



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



MCPB
Item #
2/4/10




MEMORANDUM

DATE: January 8, 2010

TO: Montgomery County Planning Board

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

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

REVIEW TYPE: Preliminary Plan of Subdivision (*Resubdivision*)

APPLYING FOR: 2 lots for 2 one-family detached dwelling units

PROJECT NAME: Locust Hill Estates
CASE #: 120080110
REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: R-60
LOCATION: 4819 Broad Brook Drive, 670 feet northwest of Locust Hill Road
MASTER PLAN: Bethesda-Chevy Chase

APPLICANT: Mahmoud Amin and Fakhri Behjat-Vaziri
ENGINEER: PE Services, LLC

FILING DATE: September 20, 2007
HEARING DATE: February 4, 2010

RECOMMENDATION: Approval subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 2 one-family detached residential lots.
- 2) The Applicant must obtain Environmental Planning staff approval of a tree save plan prior to any clearing or grading activities.
- 3) The Applicant must ensure that all inspections required for implementation of the approved tree save plan occur per Section 110 of the Forest Conservation Regulations.
- 4) Prior to issuance of any building permit, the Applicant must provide an updated analysis of projected Beltway traffic noise levels affecting this property to Environmental Planning Staff that uses noise projection modeling and/or noise monitoring to determine noise levels at the top floor/mid-window elevation of the proposed house. If analysis indicates traffic noise levels of 65 dBA LDN or higher:
 - i. Certification must be provided by an acoustical engineer that the building shell of the new home has been designed to attenuate projected exterior noise levels to an interior level not to exceed 45 dBA Ldn.
 - ii. The builder must commit to construct these units in accordance with these acoustical design specifications, with any changes that may affect acoustical performance approved by the acoustical engineer in advance of installation.
- 5) The Applicant must comply with the conditions of the Montgomery County Department of Permitting Services (MCDPS) stormwater management approval dated March 10, 2009. These conditions may be amended by MCDPS, provided the amendments do not conflict with other conditions of the preliminary plan approval.
- 6) The Applicant must comply with the conditions of the Montgomery County Department of Transportation (MCDOT) letter dated October 23, 2007. These conditions may be amended by MCDOT, provided the amendments do not conflict with other conditions of the preliminary plan approval.
- 7) The Applicant must satisfy provisions for access and improvements as required by MCDOT prior to recordation of plat(s).
- 8) Prior to approval of the record plat, the Applicant must satisfy all MCDPS requirements to ensure construction of a 4-foot wide sidewalk along the property frontage on Broad Brooke Drive.
- 9) Before any building permit is issued, the Applicant must make the applicable school facilities payment to the Montgomery County Department of Permitting Services (MCDPS) for 1 new dwelling unit.
- 10) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for eighty-five (85) months from the date of mailing of the Planning Board resolution.
- 11) Other necessary easements must be shown on the record plat.

SITE DESCRIPTION

The site of this preliminary plan application, "Property" or "Subject Property", lies within the Bethesda-Chevy Chase master plan area on the north side of Broad Brook Drive, 670 feet

northwest of Locust Hill Road. The site contains 0.62 acres and is zoned R-60. The inner loop of the Capital Beltway (I-495) bounds the Property to the north and developed, R-60 zoned lots are located west, east and south of the Subject Property. Current improvements to the Property include a one-family detached dwelling unit and a private driveway to Broad Brook Drive. The Property is a recorded lot, recorded by plat in 1952.

The site is located in the Lower Rock Creek Watershed. The site contains 0.42 acres of forest cover. There are no existing streams or wetlands on the property.



Figure 1: Vicinity & Zoning Map

PROJECT DESCRIPTION

The Applicant proposes to remove the existing dwelling unit and driveway and record 2 lots for 2 one-family detached residential dwelling units. Proposed lot 38 is 12,559 square feet in size and proposed lot 39 is 14,629 square feet in size. Both proposed homes are to have private driveway access to Broad Brook Drive. The lots are to be served by public water and sewer.

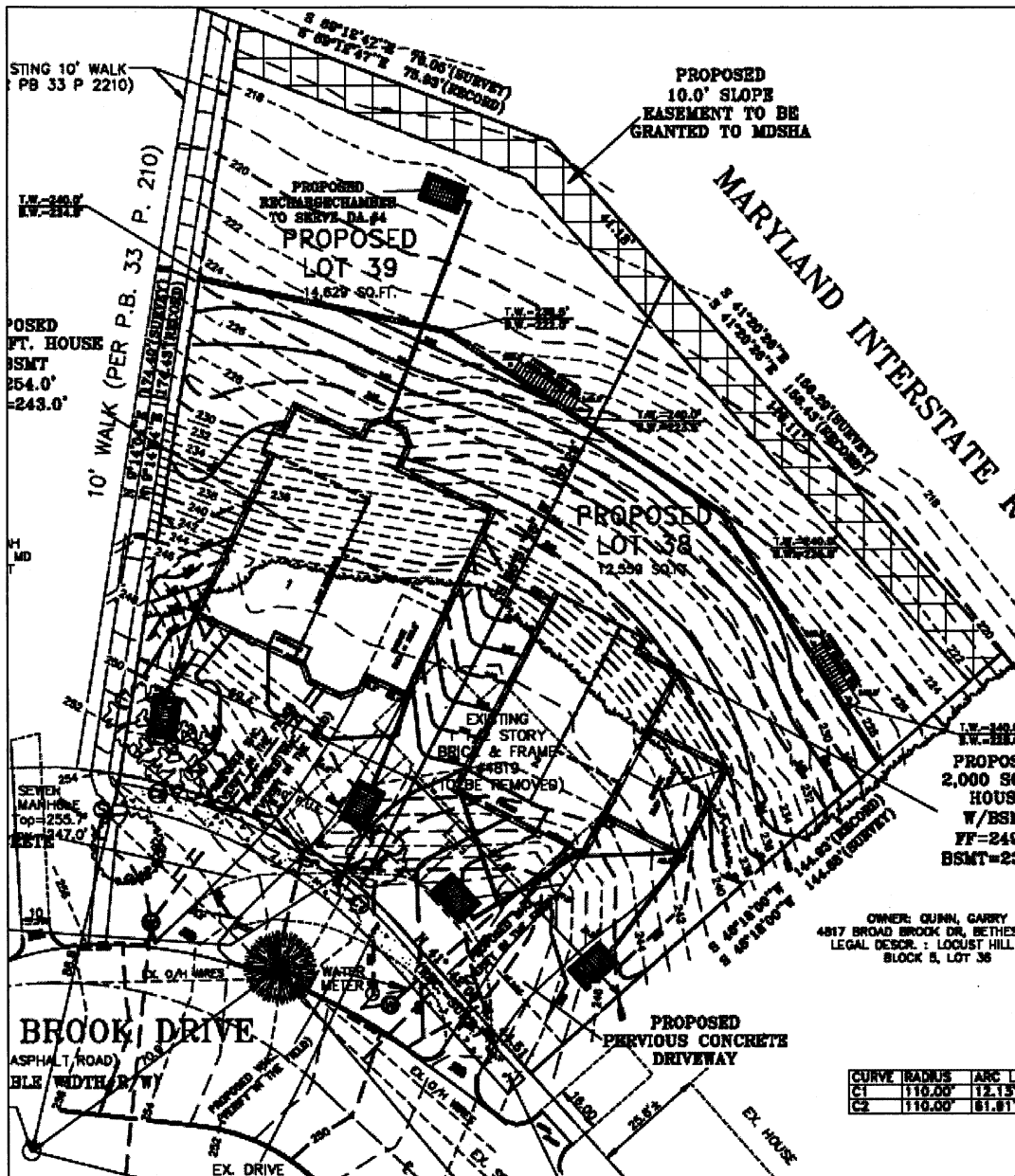


Figure 2: Preliminary Plan

ANALYSIS AND FINDINGS

Master Plan Compliance

The Approved and Adopted 1990 *Bethesda-Chevy Chase Master Plan* classifies the Subject Property as part of the Eastern and Southern Bethesda-Chevy Chase area. The plan notes that “this area has stable land use and transportation characteristics and should remain as is” (pp. 37-38). It further states that other than commercial and higher density uses in the business districts and Chevy Chase Lake, “The remaining land usage is predominantly single-family detached in the R-60 and R-90 zoning categories. In some areas, lot sizes exceed the zoned minimum and may be subject to further subdivision” (p. 38). This preliminary plan complies with the recommendations in the master plan in that 2 lots in conformance with existing zoning standards

are proposed and configured in such a way that the existing lot pattern and character of the area will be maintained.

Public Facilities

Roads and Transportation Facilities

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 for the subdivision will be safe and adequate with the proposed public and private improvements.

Broad Brook Drive is a secondary residential street requiring 60 feet of right-of-way. The current right-of-way dedication along the Property frontage is adequate and additional dedication is not required. Although there is not currently a sidewalk along Broad Brook Drive, a sidewalk along the Subject Property's frontage is required to be constructed, unless the Department of Permitting Services accepts a fee-in-lieu.

Other Public Facilities and Services

Other public facilities and services are available and will be adequate to serve the proposed dwelling units. The application meets the Montgomery County Fire and Rescue Service requirements for fire and rescue vehicle access. The Subject Property lies within the Walter Johnson School cluster where elementary schools are operating over 105% capacity. As a result, a school facilities payment will be required for one new dwelling unit. Other public facilities and services, such as police stations, firehouses and health services, are operating within the standards set by the Growth Policy Resolution currently in effect. Electrical and telecommunications services are also available to serve the lots.

Environment

Forest Conservation Exemption

This property was granted a forest conservation exemption under Section 22A-5(s)(2) of Article I which states that a property is exempt from Article II of the forest conservation law if the activity being proposed is "*an activity occurring on a tract of land less than 1 acre that will not result in the clearing of more than a total of 30,000 square feet of forest, or any existing specimen or champion tree...*" This application is, therefore, exempt from the Forest Conservation Law and not subject to a variance request which is applicable to properties subject to Article II of the law.

The current project is proposing to remove 0.33 acres (14,244 square feet) of existing forest, which does include several specimen sized trees. Section 22A-6(b) of the forest conservation law states that "*An activity or development that would be exempt under Section 22A-5, except that the proposed activity involves clearing of a specimen or champion tree, requires the approval of a tree save plan...*" The applicant has submitted a tree save plan for review. The tree save plan was reviewed and comments were sent to the engineering firm responsible for the plan in July of

2009. A revised tree save plan must be submitted for review and approval prior to any clearing or grading activities.

Environmental Guidelines

Other than forest which has been addressed by the required tree save plan, there are no environmentally sensitive features on the site.

Traffic Noise Impact

The rear of the project site abuts the inner loop of the Capital Beltway (I-495). The proposed homes lie approximately 140 feet from the existing edge of pavement for I-495. A 20 to 22 feet high noise barrier was erected by the Maryland State Highway Administration (MDSHA) along the highway right-of-way line in this area in the late 1980's/early 1990's. A noise analysis conducted by MDSHA included noise projections based on traffic volumes expected to increase to a 2010 annual average daily traffic (ADT) volume of 171,200 vehicles per day. By actual count, the AADT volume in 2008 was 240,512 vehicles per day, representing a 40.5% increase over projected 2010 volumes.

Based on this substantive traffic change, staff recommends a re-analysis of the highway noise levels affecting this property, using noise projection modeling and/or noise monitoring, to determine noise levels at the top floor/mid-window elevation of the proposed house. If the analysis indicates noise levels of 65 dBA Ldn or higher, the conditions of approval require that a noise mitigation analysis of the new homes' building shells be conducted to assure that interior noise levels do not exceed 45 dBA Ldn.

Stormwater Management

The MCDPS Stormwater Management Section approved the stormwater management concept for the project on March 10, 2009 which includes on-site water quality control and recharge via roof top disconnection. Channel protection volume is not required because the one year post development peak discharge is less than or equal to 2.0 cubic feet per second.

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. The proposed size, width, shape and orientation of the lots are appropriate for the location of the subdivision.

The lots were reviewed for compliance with the dimensional requirements for the R-60 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 whom 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 each of the proposed lots 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 Section 50-29(b)(2) of the Subdivision Regulations, the Planning Board must determine the appropriate "Neighborhood" for evaluating the application. In this instance, the Neighborhood agreed upon by Staff and the Applicant consists of 36 lots zoned R-60, highlighted in blue in the figure below. The Neighborhood includes lots within the same block as the Subject Property, confronting lots and lots with direct access to Broad Brook Drive that will be visually impacted by the proposed resubdivision. Parts of lots were not included. The designated neighborhood provides an adequate sample of the lot and development pattern of the area. A tabular summary of the area based on the resubdivision criteria is included in the data

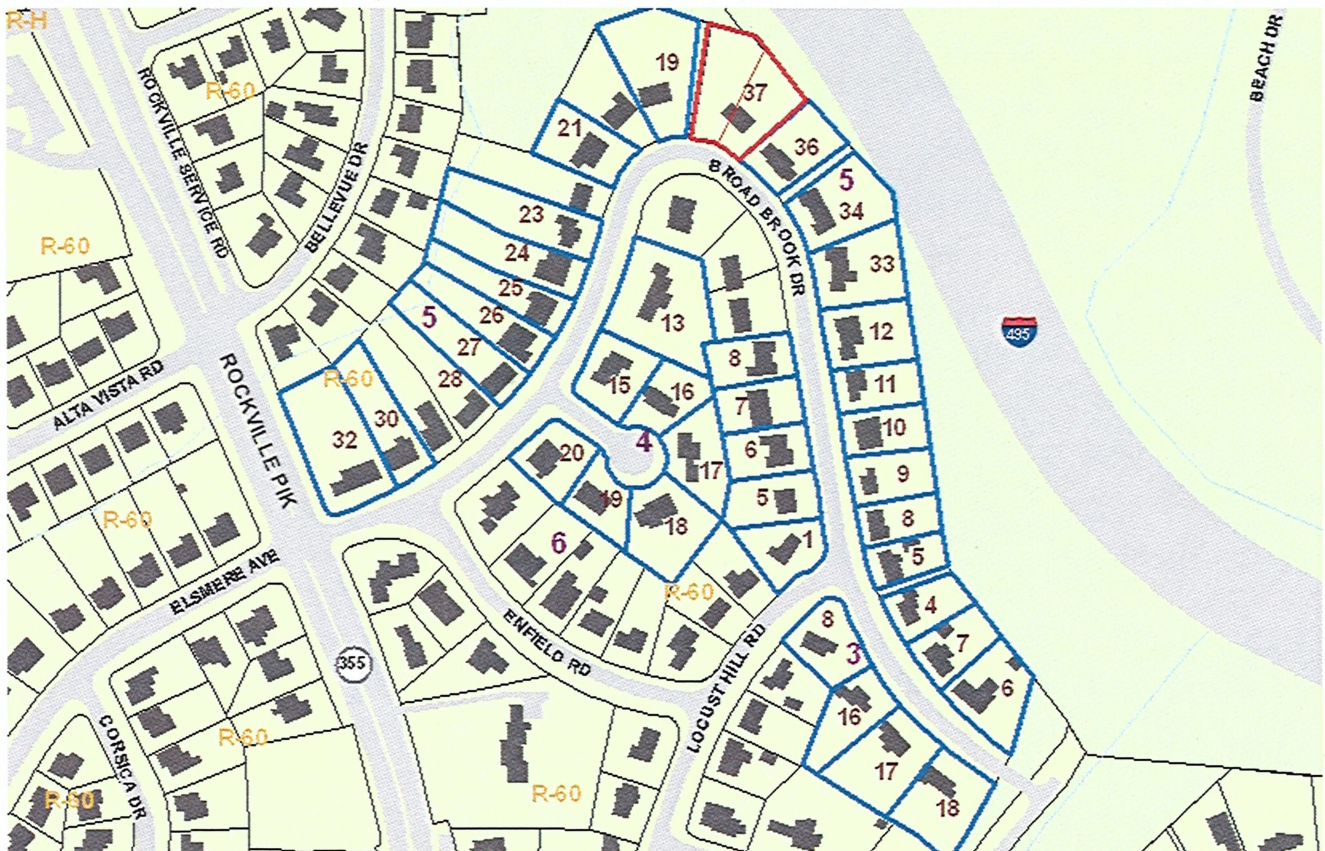


table below.

120080110 LOCUST HILL ESTATES RESUBDIVISION DATA TABLE							
LOT	BLOCK	FRONTAGE	ALIGNMENT	SIZE	SHAPE	WIDTH	AREA
Proposed Lot 38	5	57.63	PERPEN...	12559	TRAPEZOID	67.5	6773
Proposed Lot 39	5	61.91	PERPEN...	14629	TRAPEZOID	69.4	8532
20	4	200	CORNER	12,445	TRAPEZOID	108	5,100
19	4	91	RADIAL	12,827	TRAPEZOID	94	4,700
18	4	53	RADIAL	19,496	TRAPEZOID	86	11,300
17	4	64	RADIAL	14,013	TRAPEZOID	92	7,600
16	4	81	RADIAL	11,357	TRAPEZOID	79	6,100
15	4	201	CORNER	12,486	TRAPEZOID	121	6,200
8	4	80	PERPEN...	11,918	TRAPEZOID	72	6,400
7	4	80	PERPEN...	11,918	RECTANGLE	79	6,600
6	4	80	PERPEN...	11,918	RECTANGLE	83	6,800
5	4	80	PERPEN...	12,772	TRAPEZOID	83	7,600
1	4	168	CORNER	12,014	TRAPEZOID	85	5,600
8	3	251	CORNER	13,590	TRAPEZOID	138	5,200
16	3	80	PERPEN...	13,695	TRAPEZOID	86	7,300
17	3	100	PERPEN...	18,854	TRAPEZOID	106	12,900
18	3	123	CORNER	21,708	TRAPEZOID	113	11,500
4	5	88	PERPEN....	10,564	TRAPEZOID	146	5,500
5	5	75	PERPEN....	9,606	TRAPEZOID	95	4,700
6	5	164	CORNER	17,600	TRAPEZOID	85	9,600
7	5	101	PERPEN....	13,018	TRAPEZOID	71	6,800
8	5	79	PERPEN....	10,566	RECTANGLE	71	5,200
9	5	78	PERPEN....	11,475	RECTANGLE	86	6,700
10	5	78	PERPEN....	11,470	RECTANGLE	74	6,200
11	5	78	PERPEN....	11,465	RECTANGLE	76	6,300
19	5	60	PERPEN....	23,550	TRAPEZOID	64	17,900
23	5	70	PERPEN....	11,483	TRAPEZOID	72	6,400
24	5	70	PERPEN....	8,895	TRAPEZOID	71	5,700
25	5	75	PERPEN....	10,732	TRAPEZOID	66	4,600
26	5	75	PERPEN....	10,917	TRAPEZOID	75	5,500
27	5	80	PERPEN....	10,337	TRAPEZOID	71	5,400
33	5	95	PERPEN....	16,197	TRAPEZOID	105	11,500
34	5	102	PERPEN....	19,147	TRAPEZOID	100	12,000
36	5	85	PERPEN....	13,318	TRAPEZOID	90	8,400
21	5	82	PERPEN....	14,213	TRAPEZOID	83	8,600
30	5	80	PERPEN....	10,083	TRAPEZOID	76	5,400
32	5	224	CORNER	19,407	TRAPEZOID	125	9,400
13	4	170	PERPEN...	30,251	TRAPEZOID	173	18,800

C. Analysis

Comparison of the Character of Proposed Lots to Existing

In performing the analysis, the above-noted resubdivision criteria were applied to the delineated Neighborhood. The proposed lots are of the same character with respect to the resubdivision criteria as other lots within the defined Neighborhood. Therefore, the proposed resubdivision complies with the criteria of Section 50-29(b)(2). As set forth below, the tabular summary and graphical documentation support this conclusion:

Frontage:

In the 36 lot Neighborhood, frontage measurements at the street range from 53 feet to 251 feet. Nineteen lots have between 53 and 80 feet of street frontage. Ten lots in the Neighborhood have between 81 feet and 170 feet of street frontage. The remaining 7 lots are corner lots with more than 100 feet of frontage. Proposed lot 38 has 57.63 feet of frontage and proposed lot 39 has 61.91 feet of frontage at the street. While the 2 proposed lots will be among the smallest lots in the Neighborhood with respect to frontage, they are radial lots which are, by nature, narrower in the front and wider in the back. In comparison to other radial lots in the Neighborhood, the proposed lots are similar with respect to street frontage. Radial lots in the Neighborhood have 53, 60, 64, 81, 82, 85 and 91 feet of street frontage. Of these radial lots, lot 18, block 4 has 53 feet of frontage and is located on a cul-de-sac and lot 19, block 5 has 60 feet of frontage and abuts the Subject Property to the west on Broad Brook Drive. **The proposed lots will be of the same character as other radial lots within the Neighborhood and will also be of the same character as other lots within the Neighborhood as a whole.**

Alignment:

Seven lots in the designated Neighborhood are corner lots, 4 are radial lots and the remaining 25 lots are perpendicular in alignment to the street. The 2 proposed lots will both have a radial alignment to the street. **The proposed lots are of the same character as existing lots with respect to the alignment criterion.**

Size:

Lot sizes in the 36 lot Neighborhood range from 8,895 square feet to 30,251 square feet. Twenty-seven lots in the Neighborhood are less than 15,000 square feet in size. Proposed lot 38 is 12,559 square feet and proposed lot 39 is 14,629 square feet in size. **The proposed lot sizes are in character with the sizes of existing lots in the Neighborhood.**

Shape:

Twelve lots are irregular, 12 lots are rectangular and 12 lots are trapezoidal with respect to lot shape. **The 2 proposed lots are both irregular in shape and will, therefore, be in character with shapes of the existing lots.**

Width:

Proposed lot 38 is 67.5 feet wide and proposed lot 39 is 69.4 feet wide at the building restriction line. The front and rear building restriction lines of the proposed lots are constricted by the slope of the Property and the beltway at the rear of the Property. Lot widths in the Neighborhood at the building restriction line range from 64 feet to 173 feet. Nine lots are 75 feet in width or less, 17 lots fall between 76 and 100 feet and 10 lots measure more than 100 feet in width. There are 2 lots that are narrower than the proposed lots at 64 and 66 feet wide and there are 4 lots in the Neighborhood that are 71 feet wide. From the street, the 2 to 4 feet difference between the proposed lots and the 71-foot wide lots in the Neighborhood is not a significant difference and will not prohibit the proposed lots from being in character with existing lots. **For these reasons, the**

proposed lots will be in character with existing lots in the neighborhood with respect to width.

Area:

Buildable areas in the 36 lot Neighborhood range from 4,600 to 18,800 square feet. The majority of lots (25) in the Neighborhood have less than 8,000 square feet of buildable area. Proposed lot 38 has 6,773 square feet of buildable area and proposed lot 39 has 8,532 square feet of buildable area. **The proposed lots will be of the same character as other lots in the neighborhood with respect to buildable area.**

Suitability for Residential Use: The existing and the proposed lots are zoned residential and the land is suitable for residential use.

Citizen Correspondence and Issues

Appropriate notice of the application submission and the public hearing was given to adjacent and confronting property owners and applicable citizen groups. This application pre-dated the requirement for pre-submission meetings with affected parties. As of the date of this report, no concerns regarding the proposed resubdivision have been brought to Staff's attention.

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 Bethesda-Chevy Chase 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 whom have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

Attachments

Attachment A – Agency Correspondence

Table 1: Preliminary Plan Data Table and Checklist

Plan Name: Locust Hill Estates				
Plan Number: 120080110				
Zoning: R-60				
# of Lots: 2				
# of Outlots: 0				
Dev. Type: Standard, Residential				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval by the Preliminary Plan	Verified	Date
Minimum Lot Area	6,000 sq. ft.	12,559 sq. ft. is min. proposed	EG	1/8/10
Lot Width	60 ft.	67.5 ft. minimum	EG	1/8/10
Lot Frontage	25 ft.	57.63 ft. is min. proposed	EG	1/8/10
Setbacks				
Front	25 ft. Min.	Must meet minimum ¹	EG	1/8/10
Side	8 ft. Min./18 ft. total	Must meet minimum ¹	EG	1/8/10
Rear	20 ft. Min.	Must meet minimum ¹	EG	1/8/10
Height	35 ft. Max.	May not exceed maximum ¹	EG	1/8/10
Max Resid'l d.u. or Comm'l s.f. per Zoning	4 dwelling units	2 dwelling units	EG	1/8/10
MPDUs	No		EG	1/8/10
TDRs	No		EG	1/8/10
Site Plan Req'd?	No		EG	1/8/10
FINDINGS				
<i>SUBDIVISION</i>				
Lot frontage on Public Street		Yes	EG	1/8/10
Road dedication and frontage improvements		Yes	Agency letter	10/23/07
Environmental Guidelines		Yes	Staff memo	1/8/09
Forest Conservation		Exempt	Staff memo	1/8/09
Master Plan Compliance		Yes	EG	1/8/10
Other (i.e., parks, historic preservation)				
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management		Yes	Agency letter	3/10/09
Water and Sewer (WSSC)		Yes	Agency comments	10/22/07
10-yr Water and Sewer Plan Compliance		Yes	Agency comments	10/22/07
Well and Septic		N/a	EG	1/8/10
Local Area Traffic Review		N/a	Staff memo	10/22/07
Policy Area Mobility Review		N/a	Staff memo	10/22/07
Transportation Management Agreement		No	Staff memo	10/22/07
School Cluster in Moratorium?		Yes	EG	1/8/10
School Facilities Payment		Yes	EG	1/8/10
Fire and Rescue		Yes	Agency letter	9/18/09
Other (i.e., schools)				

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



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

March 10, 2009

Carla Reid
Director

Mr. John McFadden
PE Services, LLC
267 Kentlands Unit 2015
Gaithersburg, MD 20878

Re: Stormwater Management **CONCEPT** Request
for Locust Hills Estates
Preliminary Plan #: 120080110
SM File #: 231314
Tract Size/Zone: 0.62
Total Concept Area: 0.62
Lots/Block: 37/5
Watershed: Lower Rock Creek

Dear Mr. McFadden:

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 recharge via roof top disconnection. 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.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. You may want to consider the use of rain gardens/biofilters for the rear of the lots. These may be substituted at design submittal. This will eliminate the need for directing rear gutters to the front. You will need to consider some design changes (i.e., liner, under drains, etc.) if building them near the retaining wall.
6. Location of the drywell for drainage area #4 may need to be adjusted with the location of tree save areas on the approved tree save plan.

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 David Kuykendall at 240-777-6332.

Sincerely,

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

RRB:dm CN231314 Locust Hill Estates.DWK

cc: C. Conlon
M. Pfefferle
SM File # 231314

QN -Onsite; Acres: 0.62
QL - Onsite; Acres: 0.62
Recharge is provided

10/25/07 THU 07:57 FAX 2407772080

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DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

October 23, 2007

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 #1-20080110
Locust Hill Estates

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 08/24/07. This plan was reviewed by the Development Review Committee at its meeting on 10/22/07. 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 driveways adjacent and opposite the site on the preliminary plan.
2. Necessary right of way dedication for Broad Brook Drive.
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. Sidewalks are to be provided along the site frontage according to associated DPWT standard street section unless the applicant is able to obtain a waiver from the appropriate government agency.
6. Access and improvements along I-495 as required by the Maryland State Highway Administration.
7. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.

Division of Operations

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

10/25/07 THU 07:57 FAX 2407772080

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Ms. Catherine Conlon
Preliminary Plan No. 1-20080110
Date October 23, 2007
Page 2

8. 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.
9. 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.
Development Review Group
Traffic Engineering and Operations Section
Division of Operations

m:/subdivision/farhas01/preliminary plans/ 1-20080110, Locust Hill Estates.doc

Enclosures (1)

cc: Mahmoud Amin and Fakhri Behjat-Vaziri
John McFadden, PE Services
Joseph Y. Cheung; DPS RWPPR
Sarah Navid; DPS RWPPR
Henry Emery; DPS RWPPR
Shahriar Etemadi; M-NCPPC TP
Gregory Leck, DPWT TEOS
John Borkowski, MSHA
Preliminary Plan Folder
Preliminary Plans Note Book