



**Bradley Farms Lot 34 Block 9, Preliminary Plan, 120100280**

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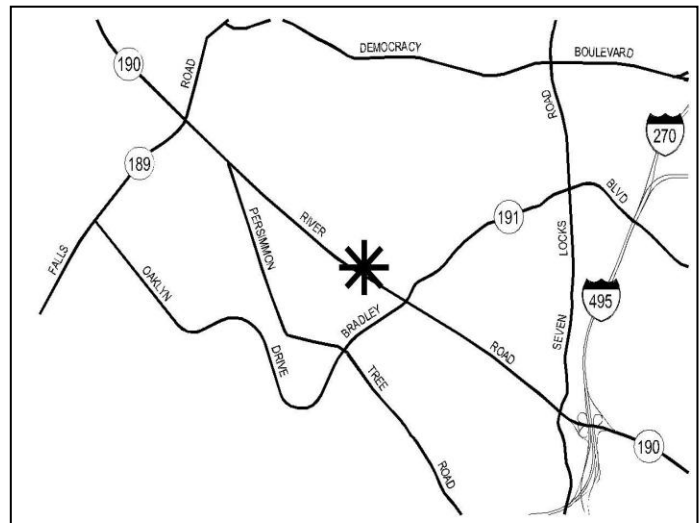
**Completed: 5/24/12**

**Description**

One (1) lot requested for a religious institution; located at 9111 River Road (MD 190); RE-2 zone; 3.1-acres, 2002 Potomac Subregion Master Plan

**Staff Recommendation:** Approval with conditions and adoption of the Resolution

**Review Basis:** Chapter 50 and Chapter 22A  
**Applicant:** Saint Andrew Romanian Orthodox Church  
**Dated Submitted:** 11/23/10



**Summary**

- Request to subdivide a property
- One lot
- Building to be served by private septic and public water
- Access approved by SHA
- Plan complies with Chapter 22A Forest Conservation Law
- Variance for tree impacts is recommended
- Staff has received no correspondence on the application

**RECOMMENDATION:** Approval, subject to the following conditions:

1. Approval is limited to one (1) lot to accommodate a religious institution, with no weekday child daycare or weekday educational uses.
2. The Applicant must comply with the following conditions of approval for Forest Conservation Plan No. 120100280.
  - a. The following must be met before any site clearing or grading:
    - i. Submission of the fee-in-lieu payment to the M-NCPPC for reforestation/afforestation requirement.
  - b. Applicant must plant four – three inch DBH native canopy trees on the site as mitigation for the removal a 41 inch DBH oak.
3. The Planning Board has accepted the recommendations of the Montgomery County Department of Transportation (MCDOT) in its letter dated March 29, 2011, and does hereby incorporate them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
4. The Applicant must satisfy the provisions for access and improvements as required by MCDOT prior to recordation of plat(s).
5. The Planning Board has accepted the recommendations of the Maryland State Highway Administration (MDSHA) in its letter dated January 18, 2011, and does hereby incorporate them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MDSHA provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
6. The Applicant must satisfy the provisions for access and improvements as required by MDSHA prior to issuance of access permits.
7. The Planning Board has accepted the recommendations of the Montgomery County Department of Permitting Services (MCDPS) – Water Resources Section in its letter dated August 31, 2011, and does hereby incorporate them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section, provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
8. The Planning Board has accepted the recommendations of the MCDPS – Well and Septic Section in its letter dated February 23, 2010, and does hereby incorporate them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Well and Septic Section, provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
9. The Applicant must dedicate and show on the record plat the dedication of 75 feet from the existing pavement centerline along the property frontage for River Road.

10. The Applicant must provide three (3) inverted-U bike racks within 50 feet of the church main entrance.
11. The Applicant must comply with the Landscape Plan dated March 9, 2012, and the Lighting Plan dated January 24, 2012.
12. The record plat must show necessary easements.
13. The certified Preliminary Plan must contain the following note:

“Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permit(s). Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board’s approval.”

#### **SITE DESCRIPTION**

Preliminary Plan No. 120100280 (“Application” or “Preliminary Plan”) is a request to subdivide a property identified as part of Lot 10 on Tax Map FP61; located at 9111 River Road and consisting of 3.128-acres, zoned RE-2 (“Property” or “Subject Property”). The Property is located within the 2002 Potomac Master Plan area (“Master Plan”). The Property is currently vacant except for a shed, one story wooden structure, and paved areas.

As depicted in Figures 1, 2, and 3 below, the Property is surrounded by one-family detached dwellings in the RE-2 zone<sup>1</sup>. The abutting and confronting properties range in size from 1.5-acres to 4.78-acres. These properties contain homes that range in size from 2,568 square feet to 11,225 square feet.

The Property’s topography is generally flat, sloping gently from the south to the north. There are no streams, wetlands, or environmental buffers on the Subject Property. The Property is within the Cabin John Creek watershed, which is classified as a Use I watershed by the Maryland Department of the Environment. The Montgomery County – Countywide Stream Protection Strategy (CSPS) rates streams in this watershed as having good water quality. There is no forest on the Property; the western boundary contains a row of fir trees and there are several cedar trees, maple trees, and oak trees located elsewhere on the site. Access to the site is provided by an existing driveway cut, which is approximately 400 feet east of a bus stop located on the south side of River Road.

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<sup>1</sup> Minimum lot size in the RE-2 zone is two acres.

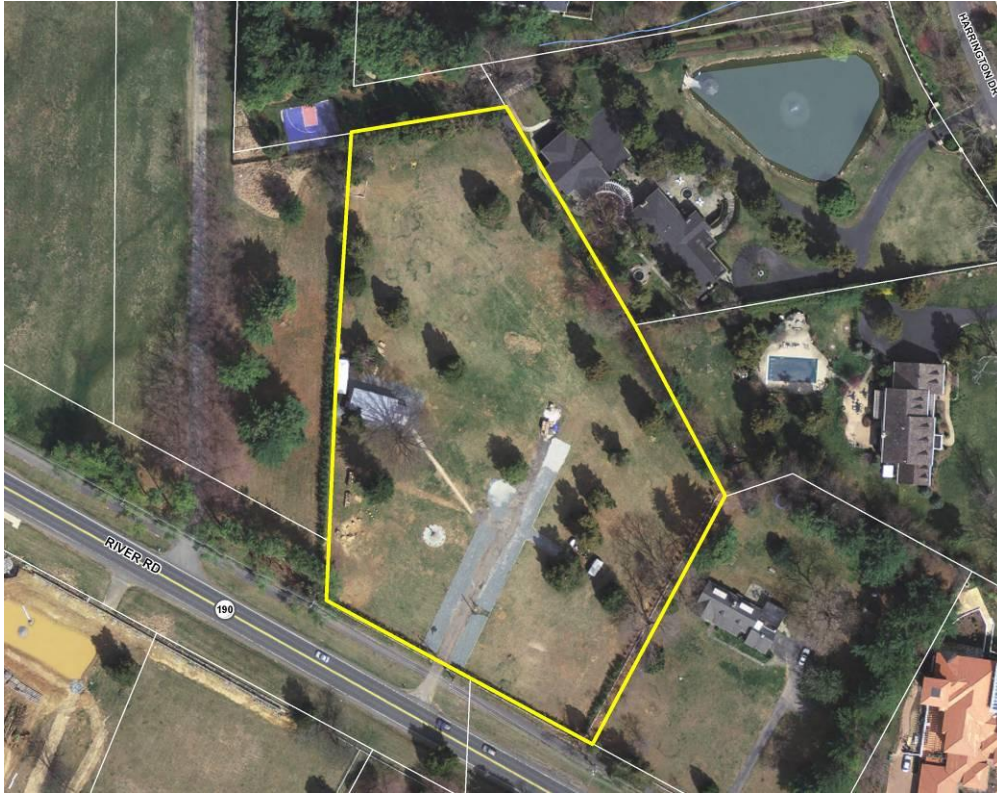


Figure 1- Vicinity Map



Figure 2- Property looking west





**Figure 3- Property looking north**

### **PROJECT DESCRIPTION<sup>2</sup>**

The Applicant proposes to subdivide the existing part of a lot to build a church with a capacity of 100 occupants. The church and the associated parking are permitted uses within the RE-2 zone. There will be a single building of 9,023 square feet in size and the lot will be 2.8-acres after dedication of right-of-way. The Applicant has provided a statement that there will be no weekday child daycare or weekday educational uses or activities. Access to the Property will continue to be from River Road with a new driveway apron that provides a wider turning radius into the Property than the existing radius as seen in Figure 4. A five-foot wide internal sidewalk will connect the parking lot and building to the existing 8.5 foot wide shared use path along River Road. Forty-five parking spaces will be provided with three of those spaces designated for handicapped parking. The parking lot and driveway will be lit by 10 arm mounted light fixtures. The parking lot will be landscaped with white pine trees as shown on the submitted landscape plan. A five-foot wide sidewalk from the parking lot to the back of the church will be lit with 11 ground level bollard lights with louvers. The loading entrance from the parking lot to the north side of the church will be lit with identical fixtures.

The Property will be served by public water, which will be extended to the Property by the Applicant within River Road. Although this portion of the Potomac Master Plan area is recommended for public sewer, the nearest sewer main is located on Harrington Drive to the east of the Property, which is a considerable distance and is too expensive for the church to extend to the Property. The Applicant has received approval from the Montgomery County Department of Environmental Protection (MCDEP) to forego extension of the public sewer and use a private on-site interim septic system. The septic system

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<sup>2</sup> See attached Preliminary Plan dated January 9, 2012 and staff's colored rendering.

was approved by MCDPS – Well and Septic Section on February 23, 2010. If or when public sewer is extended by others, the County may require the church to connect to it rather than repair and utilize the septic reserve area.

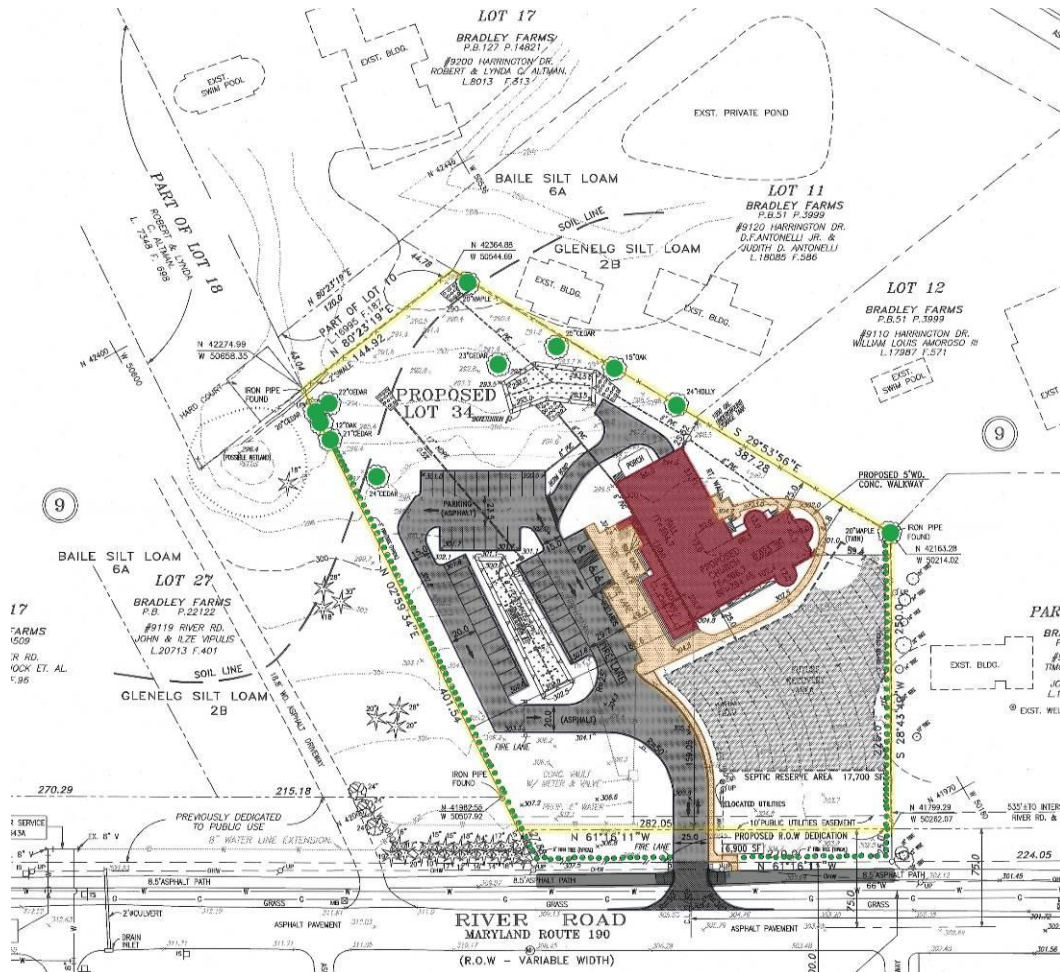


Figure 4-Colored rendering of the Preliminary Plan.

**ANALYSIS AND FINDINGS**

**Conformance to the Master Plan**

The Property is located in the *Potomac Community Area*, one of four Community Areas identified on page 5 in the 2002 Potomac Subregion Master Plan (“Master Plan”). The Master Plan recommends that the RE-2 zone continue to be applied to this and to the surrounding properties and provides overarching recommendations for the general vicinity but does not specifically address the Property. The Master Plan provides the following recommendation on the Potomac Community Area:

“The Potomac area is the easternmost part of the Subregion and is more developed than the other three community areas. Since residential development is dispersed through the area, this Plan recommends infill development of the remaining vacant

properties with residential development essentially similar to what is now there, unless specifically stated otherwise in this Plan” (p. 41).

While the Master Plan recommends that remaining vacant properties in this area develop with similar residential development, it is silent on other permitted uses that may be allowed by right within the RE-2 zone.

The proposed church building, with a 100 seat capacity, is not large relative to other religious institutions within the Master Plan area. The use of a septic system may contribute to the small scale of the facility. The lot area is essentially similar to surrounding residential-sized lots. The Application creates a lot for a building. Neither the lot nor the building are out of scale with those in the surrounding neighborhood.

The Property is located within the sewer service envelope recommended by the Master Plan foldout Map D. The Property is also located in the Cabin John Creek Watershed. The Master Plan states,

“Cabin John Creek watershed is the most urbanized of the Subregion. Surrounding development includes high-density commercial and office uses, and residential uses in a range of densities. Virtually all the development in this watershed is served by community sewerage systems...” (p. 18).

As previously discussed, the Applicant proposed to use an on-site interim septic field instead of connecting to the existing sewer line. The use of a septic system has been approved by MCDEP and the design of the system has been approved by MCDPS.

The Master Plan contains a discussion of the Two-Lane Road Policy, which seeks to preserve the community’s appearance and character by discouraging expansion of the two lane roads within the planning area.

“The two-lane road policy is intended to preserve the community’s visual aspect and character by discouraging the expansion of existing roadways from two to four lanes. The policy retains the rights-of-way and setbacks during the subdivision process, and while those rights-of-way may never develop, their preservation enhances safety, allows for intersection improvements, leaves potential for pedestrian and bicycle facilities, and provides space to offset the effects of auto emissions and roadway noise” (p. 109).

River Road is one such two lane road, albeit a major highway with a minimum right-of-way width of 150-feet. River Road is also recommended to have a Class I (off-road bike path) (p. 125) and dual bikeway in the Countywide Bikeways Functional Master Plan.

For the reasons discussed above, Staff concludes that the Application is in substantial conformance with the 2002 Potomac Subregion Master Plan as the Application will not alter the existing pattern of development.

## **Public Facilities**

### **Roads and Transportation Facilities**

The Applicant proposes to limit activities associated with the Property to weekends only with no daycare or private school on weekdays. Since the Application generates no vehicular trips during normal peak hours, it is not subject to the Adequate Public Facilities (APF) test according to the Subdivision Regulations, Section 50-35(k)(6).

Access to the Property will be provided by improving the existing driveway cut from River Road in accordance with MDSHA standards. The Applicant must dedicate 75 feet of right-of-way from the centerline of River Road to the MDSHA, which is half of the Master Plan required 150 foot wide right-of-way. The sight distance for the driveway is acceptable per the Sight Distances Evaluation reviewed and approved by MCDOT on March 29, 2011. The driveway entrance will be widened to 25 feet to meet MDSHA requirements and have a commercial turning radius of 30 feet, which also provides adequate emergency apparatus access. The Applicant will provide 42 perpendicular parking spaces and three handicapped perpendicular parking spaces. Wheel stops will be provided for the parking spaces abutting the bioretention area in the center of the parking area.

The Applicant is required to provide three inverted 'U' bike racks 50 feet of the main entrance to the church. The Applicant is required to connect the internal sidewalk to the 8.5 foot wide shared use path on River Road to enhance walkability. Staff concludes that the proposed vehicle and pedestrian access for the subdivision will be safe and adequate with the proposed improvements.

### **Other Public Facilities and Services**

Other public facilities and services are available and adequate to serve the Property. Public water and a septic field are proposed to serve the Property. The septic field is suitable for an on-site disposal system with a maximum flow of 500 gallons per day. This would be adequate for a church with 100 occupants and a simple "warming" kitchen<sup>3</sup>. Gas, electrical and telecommunications services are available to serve the Property. The Application was reviewed and approved by the Montgomery County Fire and Rescue Service in a letter dated April 24, 2012 finding that the Property has adequate access for the largest emergency apparatus vehicle emergency vehicles. Other public facilities and services, such as schools, police stations, and health services are operating within the standards set by the Subdivision Staging Policy.

## **Environment**

### **The Natural Resource Inventory/Forest Stand Delineation (NRI/FSD)**

The NRI/FSD #420012320 for this Property was originally approved on February 6, 2001 and was recertified on October 8, 2009. The NRI/FSD identifies the environmental constraints and forest resources on the Property. The Property contains no forest. There were three trees 30 inches and greater in diameter at breast height (DBH); however, two trees were subsequently removed as hazards. Additionally, there are nine trees between 24 inches and 30 inches in DBH on the Property.

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<sup>3</sup>Per attached letter from DPS – Gene Von Gunten dated February 23, 2011.



### Forest Conservation Plan

The Forest Conservation Plan (FCP) proposes no forest clearing and no forest retention. Development of the Property generates a 0.43 acre afforestation planting requirement to meet the requirements of the Forest Conservation Law. The FCP proposes to meet the entire planting requirement through a Fee-In-Lieu payment.

### Forest Conservation Variance

Section 22A-12(b) (3) of the County Code requires applicants to identify certain trees, shrubs, plants and specific areas as priority for retention and protection and further requires those features to be left in an undisturbed condition unless a variance is obtained in accordance with Chapter 22A-21 of the County code. The resources that have been identified on this Plan include trees with a DBH of 30 inches or greater.

Under Chapter 22A-21 of the County Code, a person may submit a request for a variance from this Chapter, if the person demonstrates that enforcement would result in unwarranted hardship to the person. The applicant for a variance must:

- (1) Describe the special conditions peculiar to the property which would cause the unwarranted hardship;
- (2) Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas;
- (3) Verify that State water quality standards will not be avoided or that a measurable degradation in water quality will not occur as a result of the granting of the variance; and
- (4) Provide any other information appropriate to support the request.

The Applicant submitted the request and proposed to remove tree # TBR-2, a 41 inch DBH oak; this requires a variance because the tree is 30 inches and greater DBH.

### Unwarranted Hardship Basis

The Application is a proposal to subdivide the Property into one recorded lot under the RE-2 zone for construction of a church, which is a permitted use in that zone. This Property is located in sewer category S-I, but does not have readily available access to public sewer at this time. Due to lack of public sewer service, MCDPS - Well and Septic Section approved an on-site interim septic field on the south side of the Property<sup>4</sup>. Because of the Property's topography and soil constraints, the septic must be located in this area. The size of the reserve area to accommodate the church creates significant constraints on the developable areas on the Property for placement of the building, parking lot, and storm water management facilities. A parking setback standard of 50 feet from the front property line further restricts the developable areas. As a result of these site constraints, the removal of the 41 inch oak tree is unavoidable. Absolute avoidance of the tree and its critical root zone would significantly diminish the ability to locate a church in the Property, thereby creating an unwarranted hardship as seen in Figure 5.

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<sup>4</sup> See attached plans.

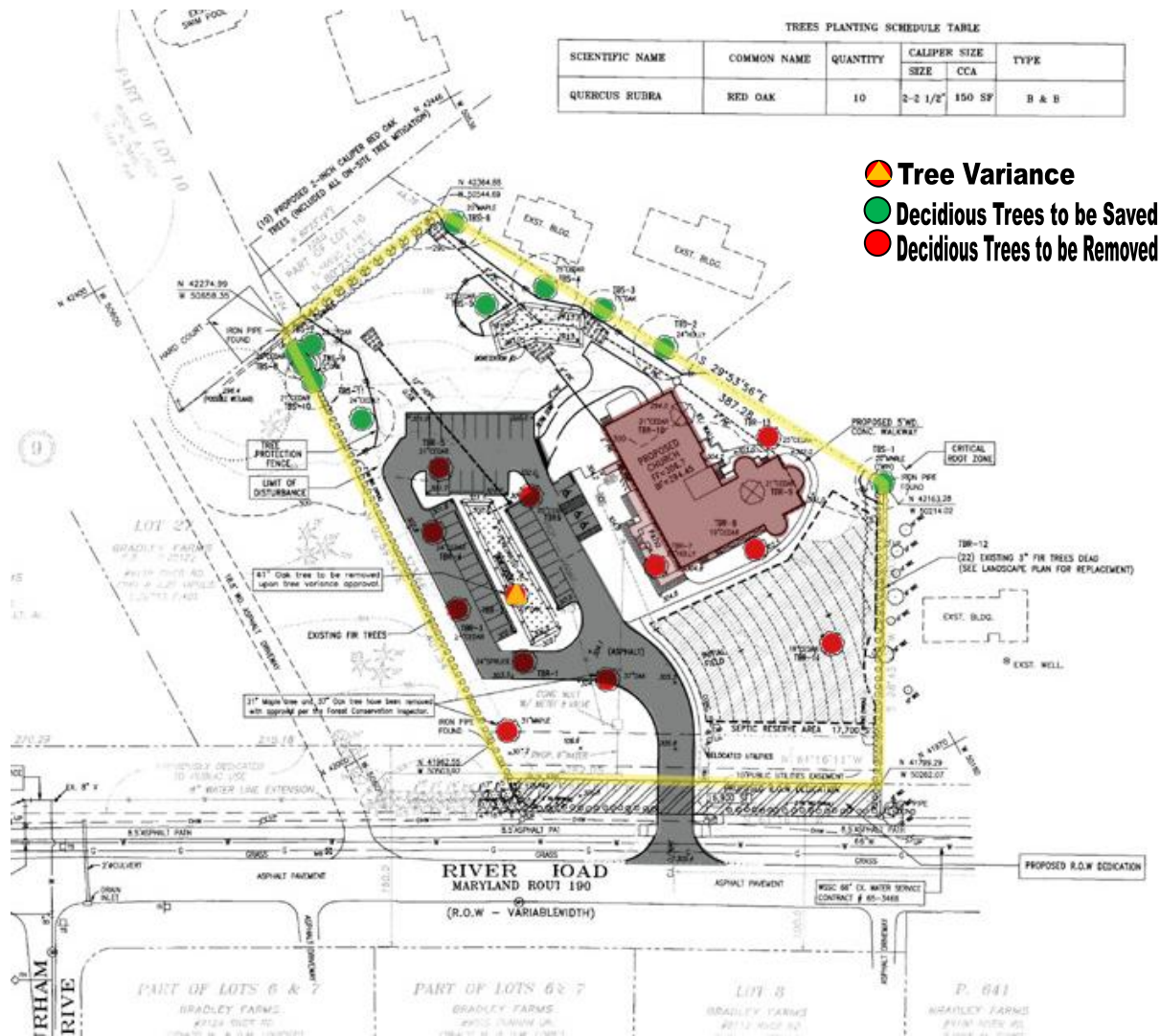


Figure 5 - Tree Variance

### County Arborist's Recommendation

In accordance with Montgomery County Code, Section 22A-21(c), the Planning Department is required to refer a copy of the variance request to the County Arborist in the Montgomery County Department of Environmental Protection for a recommendation prior to acting on the request. On April 12, 2012, the County Arborist elected not to comment on the variance request; therefore, the recommendation is assumed favorable.

### Variance Findings

The Planning Board must make findings that the Applicant has met all requirements of this Chapter 22A-21 before granting the variance. Staff has made the following determination regarding approval of the variance:

1. Will not confer on the Applicant a special privilege that would be denied to other applicants;

Granting the variance will not confer a special privilege on the Applicant as disturbance and/or removal of trees is due to the development of the Property. The trees and/or their critical root

zones lie within the developable area of the Property. Granting a variance request to allow land disturbance within the developable portion of a site is not unique to this Applicant.

2. Is not based on conditions or circumstances which are the result of actions by the Applicant;

This Property is located in sewer category S-I but does not have access to public sewer at this time. Due to lack of public sewer service, the MCDPS - Well and Septic Section approved an on-site interim septic field on the south side of the Property. The topography and soil conditions require that the septic system be located as shown on the plan. This imposes significant constraints on the development potential of the Property with regards to the placement of the building, parking lot, and storm water management facilities.

3. Is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property

The requested variance is a result of the proposed development and not a result of land or building use on a neighboring property.

4. Will not violate State water quality standards or cause measurable degradation in water quality.

The requested variance will not violate State water quality standards or cause measurable degradation in water quality. The specimen trees being removed are not within a stream buffer, wetland, or a special protection area. A Stormwater Management Concept Plan has been approved by the MCDPS – Stormwater Management Section<sup>5</sup>.

#### Forest Conservation Variance Mitigation

Mitigation should be at a rate that approximates the form and function of the trees removed. Staff recommends a replacement occur at a ratio of approximately one inch DBH for every four inches DBH removed, using trees that are two – to three-inches in DBH. This means that for the 41 caliper inches of the tree removed, it should be mitigated by the Applicant with four – three inch DBH native canopy trees on the Property. While these trees will not be as large as the trees lost, the trees will provide some immediate canopy to help augment the canopy coverage and over time fill in open areas where the large trees were removed.

#### Stormwater Management Concept

The MCDPS Stormwater Management Section conditionally approved the Stormwater Management Concept for the Application on August 31, 2011. Environmental Site Design has been integrated on-site using techniques via two micro-bioretenion practices.

#### **Compliance with the Subdivision Regulations and Zoning Ordinance**

The Application has been reviewed for compliance with the Montgomery County Code, Chapter 50 in the Subdivision Regulations. The Application meets all applicable sections. The proposed lot size, width, shape and orientation is appropriate for the location of the subdivision given the use proposed for the Property. Based on a review of the local area development map, Figure 1, the lot is comparable in size, width, shape and orientation to existing properties fronting onto River Road in the general area.

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<sup>5</sup> See attached letter.

The lot was reviewed for compliance with the dimensional requirements for the RE-2 zone as specified in the Zoning Ordinance. The lot as proposed will meet all the dimensional requirements for area, frontage, width, and the proposed building is shown on the plan to be able to meet the setbacks established in that zone. A summary of this review is included in attached Table 1. The Application was reviewed by other applicable county agencies, all of whom have recommended approval of the Preliminary Plan.

### **Citizen Correspondence and Issues**

The Applicant notified adjacent and confronting property owners of the pre-submission meeting held on November 6, 2010 at 10 a.m. at 9111 River Road. 13 people attended the submission meeting. To date, staff has not received any correspondence regarding the application.

### **CONCLUSION**

The Application meets all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conforms to the recommendations of the 2002 Potomac Subregion Master Plan. Access and public facilities will be adequate to serve the Property, and the Application was reviewed by other applicable county agencies, all of whom have recommended approval of the Preliminary Plan. Therefore, approval of the Application with the conditions specified above is recommended.

### **Attachments**

Attachment A – Proposed Development Plan

Attachment B – Agency Correspondence



Table 1: Preliminary Plan Data Table and Checklist

<b>Plan Name: Bradley Farms Lot 34 Block 9</b>				
<b>Plan Number: 120100280</b>				
<b>Zoning: RE-2</b>				
<b># of Lots: 1</b>				
<b># of Outlots: 0</b>				
<b>Dev. Type: Church</b>				
<b>PLAN DATA</b>	<b>Zoning Ordinance Development Standard</b>	<b>Proposed for Approval by the Preliminary Plan</b>	<b>Verified</b>	<b>Date</b>
Minimum Lot Area	87,120 sq. ft.	123,793 sq. ft.	XH	3/21/12
Lot Width	150 ft.	309 ft.	XH	
Lot Frontage	25 ft.	282 ft.	XH	3/21/12
Setbacks				
Front	50 ft. Min.	159 ft. <sup>1</sup>	XH	4/5/12
Side	17 ft. Min./35 ft. total	25 ft./205 ft. <sup>1</sup>	XH	4/5/12
Rear	35 ft. Min.	200 ft. <sup>1</sup>	XH	4/5/12
Height	50 ft. Max.	May not exceed maximum <sup>1</sup>	XH	4/5/12
Max Resid'l d.u. or Comm'l s.f. per Zoning	N/A	N/A	XH	4/5/12
MPDUs	N/A	N/A	XH	3/21/12
TDRs	N/A	N/A	XH	3/21/12
Site Plan Req'd?	N/A	N/A	XH	3/21/12
<b>FINDINGS</b>				
<i>SUBDIVISION</i>				
Lot frontage on Public Street		Yes	XH	3/21/12
Road dedication and frontage improvements		Yes	DOT agency letter	3/29/11
Environmental Guidelines		Yes	Josh Penn	4/11/12
Forest Conservation		Yes	Josh Penn	4/11/12
Master Plan Compliance		Yes	XH	3/21/12
Other (i.e., parks, historic preservation)		None	Josh Silver	1/18/11
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management		Yes	DPS agency letter	8/31/11
Water and Sewer (WSSC)		Yes	Agency letter	1/18/11
10-yr Water and Sewer Plan Compliance		Yes	DEP agency letter	9/22/09
Well and Septic		Yes	DPS agency letter	2/23/10
Local Area Traffic Review		N/A	Ki Kim	1/12/11
Policy Area Mobility Review		N/A	Ki Kim	1/12/11
Transportation Management Agreement		N/A	Ki Kim	1/12/11
School Cluster in Moratorium?		No	XH	4/5/12
School Facilities Payment		No	XH	4/5/12
Fire and Rescue		Yes	Agency letter	4/21/12

<sup>1</sup> As determined by MCDPS at the time of building permit.



**GENERAL NOTES:**

- THE BOUNDARY WAS COMPILED FROM EXISTING DEEDS AND PLATS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- TOPOGRAPHY WAS DERIVED FROM FIELD RUN SURVEY. CONTOURS ARE SHOWN AT TWO FEET INTERVALS.
- W.S.S.C. WATER & SEWER CATEGORIES ARE W-1 AND S-1. THIS PROPERTY IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEPTIC FIELD.
- THE PROPERTY ADDRESS IS: 9111 RIVER ROAD, POTOMAC, MD 20854
- THE PROPERTY IS LOCATED WITHIN THE BOUNDARY OF CABIN JOHN CREEK WATERSHED. A CLASS 1 WATERSHED.
- PROPERTY INFORMATION:  
ELECTION DISTRICT: #10  
TAX MAP - FP61  
TAX ACCOUNT - 00866718  
WSSC GRID - 211NW9
- EXISTING ZONE IS RE-2 (RESIDENTIAL, ONE FAMILY, DETACHED)
- SETBACK REQUIREMENTS:  
FRONT .....50'  
SIDE .....17' AND TOTAL 35'  
REAR YARD .....35'
- THIS PLAN IS A PROPOSED RESUBDIVISION OF PART OF LOT 10 BLOCK 9 BRADLEY FARMS RECORDED IN PLAT BOOK 23 AT PLAT NO. 1450.
- NUMBER OF LOTS PROPOSED = 1 (ONE).
- AREA TABULATION.

DESCRIPTION	AREA
LOT 10	136,256 S.F. OR 3.128 AC.
LESS CONVEYANCE TO ALTMAN	5,563 S.F. OR 0.1277 AC.
LESS ROAD DEDICATION	6,900 S.F. OR 0.1584 AC.
NET TOTAL AREA	123,793 S.F. OR 2.842 AC.

- LOTS LINE SHOWN ARE SCALED AND SUBJECT TO ADJUSTMENT UPON FINAL COMPUTATION.
- THIS PLAN IS COMPLY TO THE NEW REQUIREMENT OF STORM WATER MANAGEMENT CONTROL.
- ACCESS TO RIVER ROAD LIMITED AS PER MSHA LETTER DATED APRIL 23rd 2001.
- THE TYPE OF SOIL ON THE SITE IS: (6A) - BAILE SILT LOAM, 0-3% SLOPES  
(2B) - GLENELG SILT LOAM, 3-8% SLOPES.
- THE PROPERTY IS WITHIN THE AREAS OF MINIMAL FLOODING.  
FLOOD ZONE "C"; FEMA PANEL - 240049 0175C DATED: JULY, 1979

**UTILITY DISCLAIMER**

THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**UTILITY COMPANIES**

- POTOMAC ELECTRIC POWER CO.**  
701 9th STREET, N.W.  
WASHINGTON D.C. 20068  
202-331-6237
- GAS SERVICE**  
WASHINGTON GAS COMPANY  
6801 INDUSTRIAL RD.  
SPRINGFIELD VA 22151  
703-750-1000
- TELEPHONE SERVICE**  
VERIZON  
13101 COLUMBIA PIKE  
CONDUIT GROUP - LOWER LEVEL  
SILVER SPRING, MD 20904  
301-282-7736
- SEWER & WATER SERVICE**  
WSSC  
14501 SWEITZER LANE  
LAUREL, MD  
301-206-4001

**UTILITIES LEGEND**

- ⊙ SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ WATER MANHOLE
- ⊙ MANHOLE
- ⊙ STEAM MANHOLE
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ FIRE HYDRANT
- ⊙ CLEAN OUT

- G GAS LINE
- S SEWER LINE
- SD STORM SEWER
- W WATER LINE
- OHW OVERHEAD WIRE
- GUY GUY WIRE
- PP PEPCO POWER POLE
- UP UTILITY POLE
- LP PEPCO LIGHT POLE
- EM ELEC. METER
- TS TRAFFIC SIGN
- IS INFORMATION SIGN
- MB MAILBOX

- CHAIN LINK FENCE
- WOOD FENCE
- TREE
- CONC. = CONCRETE
- ST. = STONE
- LIMITS OF DISTURBANCE

**BENCHMARK**  
NORTHEAST EDGE OF DRAIN INLET AT CORNER OF RIVER RD. & DURHAM DR.  
TOP EL: 311.75 INV. EL: 309.08

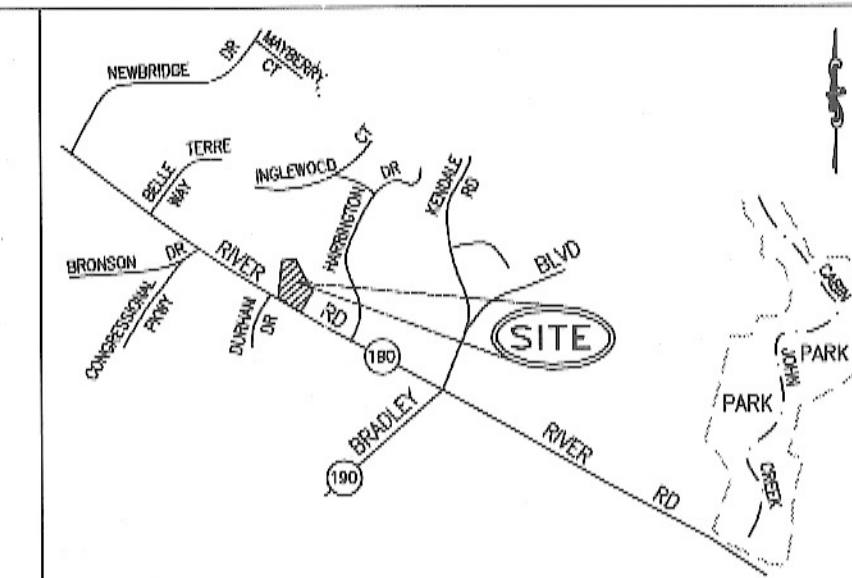
**GRAPHIC SCALE**  
0 50 100  
SCALE: 1" = 50'

**SOIL TABLE**

No.	SLOPE (%)	DESCRIPTION	HYDROLOGIC SOIL GROUP
6A	0-3	BAILE SILT LOAM	D
2B	3-8	GLENELG SILT LOAM	B

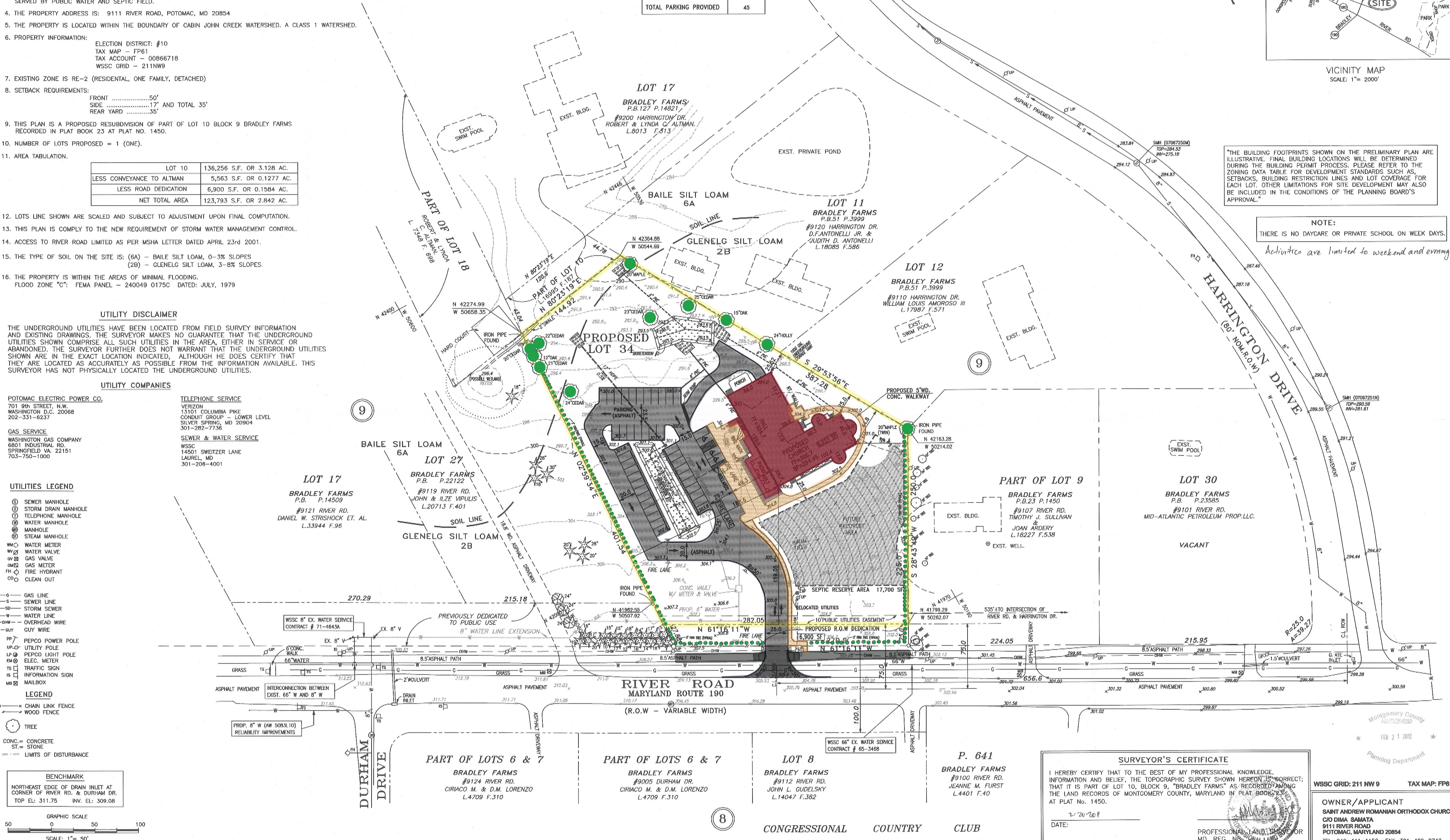
**PARKING TABLE**

STRUCTURE USE	No. OF OCCUPANTS	PARKING REQUIREMENT	REQUIRED PARKING	PROVIDED PARKING	SIZE (PER SPACE)
PROPOSED CHURCH	100	1 SPACE PER 4 PERSONS	25	42	8.5' x 18.0'
HANDICAP SPACES		UP TO 25 PARKING SPACES = 1 SPACE	1	3	9.0' x 18.0'
<b>TOTAL PARKING PROVIDED</b>				<b>45</b>	



THE BUILDING FOOTPRINTS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. FINAL BUILDING LOCATIONS WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS, SETBACKS, BUILDING RESTRICTION LINES AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.

**NOTE:**  
THERE IS NO DAYCARE OR PRIVATE SCHOOL ON WEEK DAYS.  
Activities are limited to weekend and evenings.



**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE TOPOGRAPHIC SURVEY SHOWN HEREON IS CORRECT; THAT IT IS PART OF LOT 10, BLOCK 9, "BRADLEY FARMS" AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT BOOK 23 AT PLAT NO. 1450.  
DATE: 2/20/12  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 12345

WSSC GRID: 211 NW 9 TAX MAP: FP61  
**OWNER/APPLICANT**  
SAINT ANDREW ROMANIAN ORTHODOX CHURCH  
C/O DIMA SAMATA  
9111 RIVER ROAD  
POTOMAC, MARYLAND 20854  
TEL: 240-441-1150 FAX: 301-469-0742

**REVISIONS**

No.	DESCRIPTION	NAME	DATE

**NOTES:**  
1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.  
2. ONLY TREES WITH DBH GREATER THAN 12" ARE SHOWN.

**DRAWN** F. KOUROUMA  
**DESIGNED**  
**CHECKED**  
**SCALE** 1" = 50'

**AAH CONSULTANTS, LLC**  
ENGINEERS SURVEYORS CONSULTANTS  
4200 FORBES BOULEVARD, SUITE 203  
LANHAM, MARYLAND 20706  
(301) 429-1750 429-1757 (FAX)

**SAINT ANDREW ROMANIAN ORTHODOX CHURCH**  
9111 RIVER ROAD  
POTOMAC, MARYLAND 20854

**PRELIMINARY PLAN**  
LOT 34 BLOCK 9  
**BRADLEY FARMS**  
MONTGOMERY COUNTY, MARYLAND

**DATE** JAN 09, 2012  
**SHEET** 1 OF 1  
**JOB No.** 09-128



**GENERAL NOTES:**

- THE BOUNDARY WAS COMPILED FROM EXISTING DEEDS AND PLATS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- TOPOGRAPHY WAS DERIVED FROM FIELD RUN SURVEY. CONTOURS ARE SHOWN AT TWO FEET INTERVALS.
- W.S.S.C. WATER & SEWER CATEGORIES ARE W-1 AND S-1. THIS PROPERTY IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEPTIC FIELD.
- THE PROPERTY ADDRESS IS: 9111 RIVER ROAD, POTOMAC, MD 20854
- THE PROPERTY IS LOCATED WITHIN THE BOUNDARY OF CABIN JOHN CREEK WATERSHED. A CLASS 1 WATERSHED.
- PROPERTY INFORMATION:  
ELECTION DISTRICT: #10  
TAX MAP - FP61  
TAX ACCOUNT - 00866718  
WSSC GRID - 211NW9
- EXISTING ZONE IS RE-2 (RESIDENTIAL, ONE FAMILY, DETACHED)
- SETBACK REQUIREMENTS:  
FRONT .....50'  
SIDE .....17' AND TOTAL 35'  
REAR YARD .....35'
- THIS PLAN IS A PROPOSED RESUBDIVISION OF PART OF LOT 10 BLOCK 9 BRADLEY FARMS RECORDED IN PLAT BOOK 23 AT PLAT NO. 1450.
- NUMBER OF LOTS PROPOSED = 1 (ONE).
- AREA TABULATION.

DESCRIPTION	AREA
LOT 10	136,256 S.F. OR 3.128 AC.
LESS CONVEYANCE TO ALTMAN	5,563 S.F. OR 0.1277 AC.
LESS ROAD DEDICATION	6,900 S.F. OR 0.1584 AC.
NET TOTAL AREA	123,793 S.F. OR 2.842 AC.

- LOTS LINE SHOWN ARE SCALED AND SUBJECT TO ADJUSTMENT UPON FINAL COMPUTATION.
- THIS PLAN IS COMPLY TO THE NEW REQUIREMENT OF STORM WATER MANAGEMENT CONTROL.
- ACCESS TO RIVER ROAD LIMITED AS PER MSHA LETTER DATED APRIL 23rd 2001.
- THE TYPE OF SOIL ON THE SITE IS: (6A) - BAILE SILT LOAM, 0-3% SLOPES  
(2B) - GLENELG SILT LOAM, 3-8% SLOPES.
- THE PROPERTY IS WITHIN THE AREAS OF MINIMAL FLOODING.  
FLOOD ZONE "C"; FEMA PANEL - 240049 0175C DATED: JULY, 1979

**UTILITY DISCLAIMER**

THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**UTILITY COMPANIES**

- POTOMAC ELECTRIC POWER CO.**  
701 9th STREET, N.W.  
WASHINGTON D.C. 20068  
202-331-6237
- GAS SERVICE**  
WASHINGTON GAS COMPANY  
6801 INDUSTRIAL RD.  
SPRINGFIELD VA 22151  
703-750-1000
- TELEPHONE SERVICE**  
VERIZON  
13101 COLUMBIA PIKE  
CONDUIT GROUP - LOWER LEVEL  
SILVER SPRING, MD 20904  
301-282-7736
- SEWER & WATER SERVICE**  
WSSC  
14501 SWEITZER LANE  
LAUREL, MD  
301-206-4001

**UTILITIES LEGEND**

- ⊙ SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ WATER MANHOLE
- ⊙ MANHOLE
- ⊙ STEAM MANHOLE
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ FIRE HYDRANT
- ⊙ CLEAN OUT

- G GAS LINE
- S SEWER LINE
- SD STORM SEWER
- W WATER LINE
- OHW OVERHEAD WIRE
- GUY GUY WIRE
- PP PEPCO POWER POLE
- UP UTILITY POLE
- LP PEPCO LIGHT POLE
- EM ELEC. METER
- TS TRAFFIC SIGN
- IS INFORMATION SIGN
- MB MAILBOX

- CHAIN LINK FENCE
- WOOD FENCE
- TREE
- CONC. = CONCRETE
- ST. = STONE
- LIMITS OF DISTURBANCE

**BENCHMARK**  
NORTHEAST EDGE OF DRAIN INLET AT  
CORNER OF RIVER RD. & DURHAM DR.  
TOP EL: 311.75 INV. EL: 309.08

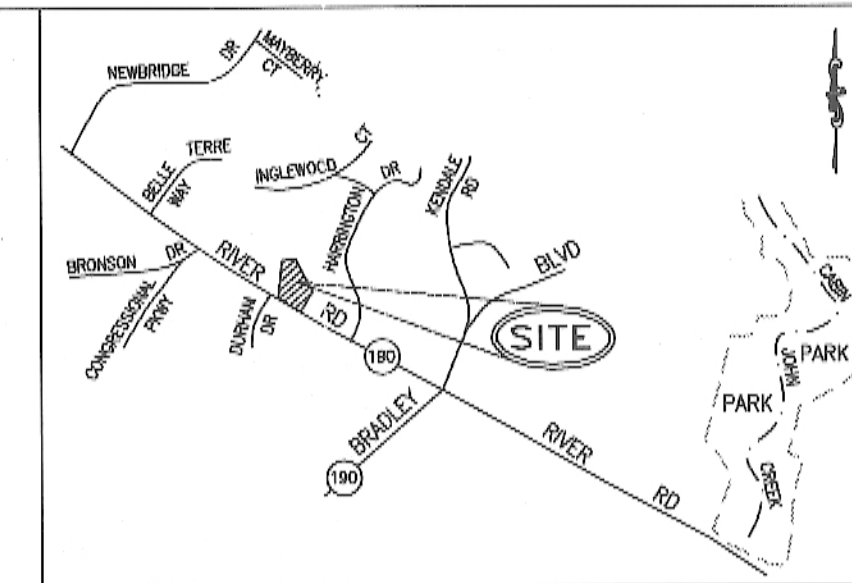
GRAPHIC SCALE  
0 50 100  
SCALE: 1" = 50'

**SOIL TABLE**

No.	SLOPE (%)	DESCRIPTION	HYDROLOGIC SOIL GROUP
6A	0-3	BAILE SILT LOAM	D
2B	3-8	GLENELG SILT LOAM	B

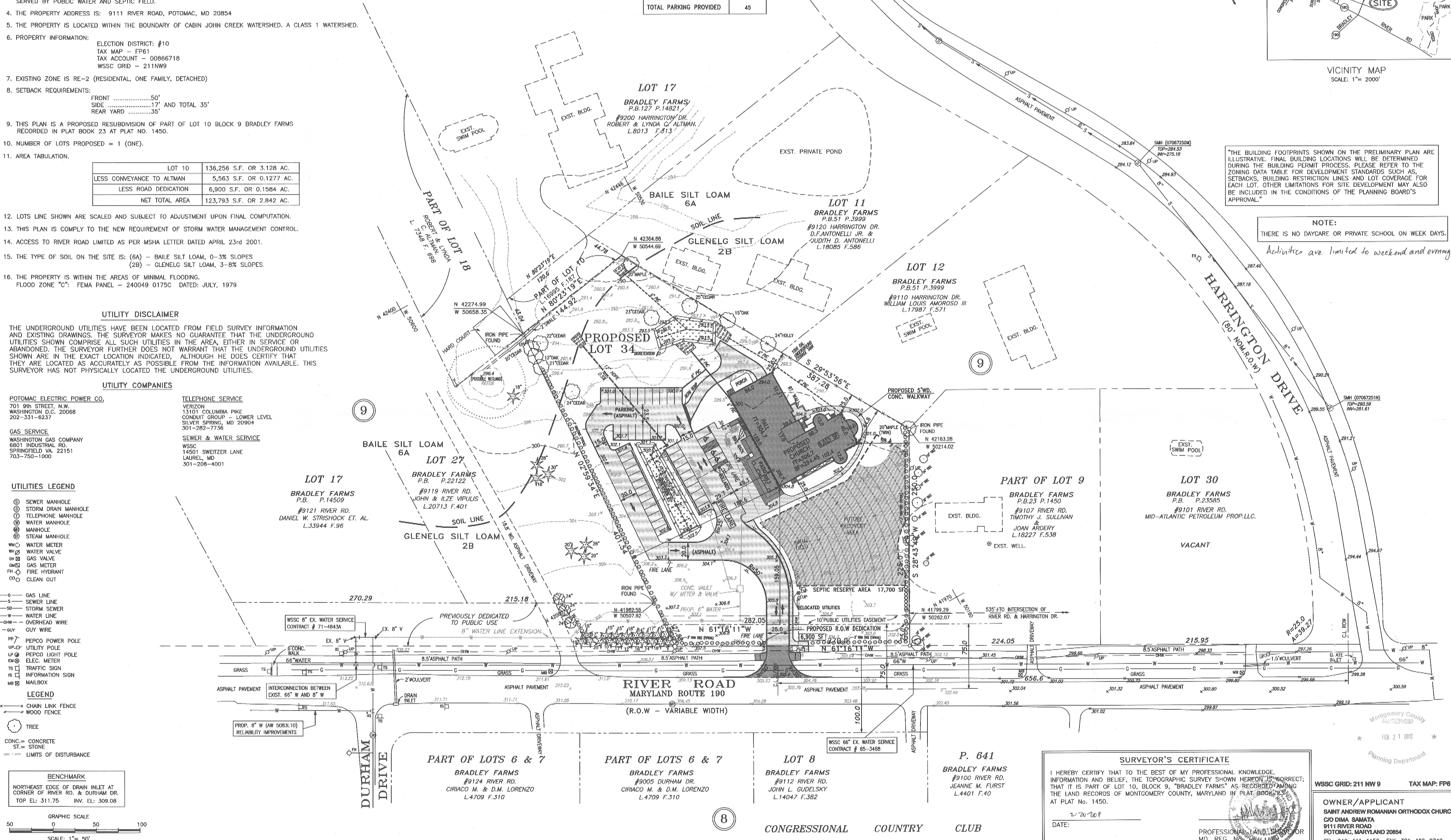
**PARKING TABLE**

STRUCTURE USE	No. OF OCCUPANTS	PARKING REQUIREMENT	REQUIRED PARKING	PROVIDED PARKING	SIZE (PER SPACE)
PROPOSED CHURCH	100	1 SPACE PER 4 PERSONS	25	42	8.5' x 18.0'
HANDICAP SPACES		UP TO 25 PARKING SPACES = 1 SPACE	1	3	9.0' x 18.0'
<b>TOTAL PARKING PROVIDED</b>				<b>45</b>	



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PROFESSIONAL LAND SURVEYOR  
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WSSC GRID: 211 NW 9 TAX MAP: FP61  
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**REVISIONS**

No.	DESCRIPTION	NAME	DATE

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**DRAWN** F. KOUROUMA  
**DESIGNED**  
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**PRELIMINARY PLAN**  
LOT 34 BLOCK 9  
**BRADLEY FARMS**  
MONTGOMERY COUNTY, MARYLAND

**DATE** JAN 09, 2012  
**SHEET** 1 OF 1  
**JOB No.** 09-128



# **AAH CONSULTANTS LLC**

surveyors . engineers . consultants  
4200 Forbes Blvd. Suite 203, Lanham MD 20706.

February 3, 2012

Mr. Mark Pfefferle  
Acting Division Chief  
Forest Conservation Program Manager  
Environmental Planning Division  
8787 Georgia Avenue  
Silver Spring, MD 20910  
c/o Mr. Josh Penn

**Re: Variance Request for Preliminary Plan # 120100280 Bradley Farms  
Saint Andrews Romanian Orthodox Church  
9111 River Road, Potomac, Maryland 20854**

Dear Mr. Pfefferle,

In accordance with the requirements of Section 22A-21 of the Montgomery County Code, I am writing this letter to request a variance from provisions of Chapter 22 as it applies to this project. A variance is required in order to remove one tree whose diameter at breast height is more than 30 inches.

The tree proposed to be removed is a 41 inch oak identified as TBR-2 and shown on the attached Preliminary Forest Conservation Plan for the subject project. The tree is located at the site's main storm water management facility area and therefore its critical root zone will be severely impacted by this development.

## **Existing Conditions**

The site is located on the Northern side of River Road directly opposite the Congressional Country Club, the land slopes from River Road towards the rear of the property, the soil type is Silty Loam and there are no rear endangered or threatened species on the property. The site is clear of forest cover and there is no erodible soil on the property.

## **Proposed Conditions**

This site is to be used for the construction of a religious facility (Romanian Orthodox Church) to serve the existing Romanian Orthodox community in Montgomery County. A sanctuary as well as the required parking and drive isles will be provided under this development. Onsite septic system will serve the sewer needs for this project. On site storm water management is proposed, this confirms to the current Maryland standards for storm water management mitigation.

The following justifications in support of this request for a variance are as follows:



2.

**1) Describe the special conditions peculiar to the property which would cause the unwarranted hardship.**

The subject application is a proposal to re-subdivide the property into one recorded lot under the same zoning designation RE-2 for construction of a religious institution. This subject site even though located in WSSC S-1 category does not have access to any available public sewer at this time. Due to lack of public sewer service, the County Well and Septic Field Division approved a temporary onsite septic field on the South side of the property as shown on the attached plans. The topography and geotechnical information imposes significant constraints on the development of the property with regards to the placement of the building, parking lot, and storm water management facilities. As a result of these site constraints, the removal of the 41 inches oak tree cannot be avoided.

**2) Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas.**

If the 41 inches oak tree is not allowed to be removed, the applicant will not be able to fully manage the site runoff which may cause damage to this property as well as the downstream properties. If the unmanaged site runoff causes any damages to this property or downstream properties, the applicant will be held responsible.

**3) Verify that State water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance:**

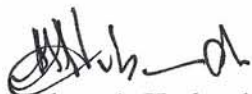
Granting of a variance to remove this tree will not result in a violation of any State water quality standards nor will it cause any degradation in water quality. There are no streams located on or near the subject property and therefore removal of this tree will not cause any increase in sediments or pollutants entering the water systems.

**4) Provide any other information to support the request.**

The proposed storm water management facility location helps to protect the downstream properties from adverse impact of the site runoff increase.

For all of the reasons stated above, we humbly request approval of a variance to allow the removal of this tree which has a diameter at breast height of 30 inches or greater. If any further information is needed for this request, please feel free to contact me at your earliest convenience.

Sincerely,



Andrew A. Husbands. PLS

**FOREST CONSERVATION WORKSHEET**

NET TRACT AREA:

A. Total tract area ...	3.00
B. Land dedication for parks, county facility, etc. ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.14
D. Area to remain in commercial agricultural production ...	0.00
E. Other deductions (specify) ...	0.00
F. Net Tract Area	2.86

LAND USE CATEGORY (from Trees Technical Manual)  
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	1	0	0	0

G. Afforestation Threshold ... 15% x F = 0.43  
H. Conservation Threshold ... 20% x F = 0.57

EXISTING FOREST COVER:

I. Existing forest cover	0.00
J. Area of forest above afforestation threshold	0.00
K. Area of forest above conservation threshold	0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation	0.00
M. Clearing permitted without mitigation	0.00

PROPOSED FOREST CLEARING:

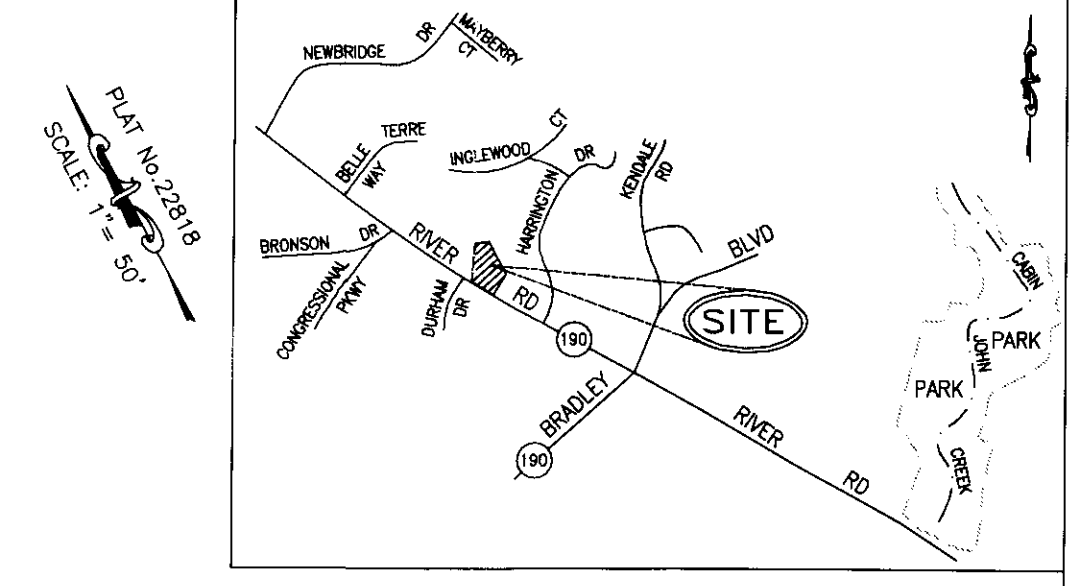
N. Total area of forest to be cleared	0.00
O. Total area of forest to be retained	0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold	0.00
Q. Reforestation for clearing below conservation threshold	0.00
R. Credit for retention above conservation threshold	0.00
S. Total reforestation required	0.00
T. Total afforestation required	0.43
U. Credit for landscaping (may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	0.43

worksheet updated 6/20/2007

TOTAL REFORESTATION AND AFFORESTATION REQUIRED IS 0.43 ACRE OR 18,730.8 SQUARE FEET.  
TOTAL REFORESTATION AND AFFORESTATION REQUIRED TO BE PROVIDED WITH FEE IN LIEU

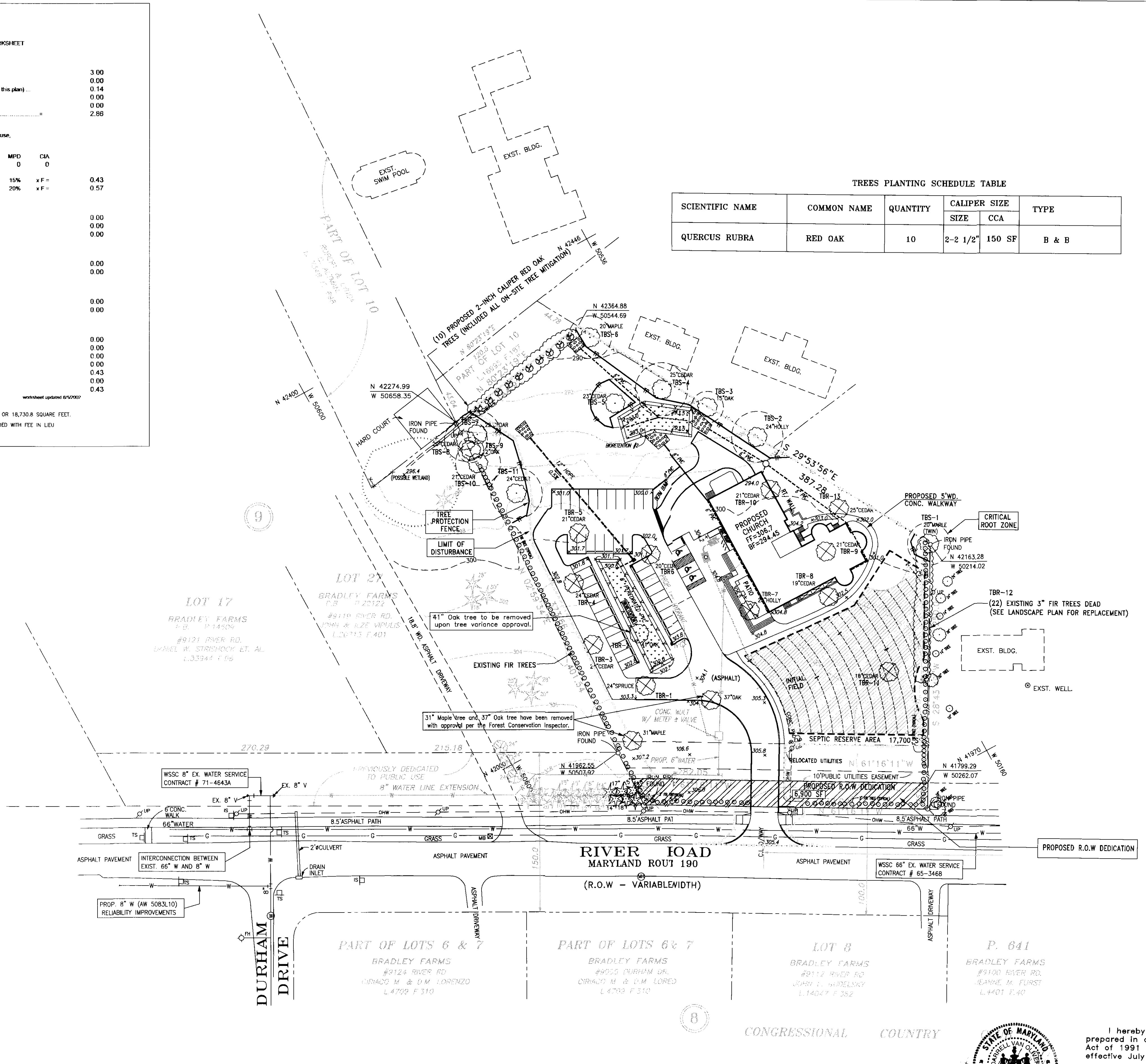


**TREES PLANTING SCHEDULE TABLE**

SCIENTIFIC NAME	COMMON NAME	QUANTITY	CALIPER SIZE		TYPE
			SIZE	CCA	
QUERCUS RUBRA	RED OAK	10	2-2 1/2"	150 SF	B & B

**FCP/TREE SAVE PLAN LEGEND**

- DECIDUOUS TREE TO BE SAVED
- EVERGREEN TREE TO BE SAVED
- L.O.D (LIMIT OF DISTURBANCE)
- TP TREE PROTECTION AREA
- CRITICAL ROOT ZONE
- DECIDUOUS TREE TO BE REMOVED
- TBS TREE TO BE SAVED
- TBR TREE TO BE REMOVED
- TREE TO BE PLANTED



- UTILITIES LEGEND**
- SEWER MANHOLE
  - STORM DRAIN MANHOLE
  - TELEPHONE MANHOLE
  - WATER MANHOLE
  - MANHOLE
  - STEAM MANHOLE
  - WATER METER
  - WATER VALVE
  - GAS VALVE
  - GAS METER
  - FIRE HYDRANT
  - CLEAN OUT
  - DRILLED WELL
  - GAS LINE
  - SEWER LINE
  - STORM SEWER
  - WATER LINE
  - OVERHEAD WIRE
  - GUY WIRE
  - PEPCO POWER POLE
  - UTILITY POLE
  - PEPCO LIGHT POLE
  - ELEC. METER
  - TRAFFIC SIGN
  - INFORMATION SIGN
  - MAILBOX
- LEGEND**
- CHAIN LINK FENCE
  - WOOD FENCE
  - TREE
  - CONC. = CONCRETE
  - ST. = STONE

**DEVELOPER'S CERTIFICATE**

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. \_\_\_\_\_ including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: \_\_\_\_\_  
Contact Person or Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone and Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

**NOTE:**  
THE 37" OAK AND 31" MAPLE TREES HAVE BEEN REMOVED PER INSPECTION ROVAL WITH PLANTING TWO REPLACEMENT OF 2-INCH CALIPER RED OAK TREES. ALL TREE MITIGATION WILL BE SHOWN ON THIS PLAN AND THE LANDSCAPE PU



I hereby certify that this Forest Conservation plan has been prepared in accordance with the Maryland Forest Conservation Act of 1991 and the Montgomery County Trees Technical Manual, effective July 1, 1992.

Signed: Darrell Van Olivier  
DARRELL VAN OLIVIER, RLA  
Registered Landscape Architect, No.

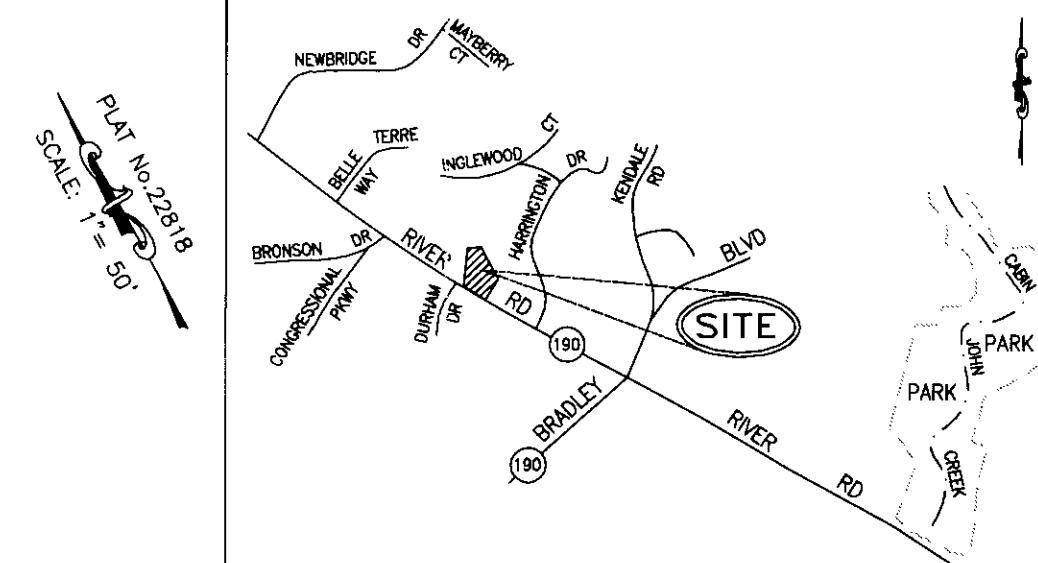
WSSC GRID: 211 NW 9      TAX MAP: FP61

OWNER/APPLICANT  
SAINT ANDREW ROMANIAN ORTHODOX CHURCH  
C/O DIMA SAMATA  
9111 RIVER ROAD  
POTOMAC, MD 20854  
TEL: 240-441-1150      FAX: 301-469-0742

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No.	DESCRIPTION	NAME	DATE									
REVISIONS												







VICINITY MAP  
SCALE: 1" = 2000'

### LANDSCAPE PLAN LEGEND

- PROPOSED LIGHT POLE
- PINE TREE TO BE PLANTED
- RED OAK TREE TO BE PLANTED
- FIR TREE PREVIOUSLY PLANTED
- NEW FIR TREE (TO REPLACE EXISTING DEAD FIR TREE)
- LANDSCAPE LAWN AREA

LIGHTING SCHEDULE TABLE

DESIGNATION	POLE TYPE	POLE HEIGHT	QUANTITY	DESCRIPTION
PROPOSED LIGHT POLE	•	•	18	•

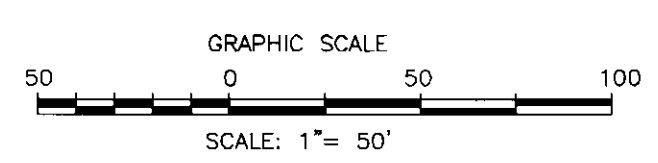
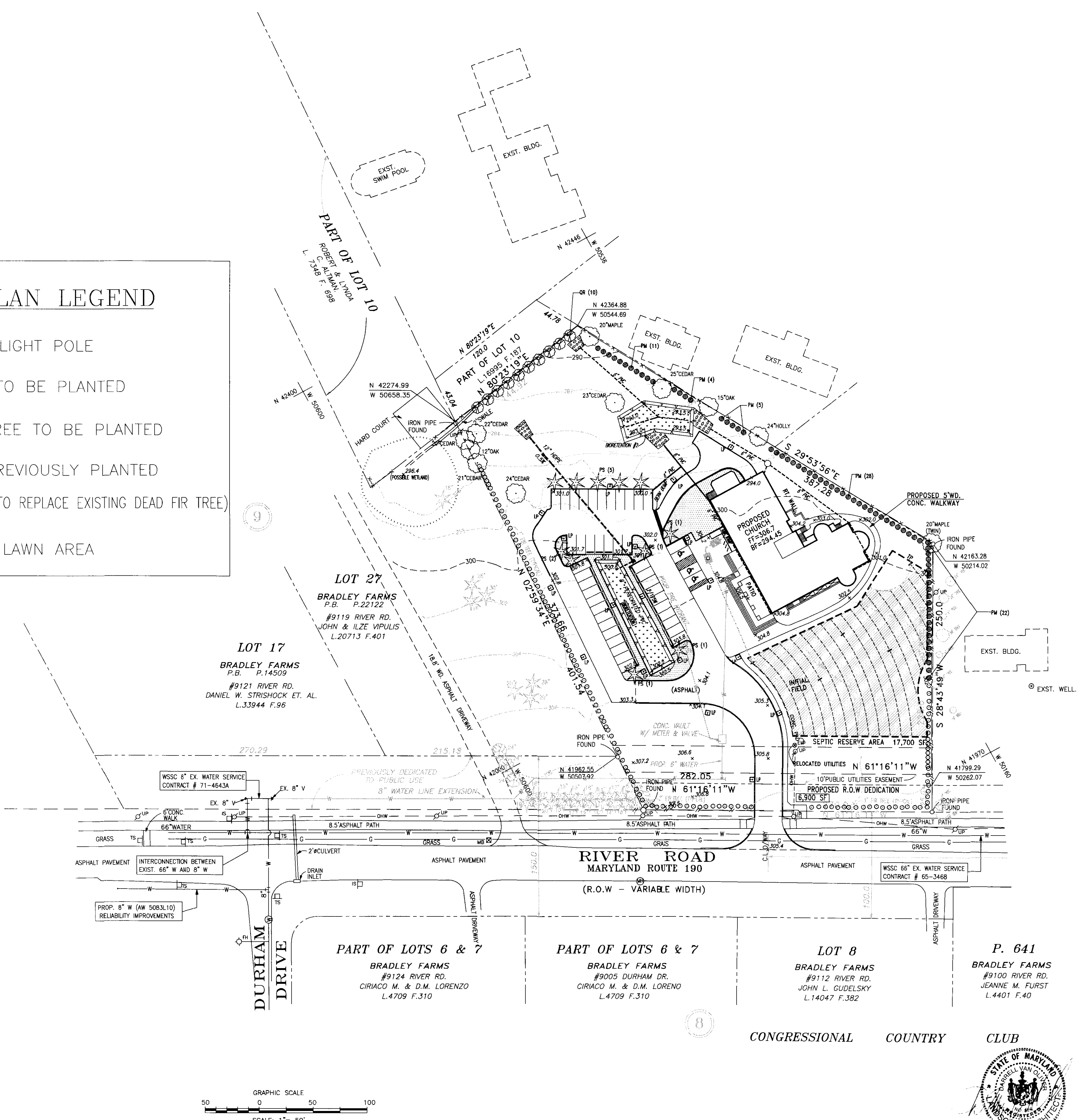
\* TO BE DESIGNED AND DETERMINED BY ELECTRICAL ENGINEER.

LANDSCAPE TABLE

SYMB	SCIENTIFIC NAME	COMMON NAME	QUANTITY	CALIPER SIZE		HT. (FT.)	SPACING	TYPE
				CCA	SIZE			
PS	PINUS STROBUS	WHITE PINE	11	--	75 SF	6'-8'	6' (Min.)	B & B
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	48	--	75 SF	6'-8'	6'-8' o.c.	B & B
QR	QUERCUS RUBRA	RED OAK	10	2"-2 1/2" Cal.	150 SF	10'-12'	12' o.c.	B & B

### UTILITIES LEGEND

- ⊙ SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ WATER MANHOLE
- ⊙ MANHOLE
- ⊙ STEAM MANHOLE
- WV WATER VALVE
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- FM FIRE HYDRANT
- CO CLEAN OUT
- D/W DRILLED WELL
- G GAS LINE
- S SEWER LINE
- SD STORM SEWER
- W WATER LINE
- OHW OVERHEAD WIRE
- GW GUY WIRE
- PP PEPCO POWER POLE
- UP UTILITY POLE
- LP PEPCO LIGHT POLE
- EM ELEC. METER
- TS TRAFFIC SIGN
- IS INFORMATION SIGN
- MB MAILBOX
- LEGEND
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- WOOD FENCE
- TREE
- CONC. CONCRETE
- ST. STONE



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DBH = DIAMETER AT BREAST HEIGHT.

DRAWN F. KOUROUMA  
DESIGNED  
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SCALE 1" = 50'

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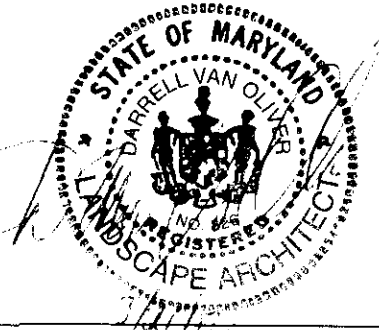
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**LANDSCAPE PLAN**  
LOT 34 BLOCK 9  
**BRADLEY FARMS**  
MONTGOMERY COUNTY, MARYLAND

DATE MARCH 09, 2012  
SHEET 1 OF 1  
JOB No. 09-128

I hereby certify that this Landscape plan has been prepared in accordance with the Maryland Forest Conservation Act of 1991 and the Montgomery County Trees Technical Manual, effective July 1, 1992.

Signed *Darrell Van Oliver*  
DARRELL VAN OLIVER, RLA  
Registered Landscape Architect, No.826



WSSC GRID: 211 NW 9 TAX MAP: FP61

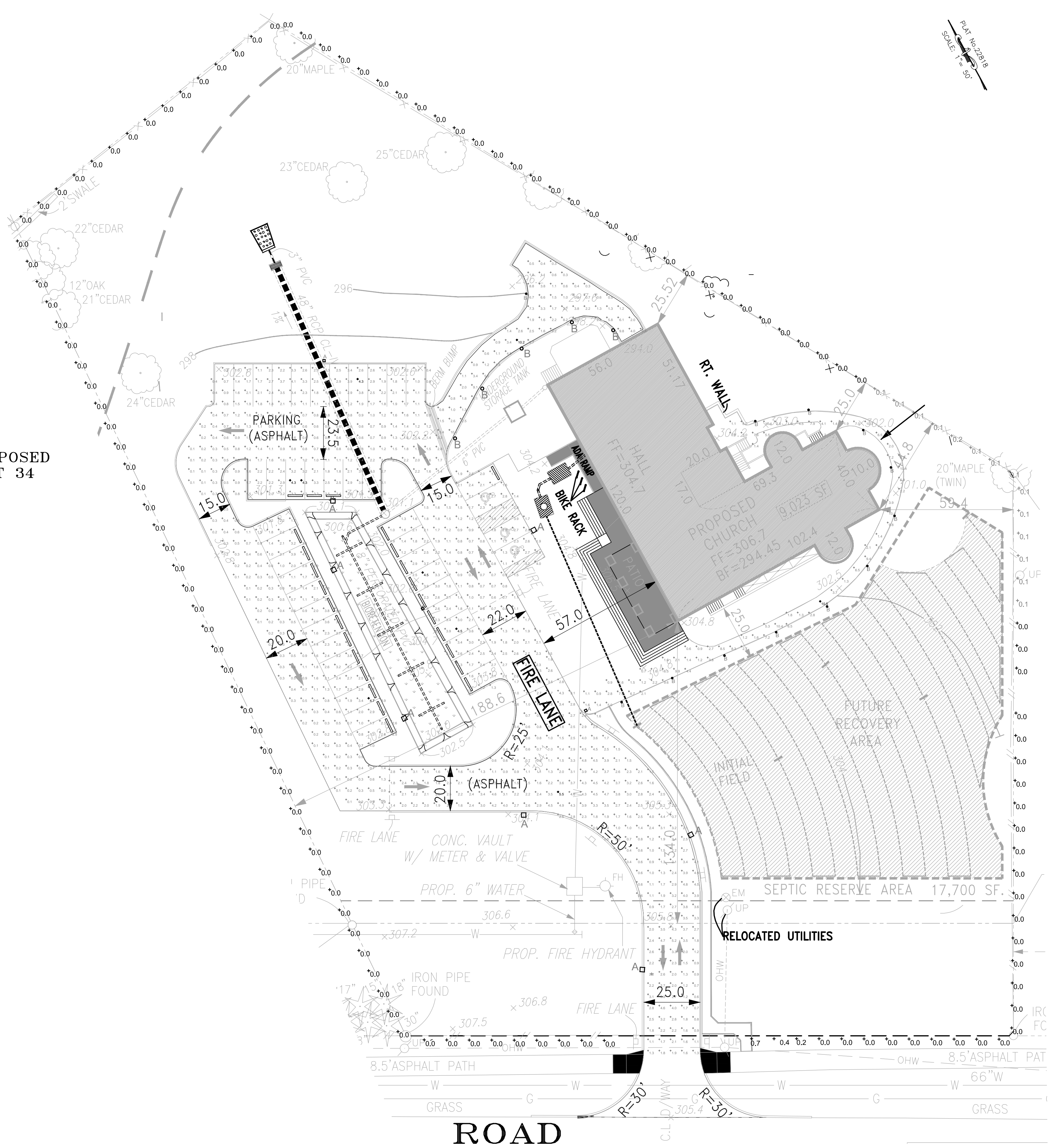
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TEL: 240-441-1150 FAX: 301-469-0742

No.	DESCRIPTION	NAME	DATE
REVISIONS			



PLAN No. 2816  
SCALE: 1" = 50'

PROPOSED LOT 34



- UTILITIES LEGEND**
- ⊙ SEWER MANHOLE
  - ⊙ STORM DRAIN MANHOLE
  - ⊙ TELEPHONE MANHOLE
  - ⊙ WATER MANHOLE
  - ⊙ MANHOLE
  - ⊙ STEAM MANHOLE
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- LEGEND**
- CHAIN LINK FENCE
  - WOOD FENCE
  - TREE
- CONC. = CONCRETE  
ST. = STONE
- LIMITS OF DISTURBANCE

**BENCHMARK**  
NORTHEAST EDGE OF DRAIN INLET AT  
CORNER OF RIVER RD. & DURNAM DR.  
TOP EL: 311.75 INV. EL: 309.06

GRAPHIC SCALE  
SCALE: 1" = 50'

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	A	10	KSF1 250M R3-HS	ARM MOUNTED FIXTURE WITH PREMIUM SEGMENTED OPTICS AND HS OPTION	SYL M0250102312	94083101.IES	20000	0.55	310
○	B	17	KB6 70M	6 IN ROUND BOLLARD W/ LOUVERS	70 WATT MEDIUM BASE MH	94032902.IES	6300	1.00	90

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Around Church Walkway	+	4.3 fc	10.5 fc	0.6 fc	17.5:1	7.2:1
Main Entrance Road	+	2.3 fc	5.5 fc	0.3 fc	18.3:1	7.7:1
Main Parking 1	+	1.2 fc	4.7 fc	0.1 fc	47.0:1	12.0:1
Main Parking 2	+	1.9 fc	4.5 fc	0.6 fc	7.5:1	3.2:1
North Parking	+	1.6 fc	4.3 fc	0.1 fc	43.0:1	16.0:1
North walkway	+	3.2 fc	10.2 fc	0.3 fc	34.0:1	10.7:1

**LITHONIA LIGHTING**  
KSF1 250M R3-HS  
Main Entrance and Parking Area

**FEATURES & SPECIFICATIONS**

**DESCRIPTION:** - 8' high, 250W, adjustable arm fixture. Features a premium segmented optic and a high output lamp. The fixture is designed for use in parking areas, walkways, and other outdoor applications. It is available in a variety of finishes and mounting options.

**DETAILS:** - 8' high, 250W, adjustable arm fixture. Features a premium segmented optic and a high output lamp. The fixture is designed for use in parking areas, walkways, and other outdoor applications. It is available in a variety of finishes and mounting options.

**ACCESSORIES:** - See accessories section for details on optional accessories.

**NOTES:** - See notes section for details on installation and maintenance.

**LITHONIA LIGHTING**  
KB6 70M  
WALKWAYS

**FEATURES & SPECIFICATIONS**

**DESCRIPTION:** - 6" round, 70W, medium base bollard with louvers. The bollard is designed for use in walkways, parking areas, and other outdoor applications. It is available in a variety of finishes and mounting options.

**DETAILS:** - 6" round, 70W, medium base bollard with louvers. The bollard is designed for use in walkways, parking areas, and other outdoor applications. It is available in a variety of finishes and mounting options.

**ACCESSORIES:** - See accessories section for details on optional accessories.

**NOTES:** - See notes section for details on installation and maintenance.

WSSC GRID: 211 NW 9 TAX MAP: FP61

**OWNER/APPLICANT**  
SAINT ANDREW ROMANIAN ORTHODOX CHURCH  
C/O DIMA SAMATA  
9111 RIVER ROAD  
POTOMAC, MARYLAND 20854  
TEL: 240-441-1150 FAX: 301-469-0742

<p><b>NOTES:</b></p> <p>1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. 2. ONLY TREES WITH DBH GREATER THAN 12" ARE SHOWN.</p>		<p><b>DRAWN</b> F. KOUROUMA <b>DESIGNED</b></p> <p><b>CHECKED</b></p> <p><b>SCALE</b> 1" = 25'</p>		<p><b>AAH CONSULTANTS, LLC</b> ENGINEERS SURVEYORS CONSULTANTS 4200 FORBES BOULEVARD, SUITE 203 LANHAM, MARYLAND 20706 (301) 429-1750 429-1757 (FAX)</p>		<p>SAINT ANDREW ROMANIAN ORTHODOX CHURCH 9111 RIVER ROAD POTOMAC, MARYLAND 20854</p>		<p><b>SITE LIGHTING PLAN</b> LOT 34 BLOCK 9 <b>BRADLEY FARMS</b> MONTGOMERY COUNTY, MARYLAND</p>		<p>DATE JAN 24, 2012 SHEET 1 OF 1 JOB No. <b>09-128</b></p>	
<p>FILE NAME: 09-128PP09.dwg</p>											



**WSSC Comments**  
**Development Review Committee Meeting**  
**Agenda Date: January 18, 2011**

<u>Plan No.</u>	<u>Subdivision Name</u>
2. 1-20100280	BRADLEY FARMS

**Demler/Parent**

**Comments:**

**Submit a hydraulic planning analysis package for review.**

**A non-CIP sized water main extension will be required, connecting to the existing water main located in River Road, contract no.71-4643A. Connection to this existing water line will be dependent upon the construction of a WSSC reliability improvement project (AW5083L10) currently in the bid phase. As an alternative, a non-CIP sized extension to the 8-inch water in Harrington Drive (contract 85-6682A) can be considered. This alternative will require the acquisition of off-site WSSC right-of-ways.**

**Plan indicates proposed septic system. If the proposed septic system is ultimately denied, a non-CIP sized sewer extension will be required, connecting to the existing sewer main located in Harrington Drive, contract no. 90-8478A.**

**If elevations do not allow gravity sewer, onsite pumping with ejector or grinder pumps may be required for sewer service.**

**The proposed 8-inch water main along River Road should be re-aligned in order to avoid the existing trees at the driveway for Lot 27 (Bradley Farms).**

**WSSC design requires 'on-site' service pipe(s) to maintain a minimum 20-foot clearance from possible contaminated areas such as: streams, seepage pits, drain fields, septic tank/systems and other sources. When on-site pipes need to cross these areas, a sleeve is required for 20-feet on both sides. *See WSSC Design Manual C-24.1***

**Realign water and/or service connection(s) to avoid environmental, storm water management facilities, other utilities, landscaping, tree boxes and structures or paving impacts for future maintenance. *See WSSC Design Manual C-3.1***

**Existing water mains shown on plan should be labeled with correct pipe size and WSSC contract number.**

***Comments continued on next page...***

**WSSC Comments**  
**Development Review Committee Meeting**  
**Agenda Date: January 18, 2011**

<u>Plan No.</u>	<u>Subdivision Name</u>
2. 1-20100280	BRADLEY FARMS

*Comments continued...*

Water service pipeline connections exceeding 80-feet of developed length require outside meters. If the need for on-site fire hydrant(s) results in the upsizing of the on-site water system (to 6-inch or larger) an outside meter vault will be required. The vault must be located on the property (outside of any public utility easement) and in a WSSC right-of-way. Whenever possible, meter vaults are to be located outside of paved areas or driveways.

Public safety concerns may require special considerations and modifications of proposed development near large diameter transmission pipelines. Any improvements proposed over (or adjacent to) the existing 66-inch PCCP water main must be reviewed and approved by WSSC. The applicant or engineer must provide WSSC with detailed design plans and construction vehicle loading information prior to issuance of any permits. *See WSSC Design Manual C-2.1*

WSSC easements must be free and clear of other utilities with the exception of allowed crossings designed in accordance with the WSSC Pipeline Design Manual.

Existing WSSC facilities and/or easements are located adjacent to the site. Grading, fill or construction over existing WSSC facilities requires advance approval. Any work (adjustment, relocation or abandonment) of WSSC facilities is done at the sole expense of the applicant/builder/developer. Contact WSSC Relocations Unit at (301) 206-8672 for procedures and fee requirements. *See WSSC Design Manual C-11.1*



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Carla Reid  
Director

Mr. Victor Velculescu  
Holy Cross Romanian Orthodox Church  
5150 Leesburg Pike  
Alexandria, VA 22302-1030

February 23, 2010

Re: Septic system proposal: 9111 River Road,  
Potomac, MD

Dear Sir:

I have reviewed the septic system proposal submitted by AAH Consultants, LLC for the proposed Church at 9111 River Road. The print is dated January 21, 2010.

The proposed septic area is suitable for an on-site sewage disposal system with a maximum flow of 500 gallons per day. This would be adequate for a Church with 100 occupants and a simple "warming" kitchen.

This approval is predicated upon the extension of public water to the property; and the required storm-water management system must be designed and approved by this agency (MCDPS- Water Resources).

If you have any questions, please call me at 240-777-6319.

Sincerely,

Gene von Gunten, R.S.

Montgomery County  
RECEIVED

★ FEB 6 2012 ★

Planning Department

**DIMA SAMATA**

---

**To:** Soukup, Alan; von Gunten, Gene  
**Cc:** Lake, Dave; Youmans, Alicia; Shen, David  
**Subject:** RE: Interim System Exception: 9111 River Rd.

9/22/09

Hi Gene -

Attached is an interim permit system exception for the property at 9111 River Rd., Potomac, owned by the Holy Cross Romanian Orthodox Church. With a property at 3.0 acres in size, I'd expect a relatively small facility. However, if this moves forward I'd appreciate you letting me know whether or not the on-site systems will need to be identified as multi-use systems ( $\geq 1,500$  gpd design cap.) in the Water/Sewer Plan. Please let me know if you have any questions or concerns regarding the exception.

Thanks, Alan  
DEP-WWPG  
240-777-7716





Montgomery County  
RECEIVED

★ FEB 6 2012 ★

Planning Department

DEPARTMENT OF ENVIRONMENTAL PROTECTION

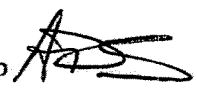
Isiah Leggett  
County Executive

Robert Hoyt  
Director

MEMORANDUM

September 22, 2009

TO: Gene Von Gunten, Acting Manager, Well and Septic Section  
Department of Permitting Services

FROM: Alan Soukup, Senior Planner, Water and Wastewater Policy Group   
Department of Environmental Protection

SUBJECT: On-Site Systems for Properties Designated as Service Area Categories 1 or 3

Our office has received a request to allow the use of a private, on-site sanitary system for the following property designated as service area category 1 or 3 in the County's Water and Sewer Plan:

**Address: 9111 River Rd., Potomac MD 20854**

Request for:  New or Repair/Replacement Well  New or Repair/Replacement Septic System  
 Non-Potable Well (Including Irrigation Wells)

Property I.D.: Pt. Lot 10, Block 9, Bradley Farms, Acct. no. 866718 (SDAT: FP61; WSSC: 211NW09)

Owner: Holy Cross Romanian Orthodox Church Service Areas: W-1 and S-1

Zoning: RE-2 Property Size: 3.00 ac.

Planning Area: Potomac – Cabin John Watershed: Cabin John Cr.

Properties designated as categories 1 or 3 are generally expected to use public (community) water and sewerage systems. This office has reviewed the preceding request and has made the following finding(s):

- DPS may pursue the use of an **interim permit well** for the subject property
- DPS may pursue the use of an **interim permit septic system** for the subject property
  - Public service is not available to the site at this time; the cost and/or timing of extending public service to the property favors the temporary use of an on-site system. (Note: The 66-inch water transmission main abutting the property is too large to allow for a water service connection.)
  - Although public service is available to this site, the cost of providing service at this time is restrictive.
  - The Water and Sewer Plan currently designates the property as category [W-3 S-3], under which, its service policies do allow for the use of interim on-site systems.
- DPS may pursue the use of a **well permit for non-potable uses only** for the subject property.



- DPS may not pursue the use of an interim permit well for the subject property; public water service is available.
- DPS may not pursue the use of a non-potable well for the subject property; public water service is available.
- DPS may not pursue the use of an interim permit septic system for the subject property; public sewer service is available.
- Other findings:
- Because this and other properties lack direct access to WSSC water and sewer mains, DEP will investigate a service area revision from W-1 and S-1 to W-3 and S-3 in this area to better represent the status of public water/sewer service for portions of this neighborhood.
  - The design capacity of the proposed on-site well and septic systems may require their approval and inclusion in the Water and Sewer Plan as "multi-use" systems. The DPS Well and Septic Section will need to advise DEP-WWPG whether or not the design capacity for this project equals or exceeds 1,500 gallons per day.

With this memorandum, we also advise the property owner that DEP's concurrence with this request to pursue the use of the on-site systems proposed does not constitute the County's approval of those systems. That responsibility resides with the Department of Permitting Services.

Also please note that interim, on-site system permits require the property owners to connect to public sanitary systems within one year of the time that the public service becomes available.

The DPS Well and Septic Section will need to provide DEP-WWPG with a copy of the interim, on-site system permit for this project, when and if approved, for tracking purposes as part of the Water and Sewer Plan. If you have any questions concerning this case, please contact me either at 240-777-7716 or at [alan.soukup@montgomerycountymd.gov](mailto:alan.soukup@montgomerycountymd.gov).

Attachment(s)

ADS:ads

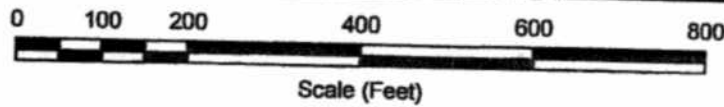
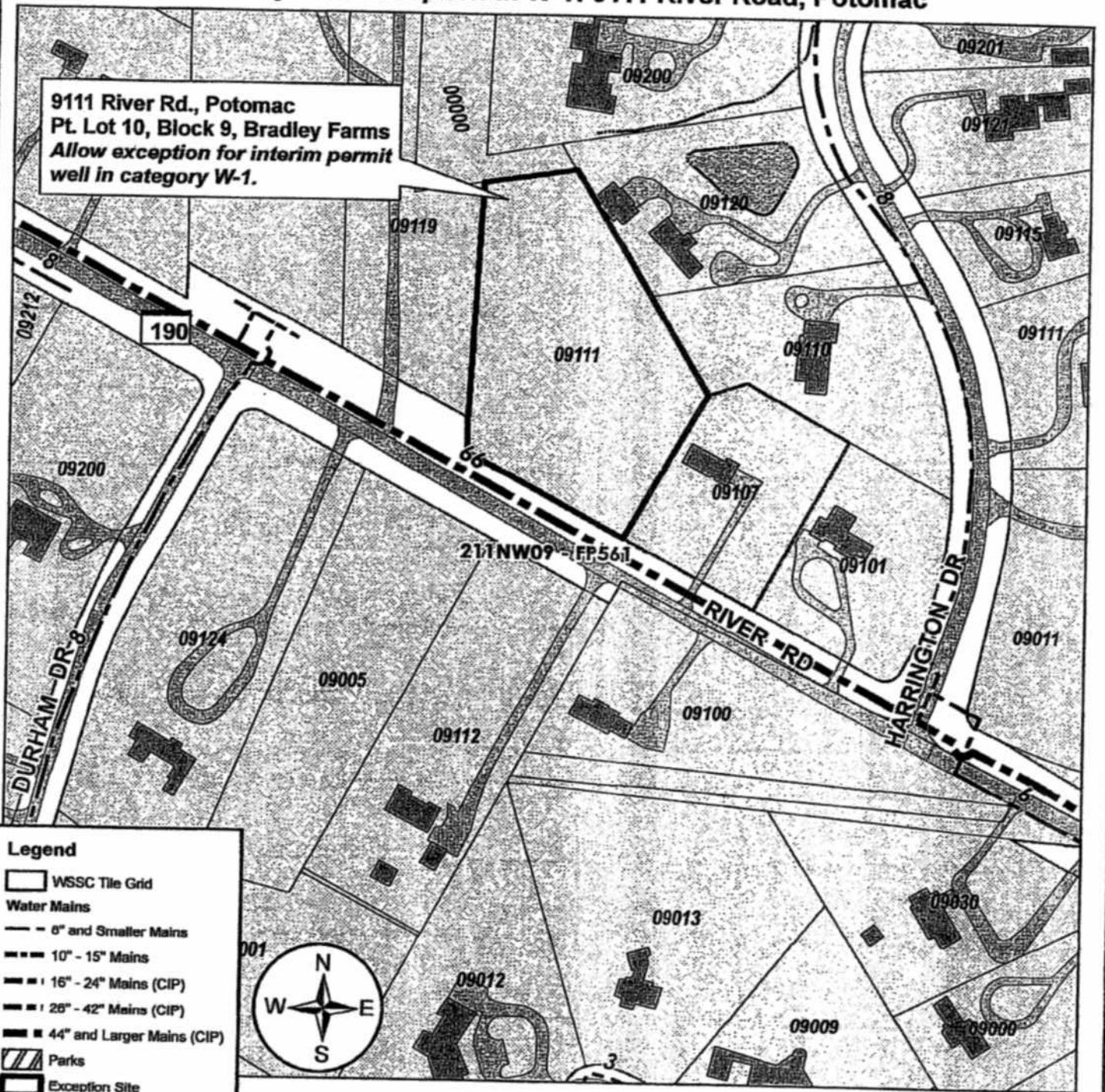
R:\Programs\Water\_and\_Sewer\Projects\well-septic\exceptions\alpha-street\Q-R\river-rd-9111=holy-cross-romanian-orth-ch=ws.doc

cc: Dave Lake, Manager, Water and Wastewater Policy Section, DEP  
Alicia Youmans, Water and Wastewater Policy Section, DEP  
Dave Shen, Development Services Group, WSSC  
Dima Simata, Holy Cross Romanian Orthodox Church

# Water Service Area Categories Map

## Interim System Exception in W-1: 9111 River Road, Potomac

9111 River Rd., Potomac  
 Pt. Lot 10, Block 9, Bradley Farms  
 Allow exception for interim permit  
 well in category W-1.

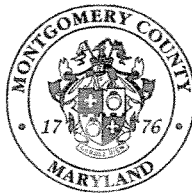


**Montgomery County, Maryland**  
 2003 Comprehensive Water Supply  
 and Sewerage Systems Plan



**DEP**  
 Water and Wastewater  
 Policy Group





DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Carla Reid  
Director

August 31, 2011

Mr. Andrew Husbands  
AAH Consultants, LLC  
4200 Forbes Boulevard, Suite 203  
Lanham, Maryland 20706

Re: Stormwater Management **CONCEPT** Request  
for Bradley Farms, Saint Andrew Romanian  
Orthodox Church Resubmission  
Preliminary Plan #:  
SM File #: 236947  
Tract Size/Zone: 3 Acres/ RE-2  
Total Concept Area: 2.7 Acres  
Lots/Block: 34/9  
Parcel(s):  
Watershed: Cabin John Creek

Dear Mr. Husbands:

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 proposes to meet required stormwater management goals through Environmental Site Design via two micro-bioretenion practices.

The following **items** will need to be addressed **prior/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. Prior to construction, determine if there are any groundwater concerns in the locations of the micro-biofilters. If groundwater is a problem, contact the engineer for the possible need to revise the stormwater management concept.

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 Ellen Rader at 240-777-6336.

Sincerely,



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

RRB: tla CN236947.BradleyFarms.StAndreRev3.EBR

cc: C. Conlon  
SM File # 236947

ESD Acres:	2.7
STRUCTURAL Acres:	0
WAIVED Acres:	0





Martin O'Malley, *Governor*  
Anthony G. Brown, *Lt. Governor*

Beverly K. Swaim-Staley, *Secretary*  
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation  
January 18, 2011

Ms. Catherine Conlon  
Subdivision Supervisor  
Development Review Division  
Maryland National Capital  
Park & Planning Commission

Re: Montgomery County  
Bradley Farms  
File No. 1-20100280  
MD Route 190 (River Road)  
Mile Post: 9.68

Dear Ms. Conlon:

The State Highway Administration (SHA) appreciates the opportunity to review the preliminary plan application for the proposed church on a 1-lot (3.13 acres). We offer the following comments:

- If the Maryland National Park and Planning Commission's Transportation Planning Office requires the applicant to submit any traffic analyses, the applicant must provide SHA with five (5) copies of the traffic analyses for review and comment.
- The applicant must submit a sight distance evaluation on SHA worksheets that supports the proposed MD 190 entrance location.
- The proposed MD 190 entrance dimensions are insufficient. The applicant must revise the preliminary plans to increase the proposed MD 190 entrance to a 25' wide commercial entrance with 30' turning radii. The proposed entrance radii and 40' of the MD 190 tangency (20' from each radius) must be channelized with SHA type 'A' curb & gutter.
- Right-of-way dedications need to be in accordance with the Master Plan of Highways. SHA will require right-of-way dedications be platted to SHA standards. These plats must be submitted in hard format for review, checking and final issuance. Please contact Mr. Kirk Farmer of the Plats and Surveys Division at 410-545-8860 for additional information. For questions regarding the plat review process, please contact Mr. Farmer at [kfarmer@sha.state.md.us](mailto:kfarmer@sha.state.md.us).

If you require additional information, please contact Ray Burns at 410-545-5592 or our toll free number in Maryland only 1-800-876-4742.

Sincerely,

Steven D. Foster, Chief  
Access Management Division

SDF/rbb

cc: St. Andrew Romanian Orthodox Church, P.O. Box 59836, Potomac, Maryland 20859  
AAH Consultants LLC, 4200 Forbes Boulevard, Suite 203, Lanham, Maryland 20706  
Mr. Shahriar Etemadi, M-NCPPC, TPD  
Mr. Gregory Leck, Montgomery County DOT

My telephone number/toll-free number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410-545-0300 • [www.marylandroads.com](http://www.marylandroads.com)



DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
County Executive

Arthur Holmes, Jr.  
Director

March 29, 2011

Montgomery County  
RECEIVED

★ APR 5 2011 ★  
Planning Department

Mr. John Carter, Chief, Area 3  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan 120100280  
Bradley Farms

Dear Mr. Carter:

We have completed our review of the preliminary plan dated August 10, 2010. This plan was reviewed by the Development Review Committee at its meeting on January 18, 2011. 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 (paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways, bus stops, utilities, etc.) as well as existing rights of way and easements on the preliminary plan.
2. Necessary dedication along River Road (MD 190) 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. Access and improvements along River Road (MD 190) as required by the Maryland State Highway Administration.
5. The original preliminary plan submission was incomplete because we did not receive a capacity and impact analysis of the downstream public storm drain system. Not wanting to delay Planning Board review of this project any longer, we are willing to defer this review to the record plat stage. Submit storm drain studies, with computations, for review and approval by the Department of Permitting Services prior to submission of the record plat. Analyze the capacity of the existing downstream public storm drain system on Harrington Drive and the impact of the post-development runoff on same. If the proposed subdivision drains to an existing closed section street, include spread computations in the impact analysis.

Division of Traffic Engineering and Operations

100 Edison Park Drive, 4th Floor • Gaithersburg, Maryland 20878  
Main Office 240-777-2190 • TTY 240-777-6013 • FAX 240-777-2080  
trafficops@montgomerycountymd.gov

6. The parking layout plan will be reviewed by the Department of Permitting Services and Montgomery County Fire and Rescue 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 DPS and Ms. Marie LaBaw of MCFRS to discuss the parking lot design.
7. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans With Disabilities Act. Several of the proposed handicap parking spaces do not have access to paved surfaces; they should be modified as necessary to comply with the Americans with Disabilities Act.
8. Where perpendicular parking spaces border a sidewalk, a two (2) foot vehicle overhang is assumed. The applicant should either provide a seven (7) foot wide sidewalk or wheelstops within those parking spaces.
9. The applicant will need to retain the existing bikepath along River Road in good condition throughout the construction phase.
10. We recommend the applicant construct a leadwalk along the proposed driveway, to connect with the existing bikepath along River Road.
11. For any parking facility containing more than fifty (50) parking spaces, the applicant needs to furnish bicycle parking facilities as required Section 59 E-2.3 of the Montgomery County Code. Accordingly, the applicant should provide either bike lockers or inverted "U" type bike racks.
12. The owner will be required to submit a recorded covenant for the operation and maintenance of private streets, 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.
13. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
14. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Bruce Mangum of our Transportation Systems Engineering Team at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
15. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
  - A. Improvements to the downstream public storm drain system on Harrington Drive, if any are determined to be necessary following a review of the aforementioned storm drain capacity and impact analysis.

Mr. John Carter  
Preliminary Plan No. 120100280  
March 29, 2011  
Page 3

- B. Additional road improvements may be required as a result of a review of a traffic study if such study is required by the Planning Board staff.
- C. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
- D. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. David Adams, our Development Review Area Engineer for this project, at [david.adams@montgomerycountymd.gov](mailto:david.adams@montgomerycountymd.gov) or (240) 777-2197.

Sincerely,



Gregory M. Leck, Manager  
Development Review Team

m:/subd/gml/docs/prelim plan/120110280, Bradley Farms

Enclosure

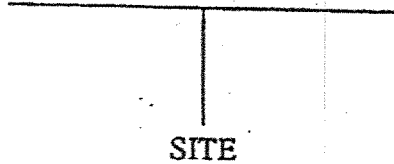
cc: Andrew Husbands; AAH Consultants, LLC  
Dima Samata; Saint Andrew Romanian Orthodox Church  
Raymond Burns; MSHA EAPD  
Catherine Conlon; M-NCPPC RC  
Richard Weaver; M-NCPPC Area 3  
Ki Kim; M-NCPPC Area 3  
Preliminary Plan Folder  
Preliminary Plan Letters Notebook

cc-e: Marie LaBaw; MCFRS  
Sarah Navid; MCDPS RWPR  
Henry Emery; MCDPS RWPR  
Bruce Mangum; MCDOT DTEO  
David Adams; MCDOT DTEO

# Sight Distance Measurement and Evaluation Worksheet

LEFT (North)

RIGHT (South)



Montgomery County  
 RECEIVED  
 FEB 6 2012  
 Planning Department

<b>INTERSECTION SIGHT DISTANCE</b> ✓	<b>MEASUREMENT (ft)</b>	
<ul style="list-style-type: none"> <li>• 3.5' object placed at proposed access</li> <li>• 3.5' driver's eye height on approaching lane</li> </ul>	LEFT	RIGHT
<b>STOPPING SIGHT DISTANCE</b> ✓	<b>MEASUREMENT (ft)</b>	
<ul style="list-style-type: none"> <li>• 2.0' object placed at proposed access</li> <li>• 3.5' driver's eye height on approaching lane</li> </ul>	LEFT	RIGHT

### Evaluation

Posted Speed = 40 mph

Design Speed = Posted Speed + 10 mph = 50 mph (EAPD Policy)

#### Intersection Sight Distance (ISD):

Turning Movement	State Standard ISD Requirement Based on Design Speed	Reduced ISD Requirement Based on Posted Speed *
Left Turn from Site Access	<u>555 ft</u>	
Left Turn into Site Access	<u>555 ft</u>	
Right Turn from Site Access	<u>555 ft</u>	

\*Substandard condition meeting this requirement may be acceptable upon consideration of site specific traffic and safety conditions, feasibility constraints, etc. Mitigation may be required for any substandard condition.

#### Stopping Sight Distance (SSD):

SSD Required for the Design Speed: 425 ft

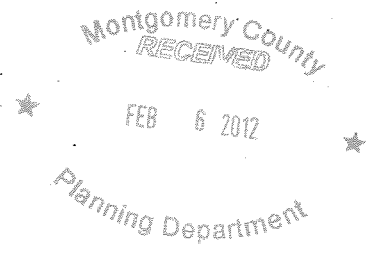
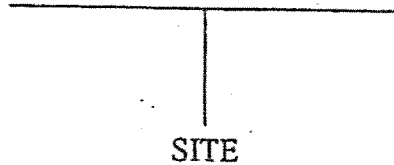
### Results

THIS SIGHT DISTANCE EVALUATION MEETS THE  
SIGHT DISTANCE SAFETY REQUIREMENTS.

# Sight Distance Measurement and Evaluation Worksheet

LEFT (North)

RIGHT (South)



<b>INTERSECTION SIGHT DISTANCE</b> ✓	<b>MEASUREMENT (ft)</b>	
• 3.5' object placed at proposed access	LEFT	RIGHT
• 3.5' driver's eye height on approaching lane		
<b>STOPPING SIGHT DISTANCE</b>	<b>MEASUREMENT (ft)</b>	
• 2.0' object placed at proposed access	LEFT	RIGHT
• 3.5' driver's eye height on approaching lane		

### Evaluation

Posted Speed = 40 mph

Design Speed = Posted Speed + 10 mph = 50 mph (EAPD Policy)

#### Intersection Sight Distance (ISD):

Turning Movement	State Standard ISD Requirement Based on Design Speed	Reduced ISD Requirement Based on Posted Speed *
Left Turn from Site Access	<u>555 ft</u>	
Left Turn into Site Access	<u>555 ft</u>	
Right Turn from Site Access	<u>555 ft</u>	

\*Substandard condition meeting this requirement may be acceptable upon consideration of site specific traffic and safety conditions, feasibility constraints, etc. Mitigation may be required for any substandard condition.

#### Stopping Sight Distance (SSD):

SSD Required for the Design Speed: 425 ft

### Results

THIS SIGHT DISTANCE EVALUATION MEETS THE  
SIGHT DISTANCE SAFETY REQUIREMENTS.



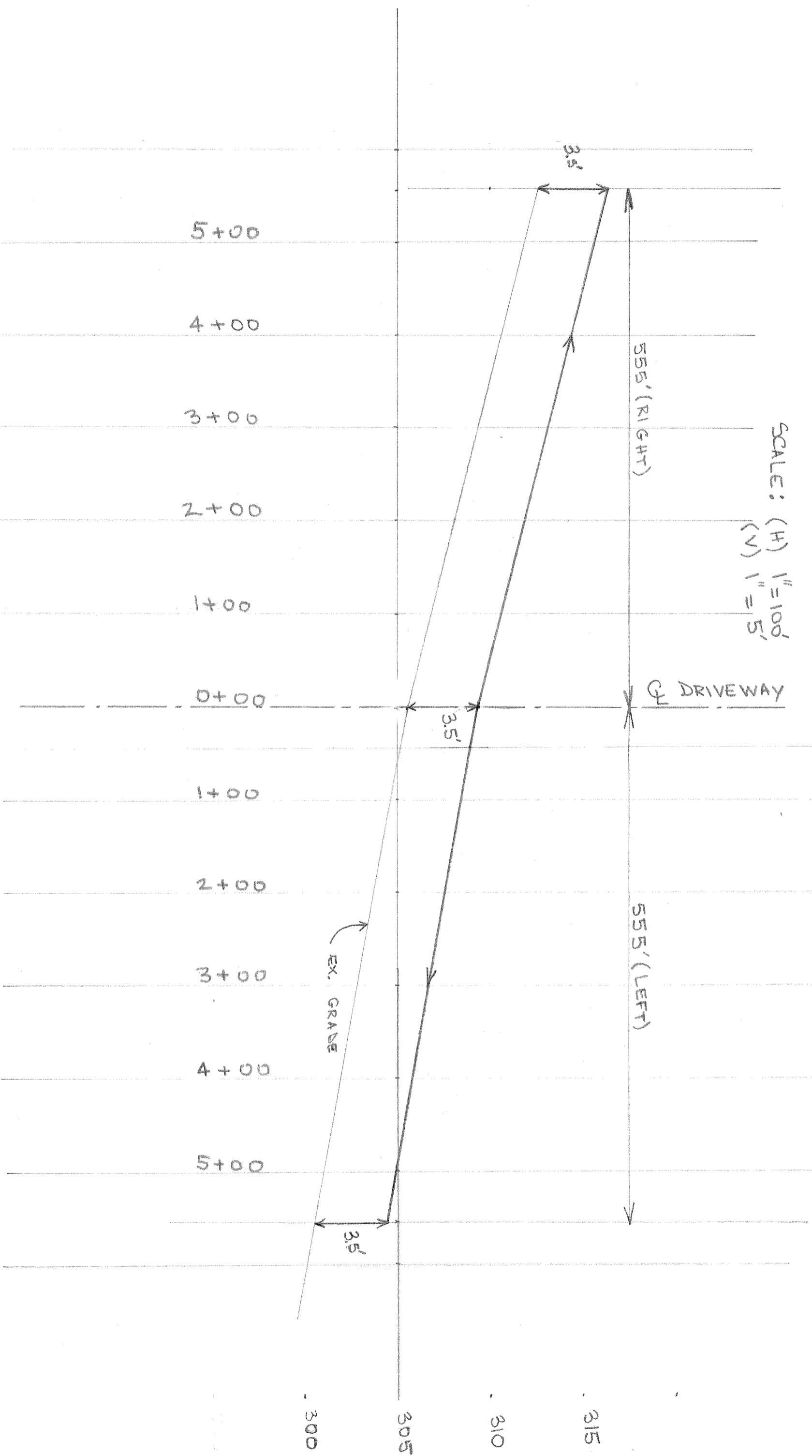
**Engineering Access Permits Division**  
**SIGHT DISTANCE QUICK REFERENCE CHART**  
 (Use for Field Review of Proposed Access Locations)

<b>Full Movement Access on 2-Lane Undivided Highway</b>			
<b>Posted Speed (mph)</b>	<b>Assumed Design Speed (mph)</b>	<b>Intersection Sight Distance Required (ft)</b>	<b>Stopping Sight Distance Required (ft)</b>
30	40	445	305
35	45	500	360
40	50	555	425
45	55	610	495
50	60	665	570
55	65	720	645
60	70	775	730
65	75	830	820

Montgomery County  
 RECEIVED  
 FEB 6 2012  
 Planning Department

9111 RIVER ROAD

SCALE: (H) 1" = 100'  
(V) 1" = 5'



**TRANSPORTATION PLANNING COMMENTS FOR DEVELOPMENT REVIEW COMMITTEE**

<i>DRC Meeting Date</i>	01/18/11 (was 04/23/01)	Policy Area:	Potomac	Item No.:	<b>2</b>
<i>Plan Number</i>	120100280 (was 1-01061)	TP Reviewer:	Ki Kim - Ext. 4538		
<i>Plan Name</i>	Bradley Farms	DR Reviewer:	Rich Weaver – Ext. 4544		
<i>Applicant/Developer</i>	Saint Andrew Romanian Orthodox Church – Dima Samata				
<i>Civil Engineer</i>	AAH Consultants, LLC – Andrew Husbands				
<i>Attorney</i>	none				
<i>Proposed Land Use(s)</i>	House of Worship	Zoning	RE-2		
<i>Size/No. of Units</i>	160-seat sanctuary				
<i>Existing Land Use(s)</i>					

**Local Area Transportation Review (LATR): Growth Policy Requirement** (Check One of the 4 boxes below)

1. Traffic Statement for LATR & PAMR:	No	2. Traffic Study for LATR & not PAMR:	No
3. Traffic Study for PAMR & not LATR:	Yes	4. Traffic Study for both LATR & PAMR:	No
<i>Date Submitted:</i>	By A. Husbands dated 03/26/10	<i>Update needed? / Comments?</i>	<b>Statement needs to be revised</b>

**Traffic Mitigation Required?**

PAMR Required %	<b>Yes</b> 45%	Master Plan / TMD Participate in TMO	Alternative Review Procedure, Metro Policy Area:	I-3
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**Facilities:**

<i>Roadway Name(s)</i>	River Road			
<i>Roadway Designation</i>	Major Highway, M-2			
<i>Required ROW</i>	150 feet			
<i>ROW shown on plan</i>	+50 feet for a total of 150 feet			
<i>Additional ROW required?</i>	None			
<i>Sidewalks/ ADA Ramps *</i>	Part of bike path			
<i>Bikeways</i>	Plan shows an 8.5-feet on the north side, Potomac Master Plan=PB-6 Class I & Countywide Bikeways Functional Master Plan=Dual Bikeway, DB-2			
<i>Bicycle Facilities</i>	Spaces provided: 64	3 Bike Racks		

<i>Lighting</i>				
<i>Additional Transportation Issues:</i>	Transportation Planning Memo Needed (Yes/No): <b>Yes</b>			

Key Transportation Issues

1. Submit a traffic statement to satisfy Local Area Transportation Review stating whether a weekday child day care center and/or private school are proposed on the site. Otherwise submit a traffic study and satisfy Policy Area Mobility Review.
2. Provide a lead-in sidewalk from River Road.
3. Provide handicapped ramps at the driveway crossing of the bike path that should be 8.5-foot-wide.
4. Provide 3 inverted-U bike racks in a weather-protected area near the main entrance.



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## FIRE MARSHAL COMMENTS

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**DATE:** 24-Apr-12  
**TO:** Andrew Husbands (AAH) - aahusbands@gmail.co  
AAH Consultants  
**FROM:** Marie LaBaw  
**RE:** Bradley Farms (St Andrew Roman Orthodox Church)  
120100280

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### PLAN APPROVED

1. Review based only upon information contained on the plan submitted **24-Apr-12** .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.