activity on the site. In the future if there is land disturbance on the site which requires a sediment control permit, then a stormwater management concept will need to be submitted for review and approval.

If you have any questions regarding these actions, please feel free to contact Mike Geier at 240-777-6342.

Sincerely,

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

RRB:dm CN226225.Montrose.mjg.doc

cc: **C. Conlon**
S. Federline
SM File # 226225





FIRE MARSHAL COMMENTS

DATE: 1/18/07
TO: DEAN PACKARD, PG ASSOCIATES
FROM: MARIE LABAW
RE: MONTROSE 1-20061250

PLAN APPROVED.

1. Review based only upon information contained on the plan submitted **01-17-07**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. 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

MNCPPC-MC