



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

February 22, 2013

Arthur Holmes, Jr.
Director

Ms. Melissa Williams, Senior Planner
Area 1 Planning Team
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan #120130040
Sonoma, Bethesda

Melissa
Dear Ms. Williams:

We have completed our review of the updated preliminary plan dated January 4, 2013. An earlier version of this plan was reviewed by the Development Review Committee at its meeting on November 5, 2012. 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. Necessary right-of-way dedication along Sonoma Road and Seneca Lane to secondary residential street right-of-way, if required by the Planning Board.
2. A storm drain study has been submitted and determined to be acceptable; no improvements will be required to the existing downstream public storm drain system for this preliminary plan.
3. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
4. In accordance with Section 49-33(e) of the Montgomery County Code, sidewalks are required to serve the proposed subdivision. The updated preliminary plan meets this requirement by proposing to construct five (5) foot wide concrete sidewalks (with handicap ramp) along both site frontages.

While the original preliminary plan was under review, there was a suggestion by M-NCPPC staff to substitute construction of the sidewalk along the Seneca Lane site frontage with a sidewalk and ADA-compliant handicap ramps across the median on the south side of the Sonoma Road/Seneca Lane intersection (to fill in the gap between sections of existing sidewalk on Sonoma Road) out to Old Georgetown Road (MD 187). We believe this proposal merits consideration by the Planning Board.

5. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
6. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.

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

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7. 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. Construct five (5) foot wide concrete sidewalks and handicap ramps along Sonoma Road and Seneca Lane frontages.
 - B. The sidewalk on Seneca Lane may be deleted and replaced with a sidewalk across the median on the south side of the Sonoma Road/Seneca Lane intersection (to complete the gap between sections of existing sidewalk on Sonoma Road) out to Old Georgetown Road (MD 187) – if approved by the Planning Board.
 - 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.
 - E. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the Traffic Engineering and Operations Section.

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 or (240) 777-2197.

Sincerely,



Gregory M. Leck, Manager
Development Review Team

m:/subd/120130040, Sonoma, MCDOT plan review ltr.doc

Enclosures (2)

Cc: Jeffrey A. Robertson; CAS Engineering
Mimi Brodsky Kress; 5511 Sonoma, LLC
Preliminary Plan folder
Preliminary Plan letters notebook

cc-e: Sam Farhadi; MCDPS RWPR
Richard Earp; MCDOT DTE
William Haynes; MCDOT DTEO
Dan Sanayi; MCDOT DTEO
David Adams; MCDOT DTEO



MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
 DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: SONOMA / LOTS 16 & 17 Preliminary Plan Number: 1-20130040

Street Name: SONOMA ROAD Master Plan Road Classification: SECONDARY RESIDENTIAL ST

Posted Speed Limit: _____ mph

Street/Driveway #1 (SONOMA ROAD / LOT 16) Street/Driveway #2 (SENECA LANE / LOT 17)

Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right <u>300'+</u>	<u>YES</u>	Right <u>204'</u>	<u>YES</u>
Left <u>300'+</u>	_____	Left <u>289'</u>	<u>YES</u>

Comments: 464' TO STOP SIGN

Comments: RIGHT - TO INTERSECTION WITH
SONOMA LANE (ISLAND)
LEFT - TO END OF STREET

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*	Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)
Tertiary - 25 mph	150'	
Secondary - 30	200'	
Business - 30	200'	
Primary - 35	250'	
Arterial - 40	325'	
(45)	400'	
Major - 50	475'	
(55)	550'	

*Source: AASHTO

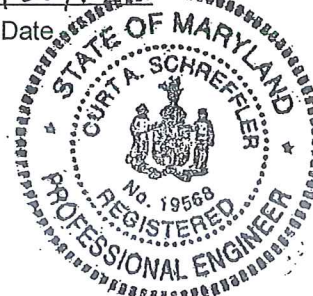
ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Curt Schreffler
 Signature

8/22/17
 Date

19568
 PLS/P.E. MD Reg. No.



Montgomery County Review:	
<input checked="" type="checkbox"/>	Approved
<input type="checkbox"/>	Disapproved:
By:	<u>guelch</u>
Date:	<u>2/21/13</u>