



8912 Liberty Lane, Preliminary Plan No. 120170070, (Resubdivision)

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Completed: 6/13/17

Description

8912 Liberty Lane, Preliminary Plan No. 120170070:

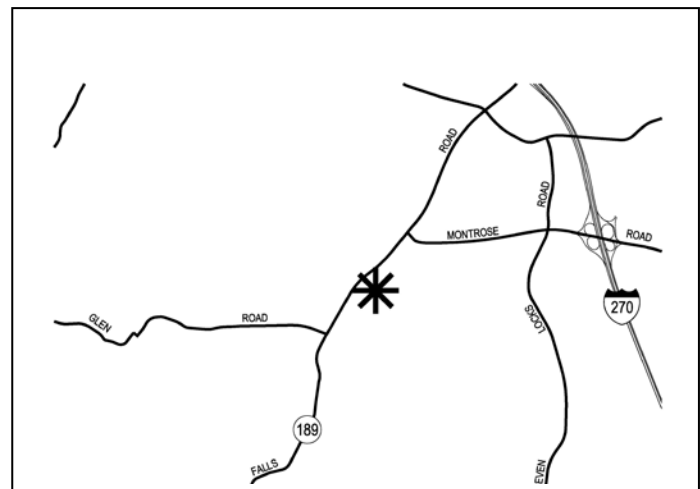
Request to create two (2) lots from one (1) platted lot; located at 8912 Liberty Lane, 1.16 acres, R-90 Zone, 2002 Potomac Subregion Master Plan.

Staff Recommendation: *Approval with conditions*

Applicant: David L. Hight Trust

Submittal Date: September 28, 2016

Review Basis: Chapter 50



Summary

- Staff recommends **Approval with conditions**.
- Application was accepted on September 28, 2016. Therefore, it has been reviewed under the Subdivision Regulations effective prior to February 13, 2017.
- Application creates two lots for two single family detached homes.
- Meets resubdivision criteria, Section 50-29(b)(2).
- Meets requirements of Chapter 22A, Forest Conservation Law.
- Substantially conforms to the 2002 Potomac Subregion Master Plan.
- Staff has received no community input regarding this Application.

SECTION 1 – RECOMMENDATIONS AND CONDITIONS

PRELIMINARY PLAN NO. 120170070: Staff recommends approval of the Preliminary Plan subject to the following conditions:

1. This Application is limited to two (2) lots for two (2) single family detached homes.
2. The Applicant must comply with the conditions of approval for the Preliminary Conservation Plan No. 120170070, approved as part of this Preliminary Plan:
 - a. The Applicant must submit for review and approval a Final Forest Conservation Plan (“FFCP”) in accordance with Section 22A-11(b)(2)(A) of the Forest Conservation Law.
 - b. The Applicant must obtain M-NCPPC approval of the FFCP prior to the issuance of the Sediment and Erosion Control Permit or approval of a record plat, whichever is first.
 - c. The submitted FFCP must be consistent with the approved PFCP.
 - d. The Applicant must comply with all tree protection and tree save measures shown on the approved FFCP. Tree save measures not specified on the FFCP may be required by the M-NCPPC forest conservation inspector.
 - e. The limits of disturbance (LOD) on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved FFCP.
3. The Planning Board accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated May 5, 2017, and hereby incorporates 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 Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Fire Department Access and Water Supply Section in its letter dated May 9, 2017, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Preliminary Plan approval.
5. Prior to recordation of plat(s), the Applicant must satisfy the provisions for access and improvements as required by MCDOT.
6. Prior to recordation of the plat(s), the Applicant must satisfy MCDOT requirements to ensure the construction of a five (5) foot wide sidewalk along the Subject Property frontage along Liberty Lane, unless construction is waived by MCDPS.
7. Prior to the recording of a record plat, the existing house on the Subject Property must be razed.

8. The Planning Board accepts the recommendations of the MCDPS – Water Resources Section in its Stormwater Management Concept letter dated April 20, 2017, and hereby incorporates 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.
9. The record plat must reflect common ingress/egress and utility easements over all shared driveways.
10. 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 permits. 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.”
11. Record plat must show all necessary easements.
12. The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board resolution.

SECTION 2 – SITE LOCATION & DESCRIPTION

Site Location

The property is a 1.16-acre platted lot, identified as Lot 14, Block A on Plat No. 1595 entitled Beverley Farms recorded in 1944 (Figure 1), located at 8912 Liberty Lane, approximately 450 feet from the intersection of Falls Road and Liberty Lane ("Property or Subject Property") (Figure 2). The Property is zoned R-90 in the 2002 Potomac Subregion Master Plan ("Master Plan").

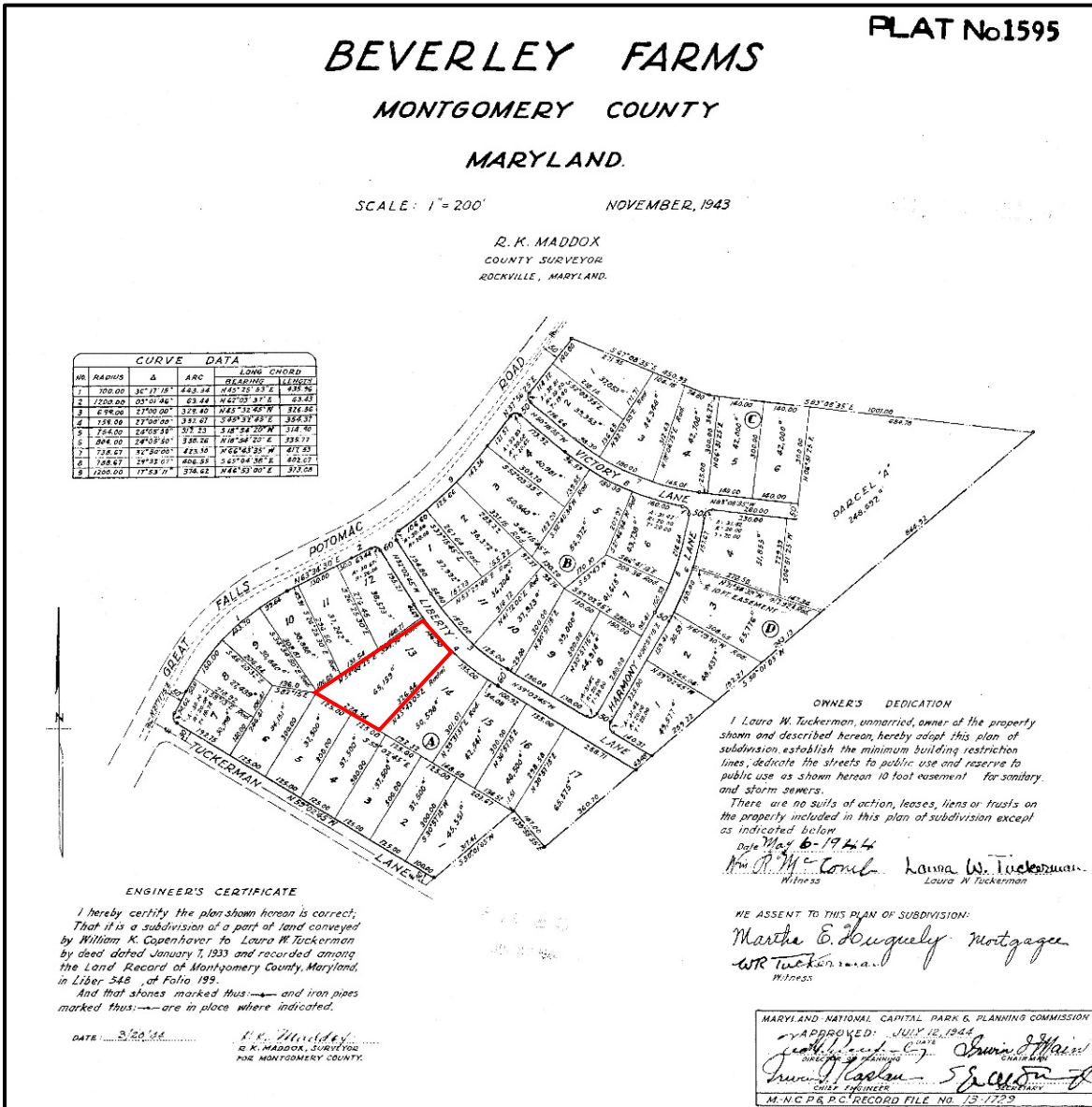


Figure 1 – Plat 1595, Beverley Farms

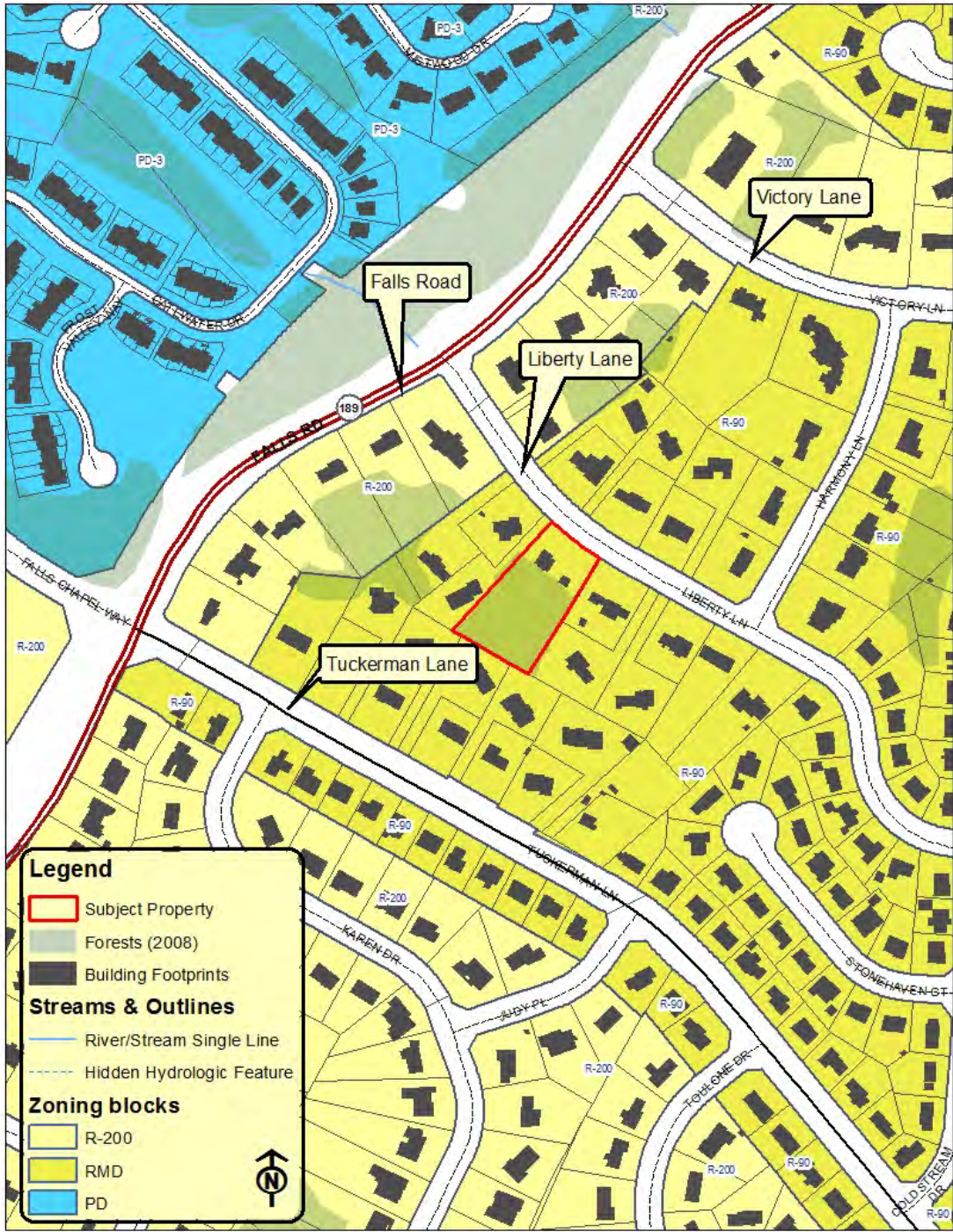


Figure 2 – Vicinity

Site Vicinity

Immediately surrounding the Property on all sides are detached single-family homes in the R-90. To the west along the east side of Falls Road are additional detached single-family homes in the R-200 zone. On the west side of Falls Road is townhouse development in the PD-3 zone. Over time there have been approximately a dozen resubdivision applications either adjacent to the Subject Property or nearby which have created pipestem lots in a mirror image of this Application.

Site Analysis

As a single, platted 1.16-acre lot, the Subject Property is improved with an existing single family house built in 1953 with an access driveway to Liberty Lane, which will both be removed as part of this Application (Figure 3).

The Property is within the Cabin John, Buck Branch watershed, which is classified by the State of Maryland as Use I-P waters. The Property is not located within a Special Protection Area or the Patuxent River Primary Management Area. The NRI/FSD did not identified any streams, wetlands, steep slopes or slopes with highly erodible soils on the Project. However, the NRI/FSD identified a low priority existing forest stand of 0.70 acres on the southern half of the Property. The Property has an approximate 6 percent slope from the high point in the southwest corner of the Property to the low point about midway along the eastern property line. In addition, seven specimen trees (30" diameter breast height ("DBH")) and sixteen significant sized trees (24" to 30" DBH) are located on or immediately adjacent to the Property.

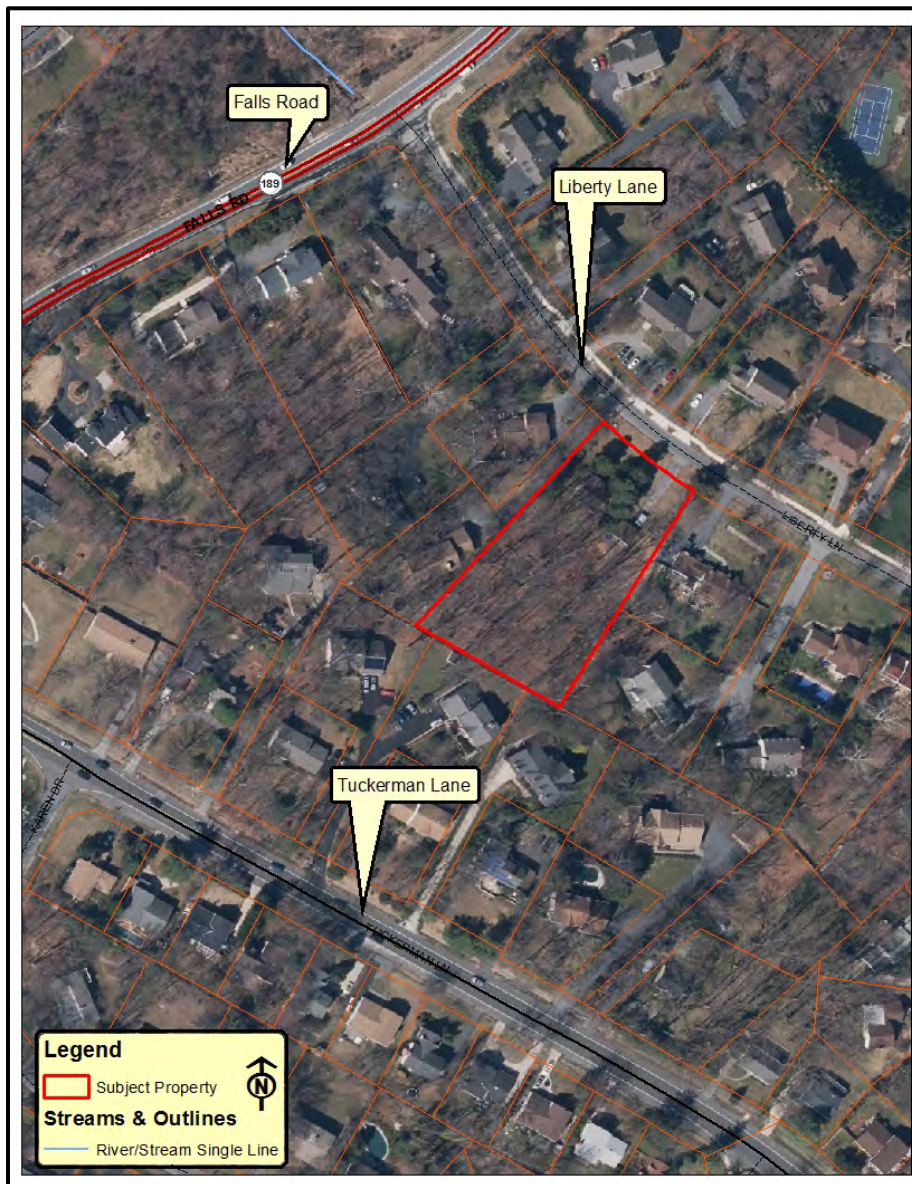


Figure 3 – Aerial View

SECTION 3 – APPLICATIONS AND PROPOSAL

Previous Approvals

Concept Plan No. 520160100

The Applicant submitted Concept Plan No. 520160100 to obtain preliminary comment from Staff on any potentially significant issues which would need to be addressed as part of a preliminary plan application. Staff issued comments on this Concept Plan on July 6, 2016. There were no major issues identified in this Concept Plan.

Current Application

Preliminary Plan 120170070

The plan, designated as Preliminary Plan No. 120170070, 8912 Liberty Lane (“Preliminary Plan” or “Application”), proposes to resubdivide one lot in order to create two lots at 18,045 square feet and 32,554 square feet in the R-90 zone (Figure 4 and Attachment 2). Public water and sewer will serve both lots. The existing right-of-way dedicated with the original plat meets all requirements and no additional right-of-way is needed. The Application proposes a shared driveway to serve both lots which creates a single point of access on Liberty Lane.

Because the existing residential structure is in the middle of the existing lot and it would be bisected by the new property line, it will need to be removed prior to recordation of a new record plat.

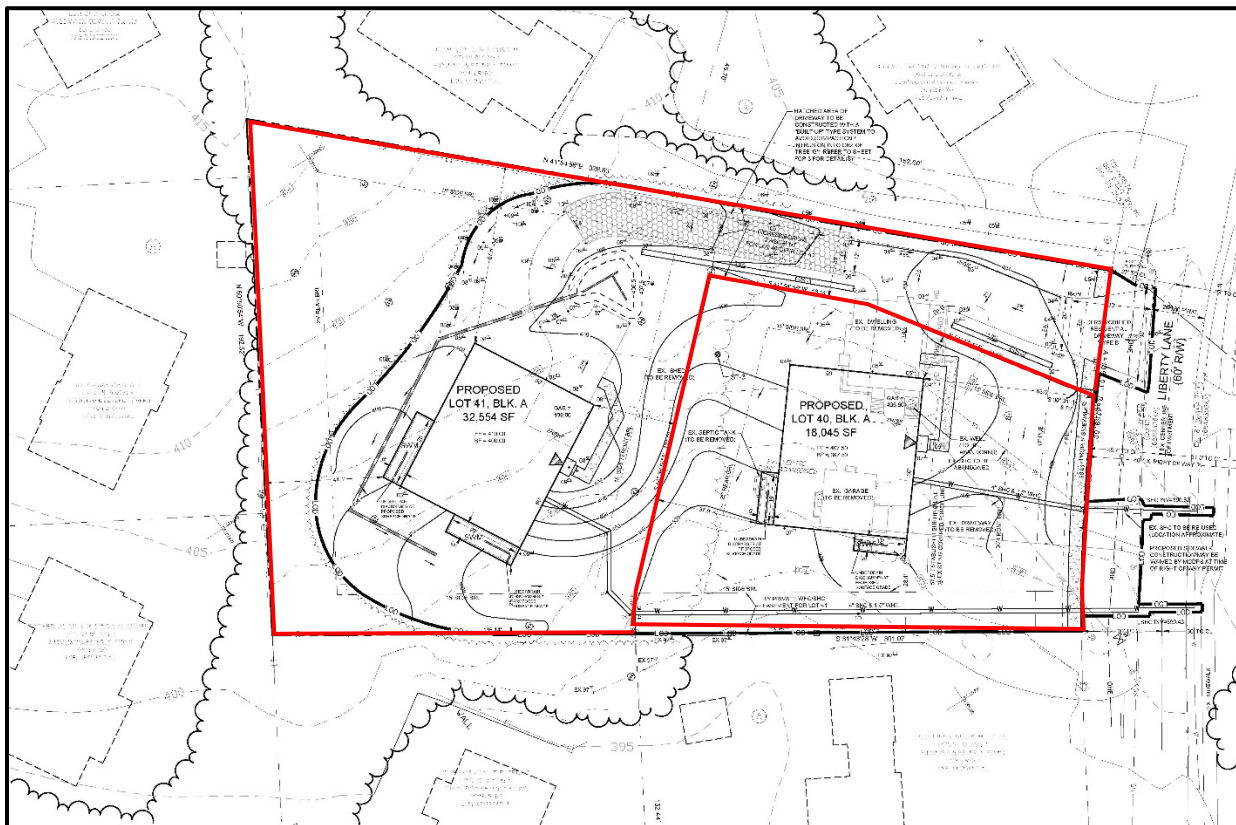


Figure 4 – Preliminary Plan

SECTION 4 – ANALYSIS AND FINDINGS - Preliminary Plan No. 120170100

1. *The Preliminary Plan substantially conforms to the Master Plan*

The Application is in substantial conformance with the objectives and recommendations of the 2002 Potomac Subregion Master Plan.

The Property is located in the “Potomac” community area of the Master Plan. The Master Plan does not specifically address the Subject Property. However, the Master Plan recognizes this part of the Subregion as more developed than the other three community areas identified in the Master Plan (Page 41). Because residential development is dispersed throughout the area, the Master Plan “recommends infill development of remaining vacant properties with residential development essentially similar to what is now there, unless specifically stated otherwise in this Plan.” The Master Plan also reconfirms the R-90 zoning of the Subject Property. Furthermore, this Application is in compliance with this zone.

This Application is in conformance with the Master Plan recommendations for residential infill in this part of the Subregion.

2. *Public facilities will be adequate to support and service the area of the approved subdivision.*

Adequate Public Facilities

The transportation Adequate Public Facilities (APF) test is satisfied under the 2012-2016 Subdivision Staging Policy since the application was submitted prior to January 1, 2017. The Property is located in the Potomac Policy Area, which is exempt from the APF’s Transportation Policy Area Review (TPAR) test for roadways, but not the transit test.

The Potomac Subregion Master Plan recommends a total of 60 feet of right-of-way on Liberty Lane. Plat No. 1595 granted 60 feet of right-of-way for the full width of Liberty Lane. Therefore, no additional right-of-way dedication is required.

Local Area Transportation Review

A traffic study is not required to satisfy the APF’s Local Area Transportation Review (LATR) test because one new single-family detached units (one unit exists already) does not generate 30 or more peak-hour trips within the weekday morning (6:30 to 9:30 a.m.) and evening (4:00 to 7:00 p.m.) peak periods.

Transportation Policy Area Review

The Subject Property is located within the Potomac Policy Area for the Transportation Policy Area Review (“TPAR”) test and is subject to the 2012-2016 Subdivision Staging Policy. This Application would be exempt from TPAR because it generates three or fewer weekday peak hour trips. As of March 1, 2017 the MCDPS stopped collecting TPAR payments. Instead, MCDPS now collects impact fees for all building permits, as adopted by the County Council under the current Subdivision Staging Policy. Because the Applicant will receive a building permit for these two proposed lots after March 1st, 2017, the Applicant will pay the impact fees based on the Subdivision Staging Policy currently in effect rather than the Subdivision Staging Policy in effect at the time of Application submission.

Other Public Facilities and Services

Other public facilities and services are available and adequate to serve the proposed lots. The Subject Property is in the W-1 and S-1 water and sewer service categories, respectively, and will utilize public water and sewer. The Application was reviewed by the MCDPS, Fire Department Access and Water Supply Section, and a Fire Access Plan was approved on May 9, 2017 (Attachment 4). Other utilities, public facilities and services, such as electric, telecommunications, police stations, firehouses and health services are currently operating within the standards set by the Subdivision Staging Policy in effect at that time that the Application was submitted.

The Application is located in the Winston Churchill High School cluster, which is identified as inadequate at the High school level, and which would have been subject to a School Facilities Payment under the 2012-2016 Subdivision Staging Policy. However, as mentioned above in the transportation section, as of March 1, 2017 MCDPS stopped collecting School Facilities Payments and instead collects impacts fees for school facilities based on the current Subdivision Staging Policy for all building permits. The Applicant will pay the fees in place under the current Subdivision Staging Policy at the time of building permit application. As such, no condition for a School Facilities Payment is included in this Staff Report.

- 3. The size, width, shape, and orientation of the approved lots are appropriate for the location of the subdivision, taking into account the recommendations included in the applicable master plan, and for the type of development or use contemplated.*

The Preliminary Plan meets all applicable sections of the Subdivision Regulations including the resubdivision analysis which is discussed in detail later in the Staff Report. The proposed lot sizes, widths, shapes and orientations are appropriate for the location of the subdivision, taking into account the recommendation of appropriate infill development of the Master Plan, the existing lot shape, and for the building type (single family homes) contemplated for the Property.

The lots were reviewed for compliance with the dimensional requirements for the R-90 zone as specified in the Zoning Ordinance. The lots will meet all the dimensional requirements for area and frontage. The lots can accommodate a building which can reasonably meet the width and setback requirements in that zone. A summary of this review is included in Table 1. The Preliminary Plan has been reviewed by other applicable county agencies, all of whom have recommended approval.

Table 1: Development Review Table

| R-90 | Required by the Zone | Proposed for Approval |
|------------------------------|-----------------------------|---|
| Minimum Lot Area | 9,000 sq. ft. | Lot 1 = +/- 18,045 sq. ft. Lot 2 = +/-32,554 sq. ft. |
| Minimum Lot Frontage | 25 feet | 25 feet or greater |
| Minimum Lot Width at B.R.L. | 75 feet | 75 feet or greater |
| Maximum Lot Coverage | 30% | 30% or less |
| Min. Setbacks (for all lots) | | |
| Front | 30 feet | 30 feet or greater |
| Side, abutting Residential | 8 feet min./ 25 feet total | 8 feet min./ 25 feet total or greater |
| Rear, abutting Residential | 25 feet | 25 feet or greater |
| Building Height | 30 feet max. | 30 feet or lower |
| Site Plan Required | No | No |

Resubdivision Criteria: 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 resubdivision neighborhood (“Neighborhood”) for evaluating the Application (Figure 5). This Neighborhood, which consists of 46 lots, includes only properties that are recorded by plat in the R-90 Zone, are adjacent to the Subject Property, and are within a reasonable distance from the Subject Property to provide an adequate sampling of comparable lots. A map and tabular summary of the lot analysis based on the resubdivision criteria is included in Figure 5 as well as Attachments 5 and 6.

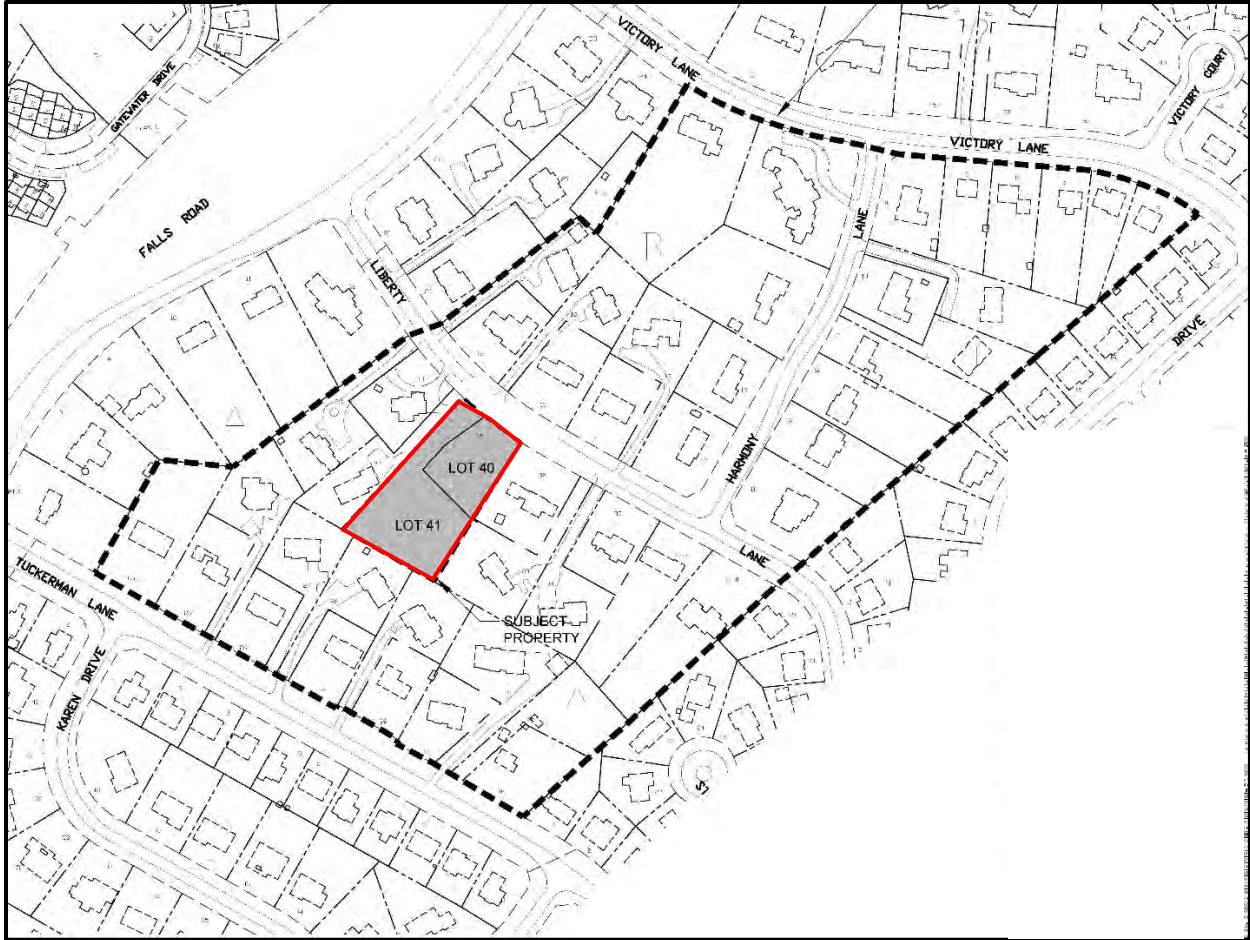


Figure 5 – Neighborhood for the Resubdivision

Comparison of Proposed Lots' Character to Existing Neighborhood Character

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

Frontage:

The proposed lots will be of the same character as existing lots in the neighborhood with respect to lot frontage. The proposed lots have a frontage of approximately 90 feet for Lot 40 and 45 feet for Lot 41. In the Neighborhood, the range of lot frontages is between 25 and 408.06 feet. The proposed lots are within the range of lot frontages in the Neighborhood.

Alignment:

The proposed lots are of the same character as existing lots in the neighborhood with respect to the alignment criterion. The alignment of the proposed lots is radial. Lots in the Neighborhood are a mix of perpendicular, corner, and radial alignments. The proposed lots are of the same type of alignment as those already existing in the Neighborhood.

Size:

The proposed lot sizes are of the same character as the size of existing lots in the Neighborhood. The lot sizes proposed are 18,045 square feet for Lot 40 and 32,554 square feet for Lot 41. The range of lot sizes in the Neighborhood is between 14,404 and 56,372 square feet. The proposed lots are within the range of lot sizes in the Neighborhood.

Shape:

The shapes of the proposed lots will be in character with shapes of the existing lots in the neighborhood. The proposed lots are irregular and trapezoidal in shape. The Neighborhood contains a mix of lot shapes including rectangular, irregular, trapezoidal, irregular polygon, and irregular rectangle shapes. The proposed lots are of the same type of shapes as those already existing in the Neighborhood.

Width:

The proposed lots are of similar character as existing lots in the neighborhood with respect to width at the building restriction line. The lot width for the lots proposed by this Preliminary Plan is 112.8 feet for Lot 40 and 185.5 feet for Lot 41. The lot widths within the Neighborhood are between 82.72 and 250.57 feet. The lot width is within the range of existing lot widths.

Area:

The proposed lots will be of the same character as existing lots in the neighborhood with respect to buildable area. The proposed lots offer a building area of 8,798 square feet for Lot 40 and 16,852 square feet for Lot 41. The buildable areas for lots in the Neighborhood range between 6,334 and 40,498 square feet. The buildable area is within the range of existing buildable areas in the Neighborhood.

Suitability for Residential Use: The existing and the proposed lots are all zoned R-90 and the land is suitable for residential use.

4. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code Chapter 22A.*

Environment

Environmental Guidelines

A Natural Resources Inventory/Forest Stand Delineation (“NRI/FSD”), Plan No. 420161570 for the Property was approved on April 12, 2016. The NRI/FSD identified all the required environmental features on and adjacent to the Property, as further described in the *Environmental Guidelines for Management of Development in Montgomery County* (Environmental Guidelines).

Forest Conservation

The Application meets the requirements of Chapter 22A of the Montgomery County code. A Preliminary Forest Conservation Plan (“PFCP”) was submitted for review as part of this Application. Based on the total tract area of this parcel and the Land Use Category on the Forest Conservation Worksheet, development of this site results in a forest planting requirement of 0.60 acres. The Applicant proposes to meet this requirement by either a Forest Conservation Fee-in-Lieu payment or

purchasing credits in an approved off-site forest bank. The exact method of meeting the PFCP requirement will be determined at the time of Final Forest Conservation Plan review.

Forest Conservation Variance

Section 22A-12(b)(3) of the Forest Conservation Law provides criteria that identify certain individual trees and other vegetation as high priority for retention and protection. The law requires that there be no impact to: trees that measure 30 inches or greater DBH; are part of an historic site or designated with an historic structure; are designated as a national, State, or County champion trees; are at least 75 percent of the diameter of the current State champion tree of that species; or trees, shrubs, or plants that are designated as Federal or State rare, threatened, or endangered species. Any impact to high priority vegetation, including disturbance to the critical root zone (“CRZ”) requires a variance. An applicant for a variance must provide certain written information in support of the required findings in accordance with Section 22A-21 of the County Forest Conservation Law. Development of the Property requires impacts to trees identified as high priority for retention and protection, therefore, the Applicant has submitted a variance request for these impacts.

Variance Request - The Applicant submitted a variance request in a letter dated April 7, 2017. The Applicant requests a variance from the Forest Conservation Law due to proposed impacts to six specimen trees that are 30 inches or greater DBH and are considered high priority for retention under Section 22A-12(b)(3) of the County code. Two of these trees are proposed for removal (Table 2) while the remaining four will be impacted (Table 3) from approximately 42 percent down to 8 percent.

Table 2: Specimen Trees to be removed

| Tree Number | Species | DBH Inches | Condition and Notes |
|-------------|---|------------|---------------------|
| B | Northern Red Oak (<i>Quercus rubra</i>) | 34" | Good |
| C | Yellow Poplar (<i>Liriodendron tulipifera</i>) | 38" | Fair |

Table 3: Specimen Trees to be impacted

| Tree Number | Species | DBH Inches | Percent of CRZ Impacted | Condition and Notes |
|-------------|--|------------|-------------------------|---|
| D | Northern Red Oak (<i>Quercus rubra</i>) | 31" | 31% | Excellent |
| E | Northern Red Oak (<i>Quercus rubra</i>) | 30" | 17% | Good |
| F | Northern Red Oak (<i>Quercus rubra</i>) | 31" | 8% | Good |
| G | Northern Red Oak (<i>Quercus rubra</i>) | 34" | 42% | Good; Specialized construction techniques to be used for installation of driveway, see FCP for details. |

Unwarranted Hardship Basis

Per Section 22A-21(a), an applicant may request a variance from Chapter 22A if the applicant can demonstrate that enforcement of Chapter 22A would result in an unwarranted hardship.

The location of the residential structure on Lot 41 is constrained by current topography, the location of the required storm water management system and the required gravity connection to the existing sewer line in Liberty Lane. In order for sewer service to be installed to Lot 41 there is significant grading required to obtain a positive flow on the sewer line. In addition, this grading is required in order to maintain a positive surface flow away from the two residential structures on Lots 40 and 41. These impacts to Tree C are unavoidable and not being able to request a variance from Section 22A-12(b)(3) would constitute an unwarranted hardship on the Applicant by not being able to develop the site appropriately. Therefore, Staff concurs that the Applicant has a sufficient unwarranted hardship to justify a variance request.

The arboriculture industry standard for construction impacts to trees is to limit those impacts to no more than approximately 30 percent of the CRZ. More than 30 percent impact to the CRZ and the overall healthy viability of the tree comes into question or additional mitigation methods need to be implemented along with follow-on care. Trees D, E, and F will have approximately eight percent to about 30 percent of their CRZs impacted and are expected to recover from this damage given their current condition and the appropriate follow-on care.

Tree G is projected to have about 42 percent of its CRZ impacted with the construction of the access driveway to Lot 41. The Applicant will implement specialized construction techniques for the installation of the driveway in order to reduce the overall impacts to Tree G. This will involve the method of building up the driveway from the existing grade with the installation of a porous geocell containment system with stone that will form the sub-base for the driveway. This will allow for the passage of air and water into the CRZ of Tree G during and after construction. With appropriate after care Tree G is expected to survive and recover from these impacts.

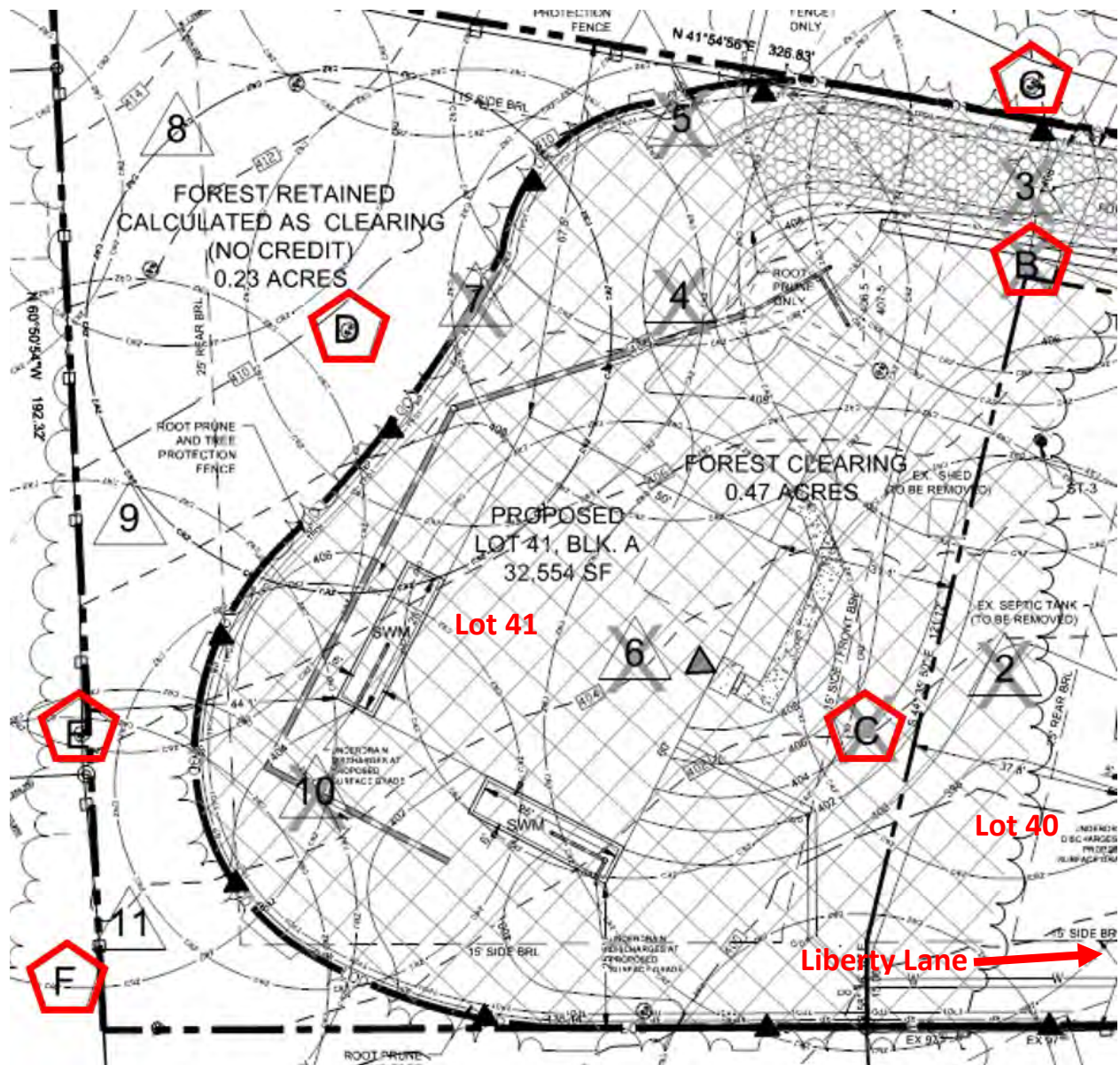


Figure 6 - Location of specimen trees

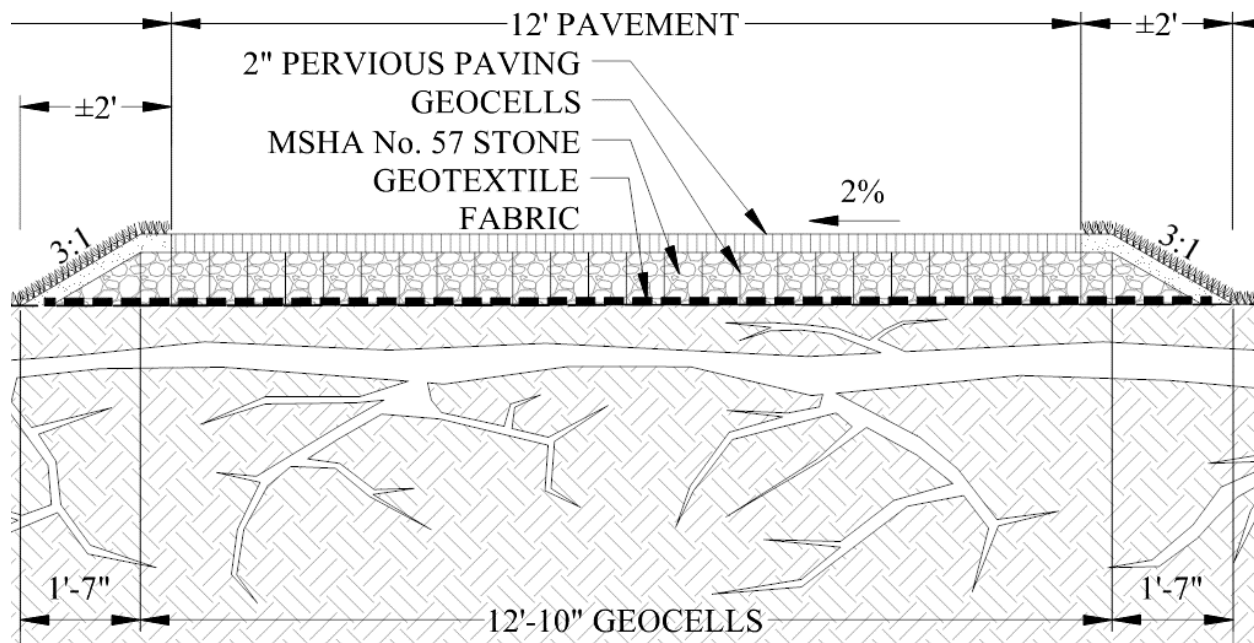


Figure 7 - Driveway construction at Tree G

Section 22A-21 of the County Forest Conservation Law sets forth the findings that must be made by the Planning Board or Planning Director, as appropriate, in order for a variance to be granted. M-NCPPC staff ("Staff") has made the following determinations in the review of the variance request and the proposed Forest Conservation Plan:

Variance Findings - Staff has made the following determination based on the required findings that granting of the requested 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 impacting four trees and the removal of the two trees is due to the location of the trees and necessary site design requirements. The project site is constrained by the existing topography, the necessary grading to install a gravity sewer line and the requirements to install storm water management systems. These necessary site design requirements force the Applicant to impact four and remove two specimen trees. Therefore, Staff believes that the granting of this variance is not a special privilege that would be denied to other applicants.

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

The requested variance is not based on conditions or circumstances which are the result of actions by the Applicant. The requested variance is based upon the existing site conditions and necessary design requirements of this application.

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 existing conditions and not as 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 variance will not violate State water quality standards or cause measurable degradation in water quality. The specimen trees being removed or impacted are not located within a stream buffer, wetland or special protection area. Therefore, Staff concurs that the project will not violate State water quality standards or cause measurable degradation in water quality.

Mitigation for Trees Subject to the Variance Provision - There are two trees proposed to be removed and four trees impacted in this variance request. M-NCPPC does not require mitigation for specimen trees that are removed from within an area of recognized forest since the forest conservation worksheet calculations will dictate the amount of remediation for their removal. Additionally, M-NCPPC also does not require compensation for trees that are impacted, but not removed. Since the two trees being removed are within the on-site forest stand, no mitigation for their removal is required in this case.

County Arborist's Recommendation on the Variance - 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. The request was forwarded to the County Arborist on April 27, 2017. Staff received a favorable recommendation from the County Arborist in a letter dated May 12, 2017 (Attachment 8).

Variance Recommendation - Staff recommends approval of the variance request.

5. *All stormwater management requirements shall be met as provided in Montgomery County Code Chapter 19, Article II, titled "Storm Water Management," Sections 19-20 through 19-35.*

The Preliminary Plan received an approved stormwater concept plan from the Montgomery County Department of Permitting Services, Water Resources Section on April 20, 2017 (Attachment 10). The Application will meet stormwater management goals through micro bioretention and grass swales.

SECTION 5 – CITIZEN CORRESPONDENCE AND ISSUES

This Application was submitted and noticed in accordance with all Planning Board adopted procedures. One sign referencing the proposed modification was posted along the Subject Property's frontage. A pre-submission meeting was held at the Potomac Community Recreation Center located at 11315 Falls Road, Potomac MD on July 21, 2016 at 7:00 PM.

As of the date of this report, Staff has not received any correspondence on this Application.

SECTION 6 – CONCLUSION

The proposed lots meet all requirements established in the Subdivision Regulations in Chapter 50, Forest Conservation Law in Chapter 22A, and the proposed use substantially conforms to the recommendations of *2002 Potomac Subregion Master Plan*. The resubdivided lots are of the same character as existing lots in the Neighborhood by virtue of the resubdivision analysis. 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 Preliminary Plan with the conditions provided. Therefore, approval of the Application with the conditions specified herein is recommended.

ATTACHMENTS

Attachment 1 – Statement of Justification

Attachment 2 – Preliminary Plan

Attachment 3 – Forest Conservation Plan, Sheet 1

Attachment 4 – DPS Fire and Rescue Approval Letter, May 9, 2017

Attachment 5 – Resubdivision Neighborhood

Attachment 6 – Resubdivision Tables

Attachment 7 – Tree Variance Request from Applicant, April 7, 2017

Attachment 8 – County Arborist Tree Variance Approval Letter, May 12, 2017

Attachment 9 – MCDOT Approval Letter, May 5, 2017

Attachment 10 – MCDPS Stormwater Concept Approval Letter, April 20, 2017

Attachment 1

Statement of Justification
8912 Liberty Lane, Potomac, MD 20854
Preliminary Plan No. 120170070

On behalf of the Applicant, David L. Hight Trust, we are submitting this application for a Preliminary Plan for the Subject Property, located at 8912 Liberty Lane, approximately 500' southeast of Falls Road in Potomac, Maryland. It is currently one (1) single family lot totaling approximately 1.16 acres and is recorded as Lot 14, Block A of the Beverly Farms Subdivision as shown on Plat 1595. The site is zoned R-90 (Residential), and is located within the limits of the Potomac Subregion Master Plan.

Existing Conditions

The Subject Property is an improved lot, served by both public water and sewer, with an existing two story residence (approximately 1,300 sf) and detached garage with an asphalt / gravel driveway. The property is bordered on all sides by similarly zoned, single family, residential lots of the same subdivision. The front half of the lot, where the existing house and garage are located, is open and maintained while the rear half of the lot is forested (approximately 0.70 acres). No streams, wetlands, floodplains or other sensitive environmental features are present on or adjacent to the project.

Background

The following is a summary of submissions and meetings that have been executed over the past year to Progress the project to the point of submitting this Preliminary Plan Application:

- A Natural Resources Inventory / Forest Stand Delineation (NRI/FSD) was submitted for review and approved on April 12, 2016 (No. 420161570). A copy of the approved plan has been included with this submission.
- A Pre-Application meeting with MNCPPC staff (Ryan Sigworth and Joshua Penn) occurred on March 11, 2016 to discuss the proposed subdivision layout and any potential issues that would need to be addressed or be of concern to the Applicant.
- Concept Plan No.521060100 was submitted on June 8, 2016. The Development Review Committee (DRC) meeting was held on June 27, 2016 and formal agency comments were released on July 6, 2016
- A Community Pre-Submission meeting was held on July 21, 2016 at the Potomac Community Center in Potomac to meet with the adjacent property owners and explained the development review process and listened to any concerns or issues.

Proposed Development and Applicable Conformance

The submitted Preliminary Plan proposes the demolition of the existing house and garage and removal of existing forest for the subdivision of the existing lot into two (2) single family lots. The configuration and character of the proposed lots are such they will be compatible and harmonious with the surrounding,

previously subdivided properties as demonstrated on the submitted Neighborhood Map. A waiver from the provisions of Chapter 49 - "Street and Roads" of the Montgomery County Code has been submitted with this application to request relief from the requirement to provide a sidewalk and a typical shoulder section per Montgomery County Department of Transportation (MCDOT) Standard MC-211.02 along the Liberty lane frontage.

This Preliminary Plan submission meets the requirements of Chapter 50 (Subdivision of Land) of the Montgomery County Code and is consistent with the Potomac Subregion Master Plan and the zoning of the surrounding neighborhood. In addition, as per Section 50-34 of the County Code, the proposed Project and layout is acceptable in regards to public health, safety and welfare, and any applicable laws, ordinances and regulations.

Conclusion

As mentioned above, the information submitted as part of the referenced Preliminary Plan Application is adequate for the Montgomery County Planning Board to make findings in support of the proposed subdivision, and therefore the Applicant respectfully requests approval of this Preliminary Plan.

Attachment 3

LEGEND

- LIMIT OF DISTURBANCE
- TREE PROTECTION FENCE
- ROOT PRUNE LINE
- CRITICAL ROOT ZONE
- EXISTING FOREST LINE
- PROPOSED TREE LINE
- SPECIMEN TREE
- SIGNIFICANT TREE
- TREE PROTECTION SIGN
- TREE TO BE REMOVED
- SPECIAL DRIVEWAY CONSTRUCTION OVER CRZ
- FOREST CLEARING



DEWBERRY CONSULTANTS LLC
2101 GAITHER ROAD
SUITE 340
ROCKVILLE, MD 20850
PH: 301.948.8300
FX: 301.258.7607
www.dewberry.com

APPLICANT / DEVELOPER
DAVID L. HIGHT TRUST
3969 RYE LANE
MONROVIA, MD 21770

8912 LIBERTY LANE
MONTGOMERY COUNTY, MARYLAND
4TH ELECTION DISTRICT
LOT 14, BLOCK A OF BEVERLY FARMS
TAX MAP F0562, GRID F062
WSSC 200' SHEET 215NW09
LIBER 15031, FOLIO 0080

SEAL



SCALE 1"=20'
0' 20' 40' 60'

| No. | DATE | BY | Description |
|-----|------------|-----|----------------------------------|
| 2 | 04.04.2017 | GRW | Address 2nd round staff comments |
| 1 | 01.10.2017 | GRW | Address DRC comments |

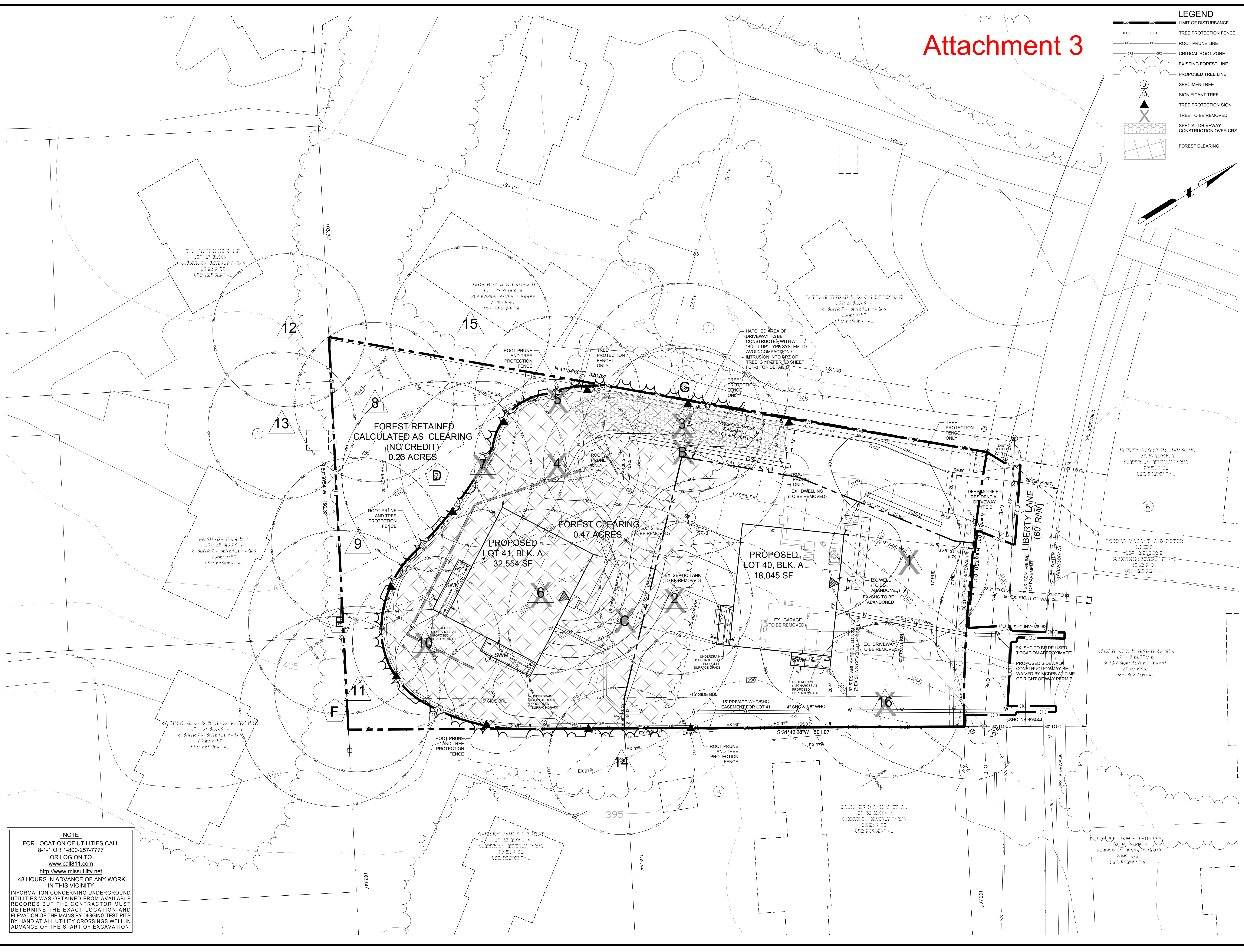
REVISIONS
DRAWN BY WB
APPROVED BY MB
CHECKED BY GW
DATE MAY 2016

TITLE
**PRELIMINARY FOREST
CONSERVATION PLAN
PLAN**

PROJECT NO. 50080389

FCP-2

SHEET NO. 2 OF 3



NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION

Attachment 4

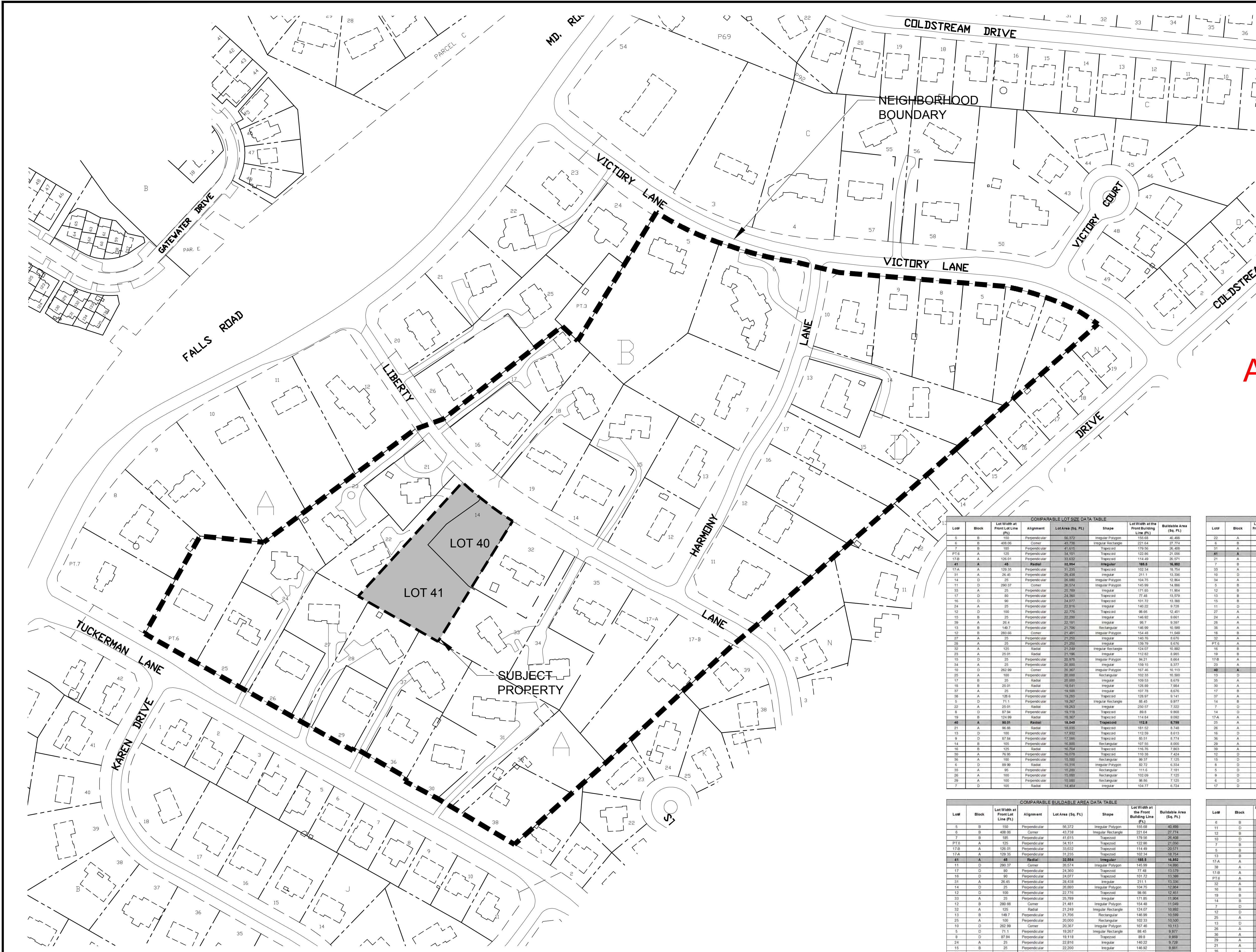
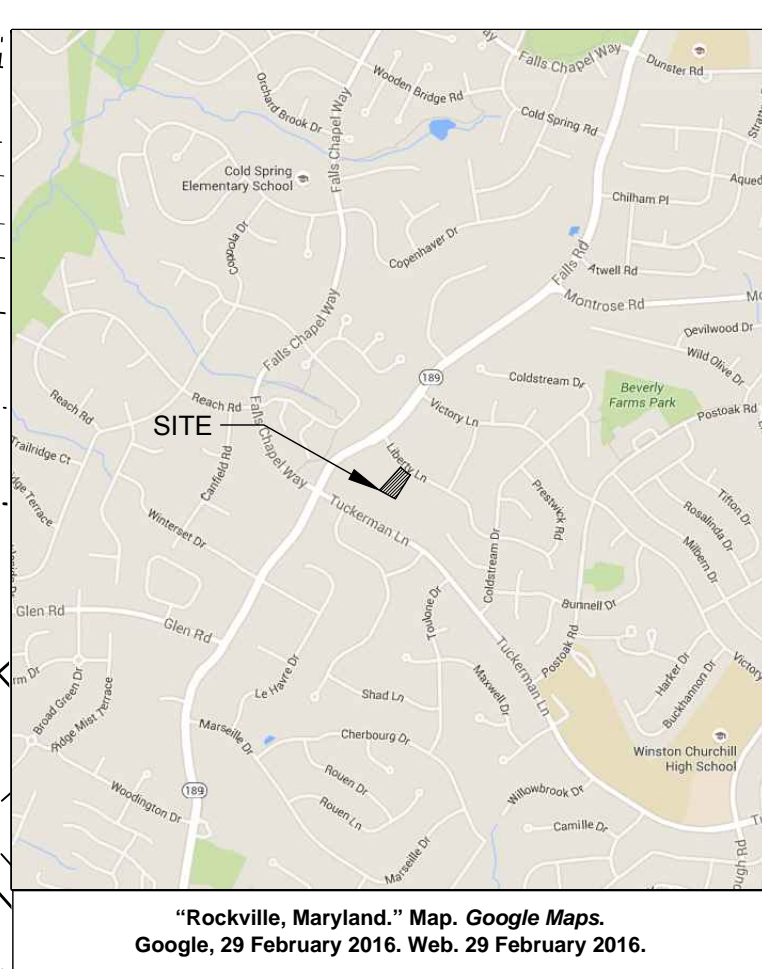


Department of Permitting Services Fire Department Access and Water Supply Comments

DATE: 09-May-17
TO: George Warholic - gwarholic@Dewberry.com
Dewberry
FROM: Maric LaBaw
RE: 8912 Liberty Lane
120170070

PLAN APPROVED

1. Review based only upon information contained on the plan submitted 09-May-17. 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.



Attachment 5

COMPARABLE LOT WIDTH @ FRONT BUILDING LINE DATA TABLE

| Lot# | Block | Lot Width at Front Lot Line (ft) | Alignment | Lot Area (Sq. Ft.) | Shape | Lot Width at the Front Building Line (ft) | Buildable Area (Sq. Ft.) |
|------|-------|----------------------------------|---------------|--------------------|---------------------|---|--------------------------|
| 5 | B | 150 | Perpendicular | 56,372 | Irregular Polygon | 150.00 | 40,480 |
| 6 | B | 408.00 | Corner | 43,730 | Irregular Rectangle | 221.64 | 27,774 |
| 7 | B | 185 | Perpendicular | 41,815 | Trapezoid | 179.50 | 26,408 |
| PT 6 | A | 125 | Perpendicular | 34,151 | Trapezoid | 122.86 | 21,206 |
| 17 | A | 126.01 | Perpendicular | 33,852 | Trapezoid | 124.69 | 20,871 |
| 41 | A | 45 | Radial | 32,854 | Irregular | 185.5 | 16,882 |
| 17A | A | 126.01 | Perpendicular | 33,852 | Trapezoid | 122.86 | 18,754 |
| 11 | D | 280.37 | Corner | 26,880 | Irregular Polygon | 154.75 | 12,864 |
| 33 | A | 25 | Perpendicular | 25,769 | Irregular | 171.65 | 11,964 |
| 17 | D | 90 | Perpendicular | 24,077 | Trapezoid | 101.72 | 13,388 |
| 16 | D | 90 | Perpendicular | 24,077 | Trapezoid | 101.72 | 13,388 |
| 24 | A | 25 | Perpendicular | 22,776 | Irregular | 146.22 | 9,728 |
| 12 | D | 100 | Perpendicular | 22,776 | Trapezoid | 88.66 | 9,441 |
| 15 | B | 25 | Perpendicular | 22,200 | Irregular | 146.50 | 8,661 |
| 38 | A | 25 | Perpendicular | 22,200 | Irregular | 88.67 | 9,307 |
| 13 | B | 148.7 | Perpendicular | 21,706 | Rectangle | 148.99 | 10,900 |
| 12 | B | 280.37 | Corner | 21,461 | Irregular Polygon | 154.48 | 11,549 |
| 27 | A | 125 | Perpendicular | 21,200 | Irregular | 129.76 | 8,676 |
| 28 | A | 25 | Perpendicular | 21,200 | Irregular | 129.79 | 8,676 |
| 10 | A | 125 | Perpendicular | 21,200 | Irregular | 122.87 | 10,820 |
| 23 | A | 25.01 | Radial | 21,186 | Irregular | 112.82 | 8,985 |
| 14 | A | 25 | Perpendicular | 20,870 | Irregular Polygon | 84.21 | 8,604 |
| 10 | D | 280.37 | Corner | 20,800 | Irregular | 158.15 | 8,277 |
| 10 | D | 280.37 | Corner | 20,800 | Irregular Polygon | 167.46 | 10,113 |
| 10 | D | 100 | Perpendicular | 20,800 | Rectangle | 102.33 | 10,900 |
| 17 | B | 25 | Radial | 20,601 | Irregular | 109.53 | 8,979 |
| 18 | A | 25 | Perpendicular | 19,841 | Irregular | 128.88 | 7,569 |
| 37 | A | 25 | Perpendicular | 19,500 | Irregular | 107.78 | 8,676 |
| 38 | A | 25 | Perpendicular | 19,200 | Trapezoid | 128.97 | 6,141 |
| 5 | D | 71.1 | Radial | 18,267 | Irregular Rectangle | 114.48 | 8,977 |
| 22 | A | 25.01 | Radial | 18,263 | Trapezoid | 200.17 | 7,323 |
| 6 | D | 87.84 | Perpendicular | 18,113 | Trapezoid | 88.67 | 9,307 |
| 19 | B | 124.99 | Radial | 18,107 | Trapezoid | 114.54 | 8,062 |
| 40 | A | 80.01 | Radial | 18,040 | Trapezoid | 112.8 | 8,790 |
| 21 | D | 87.84 | Perpendicular | 18,000 | Trapezoid | 88.67 | 9,307 |
| 13 | D | 100 | Perpendicular | 17,932 | Trapezoid | 112.59 | 8,613 |
| 9 | D | 87.84 | Perpendicular | 17,860 | Trapezoid | 88.67 | 9,307 |
| 14 | B | 100 | Perpendicular | 16,800 | Rectangle | 107.55 | 8,000 |
| 20 | A | 125 | Perpendicular | 16,700 | Trapezoid | 116.70 | 7,825 |
| 30 | A | 25 | Perpendicular | 16,500 | Rectangle | 109.53 | 8,676 |
| 6 | D | 87.84 | Perpendicular | 16,500 | Trapezoid | 88.67 | 9,307 |
| 36 | A | 25 | Perpendicular | 16,500 | Rectangle | 111.6 | 7,181 |
| 38 | A | 25 | Perpendicular | 16,500 | Rectangle | 109.53 | 8,676 |
| 39 | A | 100 | Perpendicular | 16,500 | Rectangle | 88.66 | 7,125 |
| 7 | D | 100 | Perpendicular | 16,484 | Irregular | 104.77 | 6,724 |

COMPARABLE LOT WIDTH @ FRONT BUILDING LINE DATA TABLE

| Lot# | Block | Lot Width at Front Lot Line (ft) | Alignment | Lot Area (Sq. Ft.) | Shape | Lot Width at the Front Building Line (ft) | Buildable Area (Sq. Ft.) |
|------|-------|----------------------------------|---------------|--------------------|---------------------|---|--------------------------|
| 22 | A | 25.01 | Radial | 19,263 | Irregular | 122.86 | 7,323 |
| 6 | B | 408.00 | Corner | 43,730 | Irregular Rectangle | 221.64 | 27,774 |
| 21 | A | 25 | Perpendicular | 26,428 | Trapezoid | 154.48 | 13,926 |
| 41 | A | 45 | Radial | 32,854 | Irregular | 185.5 | 16,882 |
| 33 | A | 25 | Perpendicular | 25,769 | Irregular | 171.65 | 11,964 |
| 7 | B | 185 | Perpendicular | 41,815 | Trapezoid | 179.50 | 26,408 |
| 33 | A | 25 | Perpendicular | 25,769 | Irregular | 171.65 | 11,964 |
| 10 | D | 280.37 | Corner | 26,880 | Irregular Polygon | 154.75 | 12,864 |
| 34 | A | 25 | Perpendicular | 26,880 | Irregular | 154.75 | 12,864 |
| 5 | B | 185 | Perpendicular | 41,815 | Trapezoid | 179.50 | 26,408 |
| 12 | B | 280.37 | Corner | 21,461 | Irregular Polygon | 154.48 | 11,549 |
| 13 | B | 148.7 | Perpendicular | 21,706 | Rectangle | 148.99 | 10,900 |
| 10 | B | 25 | Perpendicular | 22,200 | Irregular | 146.50 | 8,661 |
| 11 | D | 280.37 | Corner | 26,574 | Irregular Polygon | 146.99 | 14,880 |
| 24 | A | 25 | Perpendicular | 22,200 | Irregular | 146.76 | 8,676 |
| 24 | A | 25 | Perpendicular | 22,200 | Irregular | 146.76 | 8,676 |
| 28 | A | 25 | Perpendicular | 21,200 | Irregular | 129.79 | 8,676 |
| 38 | A | 25 | Perpendicular | 21,200 | Irregular | 129.79 | 8,676 |
| 18 | B | 150 | Radial | 19,764 | Trapezoid | 110.76 | 7,825 |
| 10 | B | 124.99 | Radial | 18,367 | Trapezoid | 114.54 | 8,062 |
| 17A | A | 126.01 | Perpendicular | 33,852 | Trapezoid | 122.86 | 20,371 |
| 35 | A | 25 | Perpendicular | 21,200 | Irregular | 112.82 | 8,985 |
| 40 | A | 80.01 | Radial | 18,040 | Trapezoid | 112.8 | 8,790 |
| 13 | D | 100 | Perpendicular | 17,932 | Trapezoid | 112.59 | 8,613 |
| 35 | A | 25 | Perpendicular | 21,186 | Irregular | 109.53 | 8,676 |
| 17 | B | 25 | Perpendicular | 20,601 | Irregular | 109.53 | 8,676 |
| 18 | A | 25 | Perpendicular | 19,841 | Irregular | 128.88 | 7,569 |
| 17 | B | 25 | Perpendicular | 19,500 | Irregular | 107.78 | 8,676 |
| 37 | A | 25 | Perpendicular | 19,200 | Trapezoid | 128.97 | 6,141 |
| 5 | D | 71.1 | Radial | 18,267 | Irregular Rectangle | 114.48 | 8,977 |
| 7 | D | 100 | Perpendicular | 18,113 | Trapezoid | 109.53 | 8,676 |
| 17A | A | 126.01 | Perpendicular | 33,852 | Trapezoid | 122.86 | 18,754 |
| 38 | A | 25 | Perpendicular | 19,200 | Trapezoid | 128.97 | 6,141 |
| 27 | A | 125 | Perpendicular | 21,200 | Irregular | 129.76 | 8,676 |
| 28 | A | 25 | Perpendicular | 21,200 | Irregular | 129.79 | 8,676 |
| 10 | D | 100 | Perpendicular | 20,800 | Rectangle | 102.33 | 10,900 |
| 17 | B | 25 | Radial | 20,601 | Irregular | 109.53 | 8,979 |
| 18 | A | 25 | Perpendicular | 19,841 | Irregular | 128.88 | 7,569 |
| 19 | B | 25 | Perpendicular | 19,500 | Irregular | 107.78 | 8,676 |
| 37 | A | 25 | Perpendicular | 19,200 | Trapezoid | 128.97 | 6,141 |
| 5 | D | 71.1 | Radial | 18,267 | Irregular Rectangle | 114.48 | 8,977 |
| 6 | D | 87.84 | Perpendicular | 18,113 | Trapezoid | 88.67 | 9,307 |
| 17A | A | 126.01 | Perpendicular | 33,852 | Trapezoid | 122.86 | 18,754 |
| 25 | A | 100 | Perpendicular | 20,000 | Rectangle | 100.30 | 10,500 |
| 11 | D | 280.37 | Corner | 26,574 | Irregular Polygon | 146.99 | 14,880 |
| 16 | D | 90 | Perpendicular | 24,077 | Trapezoid | 101.72 | 13,388 |
| 9 | D | 87.84 | Perpendicular | 18,000 | Trapezoid | 88.67 | 9,307 |
| 20 | A | 125 | Perpendicular | 16,500 | Rectangle | 98.66 | 7,125 |
| 36 | A | 25 | Perpendicular | 16,500 | Rectangle | 109.53 | 8,676 |
| 38 | A | 25 | Perpendicular | 16,500 | Rectangle | 109.53 | 8,676 |
| 39 | A | 100 | Perpendicular | 16,500 | Rectangle | 88.66 | 7,125 |
| 7 | D | 100 | Perpendicular | 16,484 | Irregular | 104.77 | 6,724 |

COMPARABLE BUILDABLE AREA DATA TABLE

| Lot# | Block | Lot Width at Front Lot Line (ft) | Alignment | Lot Area (Sq. Ft.) | Shape | Lot Width at the Front Building Line (ft) | Buildable Area (Sq. Ft.) |
|------|-------|----------------------------------|---------------|--------------------|---------------------|---|--------------------------|
| 5 | B | 150 | Perpendicular | 56,372 | Irregular Polygon | 150.00 | 40,480 |
| 6 | B | 408.00 | Corner | 43,730 | Irregular Rectangle | 221.64 | 27,774 |
| 7 | B | 185 | Perpendicular | 41,815 | Trapezoid | 179.50 | 26,408 |
| PT 6 | A | 125 | Perpendicular | 34,151 | Trapezoid | 122.86 | 21,206 |
| 17 | A | 126.01 | Perpendicular | 33,852 | Trapezoid | 124.69 | 20,871 |
| 41 | A | 45 | Radial | 32,854 | Irregular | 185.5 | 16,882 |
| 17A | A | 126.01 | Perpendicular | 33,852 | Trapezoid | 122.86 | 18,754 |
| 11 | D | 280.37 | Corner | 26,880 | Irregular Polygon | 154.75 | 12,864 |
| 33 | A | 25 | Perpendicular | 25,769 | Irregular | 171.65 | 11,964 |
| 17 | D | 90 | Perpendicular | 24,077 | Trapezoid | 101.72 | 13,388 |
| 16 | D | 90 | Perpendicular | 24,077 | Trapezoid | 101.72 | 13,388 |
| 14 | D | 25 | Perpendicular | 26,880 | Irregular Polygon | 154.75 | 12,864 |
| 12 | D | 100 | Perpendicular | 22,776 | Trapezoid | 88.66 | 9,441 |
| 12 | B | 280.37 | Corner | 21,461 | Irregular Polygon | 154.48 | 11,549 |
| 27 | A | 125 | Perpendicular | 21,200 | Irregular | 129.76 | 8,676 |
| 28 | A | 25 | Perpendicular | 21,200 | Irregular | 129.79 | 8,676 |
| 10 | A | 125 | Perpendicular | 21,200 | Irregular | 122.87 | 10,820 |
| 23 | A | 25.01 | Radial | 21,186 | Irregular | 112.82 | 8,985 |
| 14 | B | 100 | Perpendicular | 20,870 | Irregular Polygon | 84.21 | 8,604 |
| 10 | D | 280.37 | Corner | 20,800 | Irregular | 158.15 | 8,277 |
| 10 | D | 100 | Perpendicular | 20,800 | Rectangle | 102.33 | 10,900 |
| 17 | B | 25 | Radial | 20,601 | Irregular | 109.53 | 8,979 |
| 18 | A | 25 | Perpendicular | 19,841 | Irregular | 128.88 | 7,569 |
| 37 | A | 25 | Perpendicular | 19,500 | Irregular | 107.78 | 8,676 |
| 38 | A | 25 | Perpendicular | 19,200 | Trapezoid | 128.97 | 6,141 |
| 5 | D | 71.1 | Radial | 18,267 | Irregular Rectangle | 114.48 | 8,977 |
| 22 | A | 25.01 | Radial | 18,263 | Trapezoid | 200.17 | 7,323 |
| 6 | D | 87.84 | Perpendicular | 18,113 | Trapezoid | 88.67 | 9,307 |
| 19 | B | 124.99 | Radial | 18,107 | Trapezoid | 114.54 | 8,062 |
| 40 | A | 80.01 | Radial | 18,040 | Trapezoid | 112.8 | 8,790 |
| 21 | D | 87.84 | Perpendicular | 18,000 | Trapezoid | 88.67 | 9,307 |
| 13 | D | 100 | Perpendicular | 17,932 | Trapezoid | 112.59 | 8,613 |
| 9 | D | 87.84 | Perpendicular | 17,860 | Trapezoid | 88.67 | 9,307 |
| 14 | B | 100 | Perpendicular | 16,800 | Rectangle | 107.55 | 8,000 |
| 20 | A | 125 | Perpendicular | 16,700 | Trapezoid | 116.70 | 7,825 |
| 30 | A | 25 | Perpendicular | 16,500 | Rectangle | 109.53 | 8,676 |
| 6 | D | 87.84 | Perpendicular | 16,500 | Trapezoid | 88.67 | 9,307 |
| 36 | A | 25 | Perpendicular | 16,500 | Rectangle | 111.6 | 7,181 |
| 38 | A | 25 | Perpendicular | 16,500 | Rectangle | 109.53 | 8,676 |
| 39 | A | 100 | Perpendicular | 16,500 | Rectangle | 88.66 | 7,125 |
| 7 | D | 100 | Perpendicular | 16,484 | Irregular | 104.77 | 6,724 |

COMPARABLE LOT WIDTH @ FRONT BUILDING LINE DATA TABLE

| Lot# | Block | Lot Width at Front Lot Line (ft) | Alignment | Lot Area (Sq. Ft.) | Shape | Lot Width at the Front Building Line (ft) | Buildable Area (Sq. Ft.) |
|------|-------|----------------------------------|---------------|--------------------|---------------------|---|--------------------------|
| 22 | A | 25.01 | Radial | 19,263 | Irregular | 122.86 | 7,323 |
| 6 | B | 408.00 | Corner | 43,730 | Irregular Rectangle | 221.64 | 27,774 |
| 21 | A | 25 | Perpendicular | 26,428 | Trapezoid | 154.48 | 13,926 |
| 41 | A | 45 | Radial | 32,854 | Irregular | 185.5 | 16,882 |
| 33 | A | 25 | Perpendicular | 25,769 | Irregular | 171.65 | 11,964 |
| 7 | B | 185 | Perpendicular | 41,815 | Trapezoid | 179.50 | 26,408 |
| 33 | A | 25 | Perpendicular | 25,769 | Irregular | 171.65 | 11,964 |
| 10 | D | 280.37 | Corner | 26,880 | Irregular Polygon | 154.75 | 12,864 |
| 34 | A | 25 | Perpendicular | 26,880 | Irregular | 154.75 | 12,864 |
| 5 | B | 185 | Perpendicular | 41,815 | Trapezoid | 179.50 | 26,408 |
| 12 | B | 280.37 | Corner | 21,461 | Irregular Polygon | 154.48 | 11,549 |
| 13 | B | 148.7 | Perpendicular | 21,706 | Rectangle | 148.99 | 10,900 |
| 10 | B | 25 | Perpendicular | 22,200 | Irregular | 146.50 | 8,661 |
| 11 | D | 280.37 | Corner | 26,574 | Irregular Polygon | 146.99 | 14,880 |
| 24 | A | 25 | Perpendicular | 22,200 | Irregular | 146.76 | 8,676 |
| 24 | A | 25 | Perpendicular | 22,200 | Irregular | 146.76 | 8,676 |
| 28 | A | 25 | Perpendicular | 21,200 | Irregular | 129.79 | 8,676 |
| 38 | A | 25 | Perpendicular | 21,200 | Irregular | 129.79 | 8,676 |
| 18 | B | 150 | Rad | | | | |

Attachment 6

| COMPARABLE LOT SIZE DATA TABLE | | | | | | | |
|--------------------------------|----------|-----------------------------------|---------------|--------------------|---------------------|--|--------------------------|
| Lot# | Block | Lot Width at Front Lot Line (Ft.) | Alignment | Lot Area (Sq. Ft.) | Shape | Lot Width at the Front Building Line (Ft.) | Buildable Area (Sq. Ft.) |
| 5 | B | 150 | Choose One | 56,372 | Irregular Polygon | 155.68 | 40,498 |
| 6 | B | 408.06 | Corner | 43,738 | Irregular Rectangle | 221.64 | 27,774 |
| 7 | B | 185 | Choose One | 41,615 | Trapezoid | 179.56 | 26,408 |
| PT.6 | A | 125 | Perpendicular | 34,151 | Trapezoid | 122.86 | 21,056 |
| 17-B | A | 126.01 | Perpendicular | 33,632 | Trapezoid | 114.49 | 20,571 |
| 41 | A | 45 | Radial | 32,554 | Irregular | 185.5 | 16,852 |
| 17-A | A | 129.35 | Perpendicular | 31,235 | Trapezoid | 102.34 | 18,754 |
| 31 | A | 26.45 | Perpendicular | 28,438 | Irregular | 211.1 | 13,336 |
| 14 | D | 25 | Choose One | 26,880 | Irregular Polygon | 104.75 | 12,864 |
| 11 | D | 290.37 | Corner | 26,574 | Irregular Polygon | 145.99 | 14,886 |
| 33 | A | 25 | Perpendicular | 25,789 | Irregular | 171.85 | 11,904 |
| 17 | D | 80 | Perpendicular | 24,360 | Trapezoid | 77.48 | 13,579 |
| 16 | D | 90 | Perpendicular | 24,077 | Trapezoid | 101.72 | 13,388 |
| 24 | A | 25 | Perpendicular | 22,816 | Irregular | 140.22 | 9,728 |
| 12 | D | 100 | Perpendicular | 22,776 | Trapezoid | 98.66 | 12,451 |
| 15 | B | 25 | Perpendicular | 22,200 | Irregular | 146.92 | 9,661 |
| 39 | A | 26.4 | Perpendicular | 22,181 | Irregular | 98.7 | 9,397 |
| 13 | B | 149.7 | Perpendicular | 21,706 | Rectangular | 146.99 | 10,599 |
| 12 | B | 280.66 | Corner | 21,481 | Irregular Polygon | 154.48 | 11,049 |
| 27 | A | 25 | Perpendicular | 21,250 | Irregular | 140.76 | 8,676 |
| 28 | A | 25 | Perpendicular | 21,250 | Irregular | 139.79 | 8,676 |
| 32 | A | 125 | Radial | 21,249 | Irregular Rectangle | 124.07 | 10,892 |
| 23 | A | 25.01 | Radial | 21,196 | Irregular | 112.82 | 8,985 |
| 15 | D | 25 | Choose One | 20,978 | Irregular Polygon | 94.21 | 8,664 |
| 34 | A | 25 | Perpendicular | 20,800 | Irregular | 159.15 | 8,377 |
| 10 | D | 262.99 | Corner | 20,367 | Irregular Polygon | 167.46 | 10,113 |
| 25 | A | 100 | Perpendicular | 20,000 | Rectangular | 102.33 | 10,500 |
| 17 | B | 25 | Radial | 20,000 | Irregular | 109.53 | 8,679 |
| 18 | B | 25.01 | Radial | 19,541 | Irregular | 128.89 | 7,984 |
| 37 | A | 25 | Perpendicular | 19,500 | Irregular | 107.78 | 8,676 |
| 38 | A | 128.6 | Perpendicular | 19,285 | Trapezoid | 128.97 | 9,141 |
| 5 | D | 71.1 | Perpendicular | 19,267 | Irregular Rectangle | 88.45 | 9,977 |
| 22 | A | 25.01 | Radial | 19,263 | Irregular | 250.57 | 7,322 |
| 8 | D | 87.94 | Perpendicular | 19,118 | Trapezoid | 89.8 | 9,868 |
| 19 | B | 124.99 | Radial | 18,367 | Trapezoid | 114.84 | 9,092 |
| 40 | A | 90.01 | Radial | 18,045 | Trapezoid | 112.8 | 8,798 |
| 21 | A | 96.88 | Radial | 18,035 | Trapezoid | 181.52 | 8,748 |
| 13 | D | 100 | Choose One | 17,932 | Trapezoid | 112.59 | 8,613 |
| 9 | D | 87.84 | Perpendicular | 17,586 | Trapezoid | 85.51 | 8,774 |
| 14 | B | 105 | Perpendicular | 16,800 | Rectangular | 107.55 | 8,000 |
| 16 | B | 125 | Radial | 16,704 | Trapezoid | 116.76 | 7,863 |
| 30 | A | 76.95 | Perpendicular | 16,078 | Trapezoid | 110.38 | 7,424 |
| 36 | A | 100 | Perpendicular | 15,500 | Rectangular | 99.37 | 7,125 |
| 6 | D | 89.99 | Radial | 15,318 | Irregular Polygon | 82.72 | 6,334 |
| 35 | A | 95 | Perpendicular | 15,200 | Rectangular | 111.6 | 7,181 |
| 26 | A | 100 | Perpendicular | 15,000 | Rectangular | 102.09 | 7,125 |
| 29 | A | 100 | Perpendicular | 15,000 | Rectangular | 98.86 | 7,125 |
| 7 | D | 105 | Radial | 14,404 | Irregular | 104.77 | 6,724 |

| | | | | | | |
|--------------------|-------|--------------------|-----------|-----------------------------|--------|-------------------------------|
| Avg. Flag Frontage | 72.08 | Avg. Flag Lot Size | 21,768.73 | Avg. Flag Lot Width @ BRL | 136.88 | Avg. Flag Lot Buildable SqFt. |
| Median Frontage | 45.00 | Median Flag | 21,250.00 | Median Flag Lot Width @ BRL | 104.77 | Median Flag Buildable SqFt. |
| Proposed Frontage | | Proposed Flag Lot | 34,116 | Proposed Flag Lot | 175.99 | Proposed Flag Lot |

| COMPARABLE WIDTH @ FRONT BUILDING LINE DATA TABLE | | | | | | | |
|---|----------|-----------------------------------|---------------|--------------------|---------------------|--|--------------------------|
| Lot# | Block | Lot Width at Front Lot Line (Ft.) | Alignment | Lot Area (Sq. Ft.) | Shape | Lot Width at the Front Building Line (Ft.) | Buildable Area (Sq. Ft.) |
| PT.3 | B | N/A | Choose One | 8,835 | Irregular Rectangle | N/A | N/A |
| 22 | A | 25.01 | Radial | 19,263 | Irregular | 250.57 | 7,322 |
| 6 | B | 408.06 | Corner | 43,738 | Irregular Rectangle | 221.64 | 27,774 |
| 31 | A | 26.45 | Perpendicular | 28,438 | Irregular | 211.1 | 13,336 |
| 41 | A | 45 | Radial | 32,554 | Irregular | 185.5 | 16,852 |
| 21 | A | 96.88 | Radial | 18,035 | Trapezoid | 181.52 | 8,748 |
| 7 | B | 185 | Choose One | 41,615 | Trapezoid | 179.56 | 26,408 |
| 33 | A | 25 | Perpendicular | 25,789 | Irregular | 171.85 | 11,904 |
| 10 | D | 262.99 | Corner | 20,367 | Irregular Polygon | 167.46 | 10,113 |
| 34 | A | 25 | Perpendicular | 20,800 | Irregular | 159.15 | 8,377 |
| 5 | B | 150 | Choose One | 56,372 | Irregular Polygon | 155.68 | 40,498 |
| 12 | B | 280.66 | Corner | 21,481 | Irregular Polygon | 154.48 | 11,049 |
| 13 | B | 149.7 | Perpendicular | 21,706 | Rectangular | 146.99 | 10,599 |
| 15 | B | 25 | Perpendicular | 22,200 | Irregular | 146.92 | 9,661 |
| 11 | D | 290.37 | Corner | 26,574 | Irregular Polygon | 145.99 | 14,886 |
| 27 | A | 25 | Perpendicular | 21,250 | Irregular | 140.76 | 8,676 |
| 24 | A | 25 | Perpendicular | 22,816 | Irregular | 140.22 | 9,728 |
| 28 | A | 25 | Perpendicular | 21,250 | Irregular | 139.79 | 8,676 |
| 38 | A | 128.6 | Perpendicular | 19,285 | Trapezoid | 128.97 | 9,141 |
| 18 | B | 25.01 | Radial | 19,541 | Irregular | 128.89 | 7,984 |
| 32 | A | 125 | Radial | 21,249 | Irregular Rectangle | 124.07 | 10,892 |
| PT.6 | A | 125 | Perpendicular | 34,151 | Trapezoid | 122.86 | 21,056 |
| 16 | B | 125 | Radial | 16,704 | Trapezoid | 116.76 | 7,863 |
| 19 | B | 124.99 | Radial | 18,367 | Trapezoid | 114.84 | 9,092 |
| 17-B | A | 126.01 | Perpendicular | 33,632 | Trapezoid | 114.49 | 20,571 |
| 23 | A | 25.01 | Radial | 21,196 | Irregular | 112.82 | 8,985 |
| 40 | A | 90.01 | Radial | 18,045 | Trapezoid | 112.8 | 8,798 |
| 13 | D | 100 | Choose One | 17,932 | Trapezoid | 112.59 | 8,613 |
| 35 | A | 95 | Perpendicular | 15,200 | Rectangular | 111.6 | 7,181 |
| 30 | A | 76.95 | Perpendicular | 16,078 | Trapezoid | 110.38 | 7,424 |
| 17 | B | 25 | Radial | 20,000 | Irregular | 109.53 | 8,679 |
| 37 | A | 25 | Perpendicular | 19,500 | Irregular | 107.78 | 8,676 |
| 14 | B | 105 | Perpendicular | 16,800 | Rectangular | 107.55 | 8,000 |
| 7 | D | 105 | Radial | 14,404 | Irregular | 104.77 | 6,724 |
| 14 | D | 25 | Choose One | 26,880 | Irregular Polygon | 104.75 | 12,864 |
| 17-A | A | 129.35 | Perpendicular | 31,235 | Trapezoid | 102.34 | 18,754 |
| 25 | A | 100 | Perpendicular | 20,000 | Rectangular | 102.33 | 10,500 |
| 26 | A | 100 | Perpendicular | 15,000 | Rectangular | 102.09 | 7,125 |
| 16 | D | 90 | Perpendicular | 24,077 | Trapezoid | 101.72 | 13,388 |
| 36 | A | 100 | Perpendicular | 15,500 | Rectangular | 99.37 | 7,125 |
| 29 | A | 100 | Perpendicular | 15,000 | Rectangular | 98.86 | 7,125 |
| 39 | A | 26.4 | Perpendicular | 22,181 | Irregular | 98.7 | 9,397 |
| 12 | D | 100 | Perpendicular | 22,776 | Trapezoid | 98.66 | 12,451 |
| 15 | D | 25 | Choose One | 20,978 | Irregular Polygon | 94.21 | 8,664 |
| 8 | D | 87.94 | Perpendicular | 19,118 | Trapezoid | 89.8 | 9,868 |
| 5 | D | 71.1 | Perpendicular | 19,267 | Irregular Rectangle | 88.45 | 9,977 |
| 9 | D | 87.84 | Perpendicular | 17,586 | Trapezoid | 85.51 | 8,774 |
| 6 | D | 89.99 | Radial | 15,318 | Irregular Polygon | 82.72 | 6,334 |
| 17 | D | 80 | Perpendicular | 24,360 | Trapezoid | 77.48 | 13,579 |

| | | | | | | |
|--------------------|--------|--------------------|-----------|-----------------------------|--------|--------------------------|
| Avg. Flag Frontage | 62.71 | Avg. Flag Lot Size | 20,675.18 | Avg. Flag Lot Width @ BRL | 124.94 | Flag Lot Buildable SqFt. |
| Median Frontage | 125.00 | Median Flag | 20,800.00 | Median Flag Lot Width @ BRL | 124.07 | Flag Lot Buildable SqFt. |
| Proposed Frontage | | Proposed Flag Lot | 34,116 | Proposed Flag Lot | 175.99 | Proposed Flag Lot |

| COMPARABLE BUILDABLE AREA DATA TABLE | | | | | | | |
|--------------------------------------|----------|-----------------------------------|---------------|--------------------|---------------------|--|--------------------------|
| Lot# | Block | Lot Width at Front Lot Line (Ft.) | Alignment | Lot Area (Sq. Ft.) | Shape | Lot Width at the Front Building Line (Ft.) | Buildable Area (Sq. Ft.) |
| PT.3 | B | N/A | Choose One | 8,835 | Irregular Rectangle | N/A | N/A |
| 5 | B | 150 | Choose One | 56,372 | Irregular Polygon | 155.68 | 40,498 |
| 6 | B | 408.06 | Corner | 43,738 | Irregular Rectangle | 221.64 | 27,774 |
| 7 | B | 185 | Choose One | 41,615 | Trapezoid | 179.56 | 26,408 |
| PT.6 | A | 125 | Perpendicular | 34,151 | Trapezoid | 122.86 | 21,056 |
| 17-B | A | 126.01 | Perpendicular | 33,632 | Trapezoid | 114.49 | 20,571 |
| 17-A | A | 129.35 | Perpendicular | 31,235 | Trapezoid | 102.34 | 18,754 |
| 41 | A | 45 | Radial | 32,554 | Irregular | 185.5 | 16,852 |
| 11 | D | 290.37 | Corner | 26,574 | Irregular Polygon | 145.99 | 14,886 |
| 17 | D | 80 | Perpendicular | 24,360 | Trapezoid | 77.48 | 13,579 |
| 16 | D | 90 | Perpendicular | 24,077 | Trapezoid | 101.72 | 13,388 |
| 31 | A | 26.45 | Perpendicular | 28,438 | Irregular | 211.1 | 13,336 |
| 14 | D | 25 | Choose One | 26,880 | Irregular Polygon | 104.75 | 12,864 |
| 12 | D | 100 | Perpendicular | 22,776 | Trapezoid | 98.66 | 12,451 |
| 33 | A | 25 | Perpendicular | 25,789 | Irregular | 171.85 | 11,904 |
| 12 | B | 280.66 | Corner | 21,481 | Irregular Polygon | 154.48 | 11,049 |
| 32 | A | 125 | Radial | 21,249 | Irregular Rectangle | 124.07 | 10,892 |
| 13 | B | 149.7 | Perpendicular | 21,706 | Rectangular | 146.99 | 10,599 |
| 25 | A | 100 | Perpendicular | 20,000 | Rectangular | 102.33 | 10,500 |
| 10 | D | 262.99 | Corner | 20,367 | Irregular Polygon | 167.46 | 10,113 |
| 5 | D | 71.1 | Perpendicular | 19,267 | Irregular Rectangle | 88.45 | 9,977 |
| 8 | D | 87.94 | Perpendicular | 19,118 | Trapezoid | 89.8 | 9,868 |
| 24 | A | 25 | Perpendicular | 22,816 | Irregular | 140.22 | 9,728 |
| 15 | B | 25 | Perpendicular | 22,200 | Irregular | 146.92 | 9,661 |
| 39 | A | 26.4 | Perpendicular | 22,181 | Irregular | 98.7 | 9,397 |
| 38 | A | 128.6 | Perpendicular | 19,285 | Trapezoid | 128.97 | 9,141 |
| 19 | B | 124.99 | Radial | 18,367 | Trapezoid | 114.84 | 9,092 |
| 23 | A | 25.01 | Radial | 21,196 | Irregular | 112.82 | 8,985 |
| 40 | A | 90.01 | Radial | 18,045 | Trapezoid | 112.8 | 8,798 |
| 9 | D | 87.84 | Perpendicular | 17,586 | Trapezoid | 85.51 | 8,774 |
| 21 | A | 96.88 | Radial | 18,035 | Trapezoid | 181.52 | 8,748 |
| 17 | B | 25 | Radial | 20,000 | Irregular | 109.53 | 8,679 |
| 27 | A | 25 | Perpendicular | 21,250 | Irregular | 140.76 | 8,676 |
| 28 | A | 25 | Perpendicular | 21,250 | Irregular | 139.79 | 8,676 |
| 37 | A | 25 | Perpendicular | 19,500 | Irregular | 107.78 | 8,676 |
| 15 | D | 25 | Choose One | 20,978 | Irregular Polygon | 94.21 | 8,664 |
| 13 | D | 100 | Choose One | 17,932 | Trapezoid | 112.59 | 8,613 |
| 34 | A | 25 | Perpendicular | 20,800 | Irregular | 159.15 | 8,377 |
| 14 | B | 105 | Perpendicular | 16,800 | Rectangular | 107.55 | 8,000 |
| 18 | B | 25.01 | Radial | 19,541 | Irregular | 128.89 | 7,984 |
| 16 | B | 125 | Radial | 16,704 | Trapezoid | 116.76 | 7,863 |
| 30 | A | 76.95 | Perpendicular | 16,078 | Trapezoid | 110.38 | 7,424 |
| 22 | A | 25.01 | Radial | 19,263 | Irregular | 250.57 | 7,322 |
| 35 | A | 95 | Perpendicular | 15,200 | Rectangular | 111.6 | 7,181 |
| 26 | A | 100 | Perpendicular | 15,000 | Rectangular | 102.09 | 7,125 |
| 36 | A | 100 | Perpendicular | 15,500 | Rectangular | 99.37 | 7,125 |
| 29 | A | 100 | Perpendicular | 15,000 | Rectangular | 98.86 | 7,125 |
| 7 | D | 105 | Radial | 14,404 | Irregular | 104.77 | 6,724 |
| 6 | D | 89.99 | Radial | 15,318 | Irregular Polygon | 82.72 | 6,334 |

| | | | | | | |
|--------------------|-------|--------------------|-----------|-----------------------------|--------|-----------------------------|
| Avg. Flag Frontage | 91.25 | Avg. Flag Lot Size | 22,134.18 | Avg. Flag Lot Width @ BRL | 106.24 | 1. Flag Lot Buildable SqFt. |
| Median Frontage | 71.10 | Median Flag | 21,250.00 | Median Flag Lot Width @ BRL | 139.79 | 1 Flag Buildable SqFt. |
| Proposed Frontage | | Proposed Flag Lot | 34,116 | Proposed Flag Lot | 175.99 | Proposed Flag Lot |

COMPARABLE LOT WIDTH AT FRONT LOT LINE DATA TABLE

| Lot# | Block | Lot Width at Front Lot Line (Ft.) | Alignment | Lot Area (Sq. Ft.) | Shape | Lot Width at the Front Building Line (Ft.) | Buildable Area (Sq. Ft.) |
|-----------|----------|-----------------------------------|---------------|--------------------|---------------------|--|--------------------------|
| PT.3 | B | N/A | Choose One | 8,835 | Irregular Rectangle | N/A | N/A |
| 6 | B | 408.06 | Corner | 43,738 | Irregular Rectangle | 221.64 | 27,774 |
| 11 | D | 290.37 | Corner | 26,574 | Irregular Polygon | 145.99 | 14,886 |
| 12 | B | 280.66 | Corner | 21,481 | Irregular Polygon | 154.48 | 11,049 |
| 10 | D | 262.99 | Corner | 20,367 | Irregular Polygon | 167.46 | 10,113 |
| 7 | B | 185 | Choose One | 41,615 | Trapezoid | 179.56 | 26,408 |
| 5 | B | 150 | Choose One | 56,372 | Irregular Polygon | 155.68 | 40,498 |
| 13 | B | 149.7 | Perpendicular | 21,706 | Rectangular | 146.99 | 10,599 |
| 17-A | A | 129.35 | Perpendicular | 31,235 | Trapezoid | 102.34 | 18,754 |
| 38 | A | 128.6 | Perpendicular | 19,285 | Trapezoid | 128.97 | 9,141 |
| 17-B | A | 126.01 | Perpendicular | 33,632 | Trapezoid | 114.49 | 20,571 |
| PT.6 | A | 125 | Perpendicular | 34,151 | Trapezoid | 122.86 | 21,056 |
| 32 | A | 125 | Radial | 21,249 | Irregular Rectangle | 124.07 | 10,892 |
| 16 | B | 125 | Radial | 16,704 | Trapezoid | 116.76 | 7,863 |
| 19 | B | 124.99 | Radial | 18,367 | Trapezoid | 114.84 | 9,092 |
| 14 | B | 105 | Perpendicular | 16,800 | Rectangular | 107.55 | 8,000 |
| 7 | D | 105 | Radial | 14,404 | Irregular | 104.77 | 6,724 |
| 12 | D | 100 | Perpendicular | 22,776 | Trapezoid | 98.66 | 12,451 |
| 25 | A | 100 | Perpendicular | 20,000 | Rectangular | 102.33 | 10,500 |
| 13 | D | 100 | Choose One | 17,932 | Trapezoid | 112.59 | 8,613 |
| 26 | A | 100 | Perpendicular | 15,000 | Rectangular | 102.09 | 7,125 |
| 36 | A | 100 | Perpendicular | 15,500 | Rectangular | 99.37 | 7,125 |
| 29 | A | 100 | Perpendicular | 15,000 | Rectangular | 98.86 | 7,125 |
| 21 | A | 96.88 | Radial | 18,035 | Trapezoid | 181.52 | 8,748 |
| 35 | A | 95 | Perpendicular | 15,200 | Rectangular | 111.6 | 7,181 |
| 40 | A | 90.01 | Radial | 18,045 | Trapezoid | 112.8 | 8,798 |
| 16 | D | 90 | Perpendicular | 24,077 | Trapezoid | 101.72 | 13,388 |
| 6 | D | 89.99 | Radial | 15,318 | Irregular Polygon | 82.72 | 6,334 |
| 8 | D | 87.94 | Perpendicular | 19,118 | Trapezoid | 89.8 | 9,868 |
| 9 | D | 87.84 | Perpendicular | 17,586 | Trapezoid | 85.51 | 8,774 |
| 17 | D | 80 | Perpendicular | 24,360 | Trapezoid | 77.48 | 13,579 |
| 30 | A | 76.95 | Perpendicular | 16,078 | Trapezoid | 110.38 | 7,424 |
| 5 | D | 71.1 | Perpendicular | 19,267 | Irregular Rectangle | 88.45 | 9,977 |
| 41 | A | 45 | Radial | 32,554 | Irregular | 185.5 | 16,852 |
| 31 | A | 26.45 | Perpendicular | 28,438 | Irregular | 211.1 | 13,336 |
| 39 | A | 26.4 | Perpendicular | 22,181 | Irregular | 98.7 | 9,397 |
| 23 | A | 25.01 | Radial | 21,196 | Irregular | 112.82 | 8,985 |
| 18 | B | 25.01 | Radial | 19,541 | Irregular | 128.89 | 7,984 |
| 22 | A | 25.01 | Radial | 19,263 | Irregular | 250.57 | 7,322 |
| 14 | D | 25 | Choose One | 26,880 | Irregular Polygon | 104.75 | 12,864 |
| 33 | A | 25 | Perpendicular | 25,789 | Irregular | 171.85 | 11,904 |
| 24 | A | 25 | Perpendicular | 22,816 | Irregular | 140.22 | 9,728 |
| 15 | B | 25 | Perpendicular | 22,200 | Irregular | 146.92 | 9,661 |
| 17 | B | 25 | Radial | 20,000 | Irregular | 109.53 | 8,679 |
| 27 | A | 25 | Perpendicular | 21,250 | Irregular | 140.76 | 8,676 |
| 28 | A | 25 | Perpendicular | 21,250 | Irregular | 139.79 | 8,676 |
| 37 | A | 25 | Perpendicular | 19,500 | Irregular | 107.78 | 8,676 |
| 15 | D | 25 | Choose One | 20,978 | Irregular Polygon | 94.21 | 8,664 |
| 34 | A | 25 | Perpendicular | 20,800 | Irregular | 159.15 | 8,377 |

| | | | | | | |
|--------------------|--------|--------------------|-----------|-----------------------------|--------|--------------------------|
| Avg. Flag Frontage | 106.93 | Avg. Flag Lot Size | 21,915.27 | Avg. Flag Lot Width @ BRL | 106.22 | Flag Lot Buildable SqFt. |
| Median Frontage | 100.00 | Median Flag | 19,267.00 | Median Flag Lot Width @ BRL | 102.34 | ag Buildable SqFt. |
| Proposed Frontage | | Proposed Flag Lot | 34,116 | Proposed Flag Lot | 175.99 | Proposed Flag Lot |

COMPARABLE LOT SIZE DATA TABLE

| <i>Lot#</i> | <i>Block</i> | <i>Lot Width at Front Lot Line (Ft.)</i> |
|-------------|--------------|--|
| 17-A | A | 129.35 |
| 11 | D | 290.37 |
| 33 | A | 25 |
| 15 | B | 25 |
| 39 | A | 26.4 |
| 27 | A | 25 |
| 37 | A | 25 |
| 5 | D | 71.1 |
| 6 | D | 89.99 |
| 35 | A | 95 |
| #REF! | #REF! | #REF! |
| 17-B | A | 126.01 |
| 41 | A | 45 |
| 22 | A | 25.01 |
| 32 | A | 125 |
| 24 | A | 25 |
| 7 | D | 105 |
| 19 | B | 124.99 |
| 16 | D | 90 |
| 29 | A | 100 |
| 9 | D | 87.84 |
| 13 | D | 100 |
| 40 | A | 90.01 |
| 26 | A | 100 |
| 13 | B | 149.7 |
| PT.6 | A | 125 |
| 31 | A | 26.45 |
| 14 | D | 25 |
| 17 | D | 80 |
| 12 | B | 280.66 |
| 30 | A | 76.95 |
| 36 | A | 100 |
| 18 | B | 25.01 |
| 21 | A | 96.88 |
| 8 | D | 87.94 |
| 5 | B | 150 |
| 12 | D | 100 |
| 38 | A | 128.6 |
| 7 | B | 185 |
| 28 | A | 25 |
| 6 | B | 408.06 |
| #REF! | #REF! | #REF! |
| 17 | B | 25 |
| 15 | D | 25 |
| 10 | D | 262.99 |
| 14 | B | 105 |
| 25 | A | 100 |
| 16 | B | 125 |
| 34 | A | 25 |
| 23 | A | 25.01 |

COMPARABLE LOT SIZE DATA TABLE

| <i>Lot#</i> | <i>Block</i> | <i>Lot Area (Sq. Ft.)</i> |
|-------------|--------------|---------------------------|
| 23 | A | 21196 |
| 21 | A | 18035 |
| 14 | D | 26880 |
| 17 | D | 24360 |
| 13 | B | 21706 |
| 40 | A | 18045 |
| 12 | B | 21481 |
| 16 | D | 24077 |
| 7 | D | 14404 |
| 38 | A | 19285 |
| 18 | B | 19541 |
| 9 | D | 17586 |
| 36 | A | 15500 |
| PT.6 | A | 34151 |
| 8 | D | 19118 |
| 13 | D | 17932 |
| 17-B | A | 33632 |
| 19 | B | 18367 |
| 28 | A | 21250 |
| 27 | A | 21250 |
| 22 | A | 19263 |
| 31 | A | 28438 |
| 5 | D | 19267 |
| 14 | B | 16800 |
| 39 | A | 22181 |
| 35 | A | 15200 |
| 41 | A | 32554 |
| 12 | D | 22776 |
| 11 | D | 26574 |
| 33 | A | 25789 |
| 25 | A | 20000 |
| 17 | B | 20000 |
| 32 | A | 21249 |
| 37 | A | 19500 |
| 30 | A | 16078 |
| 17-A | A | 31235 |
| 26 | A | 15000 |
| 29 | A | 15000 |
| 15 | B | 22200 |
| 16 | B | 16704 |
| 6 | D | 15318 |
| 24 | A | 22816 |
| 6 | B | 43738 |
| 7 | B | 41615 |
| #REF! | #REF! | #REF! |
| 5 | B | 56372 |
| 10 | D | 20367 |
| 34 | A | 20800 |
| #REF! | #REF! | #REF! |
| 15 | D | 20978 |

COMPARABLE LOT SIZE DATA TABLE

| <i>Lot#</i> | <i>Block</i> | <i>Lot Width at the Front Building Line (Ft.)</i> |
|--------------|--------------|---|
| 29 | A | 98.86 |
| 40 | A | 112.8 |
| 9 | D | 85.51 |
| 19 | B | 114.84 |
| 13 | D | 112.59 |
| 35 | A | 111.6 |
| 30 | A | 110.38 |
| 32 | A | 124.07 |
| 17 | D | 77.48 |
| 12 | B | 154.48 |
| 26 | A | 102.09 |
| 14 | D | 104.75 |
| 31 | A | 211.1 |
| 6 | B | 221.64 |
| 6 | D | 82.72 |
| 21 | A | 181.52 |
| 18 | B | 128.89 |
| 27 | A | 140.76 |
| 5 | D | 88.45 |
| 16 | D | 101.72 |
| 13 | B | 146.99 |
| 36 | A | 99.37 |
| 41 | A | 185.5 |
| 7 | B | 179.56 |
| 8 | D | 89.8 |
| 38 | A | 128.97 |
| 5 | B | 155.68 |
| 12 | D | 98.66 |
| 22 | A | 250.57 |
| 28 | A | 139.79 |
| 33 | A | 171.85 |
| 17-A | A | 102.34 |
| 11 | D | 145.99 |
| #REF! | #REF! | #REF! |
| 7 | D | 104.77 |
| 16 | B | 116.76 |
| 37 | A | 107.78 |
| 17 | B | 109.53 |
| 25 | A | 102.33 |
| 15 | D | 94.21 |
| 39 | A | 98.7 |
| 14 | B | 107.55 |
| 15 | B | 146.92 |
| #REF! | #REF! | #REF! |
| 10 | D | 167.46 |
| PT.6 | A | 122.86 |
| 24 | A | 140.22 |
| 34 | A | 159.15 |
| 17-B | A | 114.49 |
| 23 | A | 112.82 |

COMPARABLE LOT SIZE DATA TABLE

| <i>Lot#</i> | <i>Block</i> | <i>Buildable Area (Sq. Ft.)</i> |
|-------------|--------------|---------------------------------|
| 40 | A | 8798 |
| 21 | A | 8748 |
| 14 | D | 12864 |
| 17 | D | 13579 |
| 12 | B | 11049 |
| 13 | B | 10599 |
| 7 | D | 6724 |
| 17-B | A | 20571 |
| 16 | D | 13388 |
| 38 | A | 9141 |
| 22 | A | 7322 |
| 18 | B | 7984 |
| 39 | A | 9397 |
| 36 | A | 7125 |
| 35 | A | 7181 |
| 11 | D | 14886 |
| 33 | A | 11904 |
| 27 | A | 8676 |
| 5 | D | 9977 |
| PT.6 | A | 21056 |
| 9 | D | 8774 |
| 41 | A | 16852 |
| 8 | D | 9868 |
| 28 | A | 8676 |
| 32 | A | 10892 |
| 37 | A | 8676 |
| 17-A | A | 18754 |
| 13 | D | 8613 |
| 19 | B | 9092 |
| 14 | B | 8000 |
| 31 | A | 13336 |
| 17 | B | 8679 |
| 12 | D | 12451 |
| 25 | A | 10500 |
| 15 | B | 9661 |
| 30 | A | 7424 |
| 6 | D | 6334 |
| 24 | A | 9728 |
| 26 | A | 7125 |
| 29 | A | 7125 |
| 16 | B | 7863 |
| 6 | B | 27774 |
| #REF! | #REF! | #REF! |
| 7 | B | 26408 |
| 5 | B | 40498 |
| 10 | D | 10113 |
| 34 | A | 8377 |
| #REF! | #REF! | #REF! |
| 15 | D | 8664 |
| 23 | A | 8985 |

Attachment 7

April 7, 2017
Revised from January 10, 2017
Revised from August 20, 2016

Doug Johnsen
M-NCPPC
Area 3 Planning Department
8787 Georgia Avenue
Silver Spring, MD 20910

RE: 8912 Liberty Lane, Potomac, MD 20854
Request for Tree Variance
Preliminary Plan No. 120170070

Dear Mr. Johnsen,

On behalf of the Applicant, David L. Hight Trust, we are requesting a variance from the provisions of Section 22A-21 of the Montgomery County Forest Conservation Law and Section 5-1607(c)(2)(ii) – Natural Resources Article of the Maryland Annotated Code, to allow for the disturbance or removal of any tree with a diameter, measured at 4.5 feet above the ground of 30 inches or more. This variance is being submitted for review and approval in conjunction with Preliminary Plan and Forest Conservation Plan No. 120170070.

Background

This variance request is needed to address the proposed disturbance to trees located on the Subject Property, located at 8912 Liberty Lane, approximately 500' southeast of Falls Road, in Potomac, Maryland. It is currently one (1) single family lot totaling approximately 1.16 acres (Lot 14, Block A, Beverly Farms Subdivision – Plat 1595) zoned R-90 with an existing residence and detached garage. The submitted Preliminary Plan proposes demolition of the existing structures and subdivision of the existing lot into two (2) single family lots.

A Natural Resources Inventory / Forest Stand Delineation (NRI/FSD) was prepared by JM Forestry Services, LLC, submitted for review and approved on April 12, 2016 (No. 420161570). The plan identifies sixteen (16) significant trees and seven (7) specimen trees located on or within 100' of the Subject Property. The NRI/FSD had identified Tree 'A' as a 31" d.b.h. Red cedar (a specimen tree), however, the tree splits below the 4.5' measuring point into 13", 12" and 15" leaders. This tree has been deleted from the Specimen Tree Table and therefore, six (6) specimen trees are located on or within 100' of the Subject Property.

The accompanying Preliminary Plan is being submitted and reviewed following the standards of the 2007 Development Review Procedures and meets the requirements of Chapter 50 "Subdivision of Land" of the County Code, and recommendations of the Potomac Subregion Master Plan.

Variance Trees

This Variance requests the removal of three (3) on-site specimen trees and the disturbance to four (4) off-site specimen trees.

Refer to the following table and the Forest Conservation Plan for the proposed layout and actions to trees:

| SPECIMEN TREE TABLE | | | | | |
|----------------------------|--|--------------|------------------|--------------------|-----------------|
| TREE # | LATIN NAME / COMMON NAME | DBH (Inches) | CONDITION RATING | % OF CRZ DISTURBED | PROPOSED ACTION |
| B | <i>Quercus rubra</i> / Northern Red Oak | 34" | Good | 100% | Remove |
| C | <i>Liriodendron tulipifera</i> / Yellow Poplar | 38" | Fair | 100% | Remove |
| D | <i>Quercus rubra</i> / Northern Red Oak | 31" | Excellent | ±31% | Save |
| E | <i>Quercus rubra</i> / Northern Red Oak | 30" | Good | ±17% | Save |
| F* | <i>Quercus rubra</i> / Northern Red Oak | 31" | Good | ±8% | Save |
| G* | <i>Quercus rubra</i> / Northern Red Oak | 34" | Good | ±42% | Save |

Trees designated with an asterisk (*) are located off-site but within 100-foot of the property boundary.

Explanation of Proposed Disturbances to Individual Trees

Specimen Tree 'B' (34" d.b.h. Northern Red Oak)

Tree 'B' is located midway along the western property line, approximately twenty-five (25) feet inbound of the boundary. The tree will require removal to accommodate the proposed driveway to serve Lot 41 and the associated storm water management facility that provides water quality treatment for driveway runoff. Tree is to be removed.

Specimen Tree 'C' (38" d.b.h. Yellow Poplar)

Tree 'C' is located toward the center of the site and will require removal due to the amount of grading required to allow for the required grading between the two proposed dwellings. The dwelling on Lot 41 is required to be set higher in elevation (BF=±400.0) than that of Lot 40 to allow for the lot to be served by gravity sewer. The required grading between the two proposed dwellings in addition to the grading to provide conveyance through the site in addition to preventing changes to the offsite pre-development drainage area / pattern, causes preservation of this tree unfeasible. Tree is to be removed.

Specimen Tree 'D' (31" d.b.h. Northern Red Oak)

Tree 'D' is located at the rear of proposed lot 41 and will require disturbance to 31% of the Critical Root Zone (CRZ) to allow for the required construction of the dwelling. The proposed house location reflects the similar character as the adjacent lots by respecting the same established "front building line" and to avoid the "crowding" of the rear lot line of proposed Lot 40. In addition the orientation allows for a "window" or sight line to Liberty Lane between the proposed dwelling on Lot 40 and the existing dwelling on Lot 32 to the east. The grading has been tightened up much as possible at the eastern edge to allow for more CRZ preservation while allowing an adequate area (approximately 20') to allow for

construction activity around the dwelling perimeter and a modest open rear yard. In addition, this area is necessary to allow for the required grading for conveyance of runoff away and around the proposed dwelling. Tree is to be preserved.

Specimen Tree 'E' (30" d.b.h. Northern Red Oak)

Tree 'E' is located off-site, along the southern property line / fence line on Lot 28, this tree will require approximately 17% Critical Root Zone (CRZ) disturbance. The disturbance is required to allow for the grading to the rear yard of proposed Lot 41. Tree is to be preserved.

Specimen Tree 'F' (31" d.b.h. Northern Red Oak)

Tree 'F' is also located off-site, along the southern property line / fence line on Lot 37, this tree will require approximately 8% Critical Root Zone (CRZ) disturbance. The disturbance is required to allow for the grading to the rear yard of proposed Lot 41. Tree is to be preserved.

Specimen Tree 'G' (34" d.b.h. Northern Red Oak)

Tree 'G' is located off-site, along the western property line on Lot 22, this tree will require approximately 42% of the Critical Root Zone (CRZ) to be impacted with 24% of the CRZ impacted, but not removed, with the construction of a section of proposed pervious driveway that will be constructed with a "build-up" technique. This will allow for minimized impact to the root zone closest to the trunk. The construction is intended to be non-invasive by constructing (or "building-up") the driveway above existing grade and not requiring grading or severing of the CRZ. Outside of the driveway, approximately 18% of the CRZ will be disturbed to facilitate the grading for the Storm Water Management Facilities that treat the proposed pavement. Compaction to the tree's CRZ will be minimized by utilizing a porous geocell containment system with stone that will be laid on the existing grade as a sub-base for the pervious pavement. This will allow for passage of air and water to the CRZ. In addition, a sequence of construction and specific instructions for work within the CRZ of Tree 'G' have been included on Sheet FCP-3 of the Preliminary / Final Forest Conservation Plan. Tree is to be preserved.

Pursuant to Chapter 22A-21(b) of the Montgomery County Code, a written request may be submitted to request a variance from the Chapter or any regulation adopted under it if it is demonstrated that enforcement would result in unwarranted hardship to the person. Under 22A-21 (b) *Application Requirements*, states that an 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 violated 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.**

We provide the following justification:

(1) Describe the special conditions peculiar to the property which would cause the unwarranted hardship:

The removal or disturbance to the trees is generally due in part from each of these design issues or considerations:

1. Lot compatibility to propose lots that are similar in size, orientation and character of the surrounding, previously subdivided lots. In addition, the location and orientation of the proposed dwelling footprints are also considered to respect view sheds for both existing and proposed residences.
2. The required elevation of the basement floors of the proposed residential units to provide the minimum vertical design of the sewer house connections. This is based on the invert of the existing sewer located in Liberty Lane and minimum slope and clearance requirements established by the Washington Suburban Sanitary Commission (WSSC) vertical design of the sewer house connections.
3. The shared driveway location on the uphill side of the lots provides a compatible location with the adjacent shared driveway near the apex of Liberty Lane and meets sight distance requirements.
4. Storm water management requirements to provide adequately sized facilities to treat the proposed impervious areas and grading of swale system to direct controlled runoff to the same, pre-development outfall point.

(2) Describe how enforcement of this Chapter will deprive the landowner of rights commonly enjoyed by others in similar areas:

If the proposed tree impacts are not allowed, the landowner will be deprived of the rights already exercised by all of the abutting properties which have been subdivided. As noted above, the submitted Preliminary Plan is being submitted and reviewed following the standards of the 2007 Development Review Procedures and meets the requirements of Chapter 50 "Subdivision of Land" of the County Code, and recommendations of the Potomac Subregion Master Plan. The current infrastructure (roads, water and sewer) that is in place is adequate to serve the proposed subdivision and no upgrades are required.

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

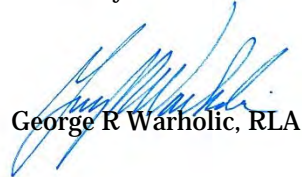
The applicant has submitted a Stormwater Management Concept to the Montgomery County Department of Permitting Services (MCDPS), Water Resources Section and is currently under review. The Concept provides stormwater management treatment as required per Chapter 5 of the Maryland Stormwater Design Manual through the use of on-lot surface micro-bio retention, bio-planters and grass swales. Therefore, the removal trees of trees B and C and the disturbance the critical root zones to tree D, E, F and G will not violate State water quality standards, nor would result in a measurable degradation in water quality.

(4) Provide any other information appropriate to support the request:

To eliminate the complicated policing of small, fragmented on-lot forest conservation easements, the reforestation requirements will be met off-site by either the purchase of off-site forest bank credits, payment of fee-in-lieu or a combination of the two. This provides a more desirable and beneficial option to meet the intent of the State / County Forest Conservation Law.

Thank you for your consideration of this Variance request. We believe that the supporting information provide with this letter justifies the need to remove or disturb specimen trees associated with this project. Please free to contact me at 301-337-2863 if you have any questions.

Respectfully Submitted,
Dewberry Consultants LLC



George R Warholic, RLA

Encl.

1. Forest Conservation Plan #120170700



Attachment 8

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Lisa Feldt
Director

May 12, 2017

Casey Anderson, Chair
Montgomery County Planning Board
Maryland National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: 8912 Liberty Lane, ePlan 120170070, NRI/FSD application accepted on 3/29/2016

Dear Mr. Anderson:

All applications for a variance from the requirements of Chapter 22A of the County Code submitted after October 1, 2009 are subject to Section 22A-12(b)(3). Accordingly, given that the application for the above referenced request was submitted after that date and must comply with Chapter 22A, and the Montgomery County Planning Department ("Planning Department") has completed all review required under applicable law, I am providing the following recommendation pertaining to this request for a variance.

Section 22A-21(d) of the Forest Conservation Law states that a variance must not be granted if granting the request:

1. Will confer on the applicant a special privilege that would be denied to other applicants;
2. Is based on conditions or circumstances which are the result of the actions by the applicant;
3. Arises from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; or
4. Will violate State water quality standards or cause measurable degradation in water quality.

Applying the above conditions to the plan submitted by the applicant, I make the following findings as the result of my review:

1. The granting of a variance in this case would not confer a special privilege on this applicant that would be denied other applicants as long as the same criteria are applied in each case. Therefore, the variance can be granted under this criterion.
2. Based on a discussion on March 19, 2010 between representatives of the County, the Planning Department, and the Maryland Department of Natural Resources Forest Service, the disturbance of trees, or other vegetation, as a result of development activity is not, in and of itself, interpreted as a condition or circumstance that is the result of the actions by the applicant. Therefore, the variance can be granted under this criterion, as long as appropriate mitigation is provided for the resources disturbed.

255 Rockville Pike, Suite 120 • Rockville, Maryland 20850 • 240-777-0311 • 240-777-7715 FAX
www.montgomerycountymd.gov/dep

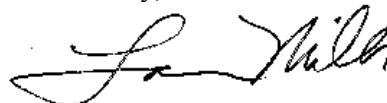
3. The disturbance of trees, or other vegetation, by the applicant does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property. Therefore, the variance can be granted under this criterion.
4. The disturbance of trees, or other vegetation, by the applicant will not result in a violation of State water quality standards or cause measurable degradation in water quality. Therefore, the variance can be granted under this criterion.

Therefore, I recommend a finding by the Planning Board that this applicant qualifies for a variance conditioned upon meeting 'conditions of approval' pertaining to variance trees recommended by Planning staff, as well as the applicant mitigating for the loss of resources due to removal or disturbance to trees, and other vegetation, subject to the law based on the limits of disturbance (LOD) recommended during the review by the Planning Department. In the case of removal, the entire area of the critical root zone (CRZ) should be included in mitigation calculations regardless of the location of the CRZ (i.e., even that portion of the CRZ located on an adjacent property). When trees are disturbed, any area within the CRZ where the roots are severed, compacted, etc., such that the roots are not functioning as they were before the disturbance must be mitigated. Exceptions should not be allowed for trees in poor or hazardous condition because the loss of CRZ eliminates the future potential of the area to support a tree or provide stormwater management. Tree protection techniques implemented according to industry standards, such as trimming branches or installing temporary mulch mats to limit soil compaction during construction without permanently reducing the critical root zone, are acceptable mitigation to limit disturbance. Techniques such as root pruning should be used to improve survival rates of impacted trees but they should not be considered mitigation for the permanent loss of critical root zone. I recommend requiring mitigation based on the number of square feet of the critical root zone lost or disturbed. The mitigation can be met using any currently acceptable method under Chapter 22A of the Montgomery County Code.

In the event that minor revisions to the impacts to trees subject to variance provisions are approved by the Planning Department, the mitigation requirements outlined above should apply to the removal or disturbance to the CRZ of all trees subject to the law as a result of the revised LOD.

If you have any questions, please do not hesitate to contact me directly.

Sincerely,



Laura Miller
County Arborist

cc: Doug Johnsen, Senior Planner



Isiah Leggett
County
Executive

Al R. Roshdieh
Director

DEPARTMENT OF TRANSPORTATION

May 5, 2017

Mr. Ryan Sigworth, Senior Planner
Area 3 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 120170070
8912 Liberty Lane

Dear Mr. Sigworth:

We have completed our review of the preliminary plan dated April 4, 2017. A previous plan was reviewed by the Development Review Committee at its meeting on October 17, 2016. 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 the Department of Permitting Services 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.

Design Exception Request

Montgomery County Standard MC-211.02 for the installation of the typical section, street trees, and sidewalk – The applicant is requesting a design exception “for relief from providing a proposed shoulder, ditch and street trees per the County typical section...The westbound shoulder has a varying width grass strip (three [3] to seven [7] feet), with no ditch, no street trees and a recently installed five (5) foot wide sidewalk [on the opposite side of the street].”

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178

FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

MCDOT Response: MCDOT **approves** the request for the applicant to not construct a shoulder, side ditch and install street trees at this time – subject to execution of a Declaration of Covenants (for Road Improvements). The deed reference for this document is to be noted on the record plat.

Comments

1. The storm drain analysis was reviewed and is acceptable to MCDOT. No improvements are needed to the downstream public storm drain system for this plan.
2. The sight distance study has been accepted. A copy of the accepted Sight Distance Evaluation certification form is enclosed for your information and reference.
3. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by each common driveway.
4. Private common driveways and private streets shall be determined through the subdivision process as part of the Planning Board's approval of a preliminary plan. The composition, typical section, horizontal alignment, profile, and drainage characteristics of private common driveways and private streets, beyond the public right-of-way, shall be approved by the Planning Board during their review of the preliminary plan.
5. The Potomac Subregion Master Plan does not classify Liberty Lane; however, based on the width of the roadway and the time it was platted, MCDOT believes that it should be classified as a secondary residential street. Based on this roadway classification, we do not recommend this applicant be required to construct a sidewalk across the site frontage.
6. The owner will be required to furnish this office with a recorded covenant whereby said owner agrees to pay a prorata share for the future construction or reconstruction of Liberty Lane, whether built as a Montgomery County project or by private developer under permit, prior to DPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
7. Grant a seven (7) foot wide Public Improvement Easement for the sidewalk with a seventeen (17) foot wide overlapping Public Utility Easement (PUE) along the existing street frontage.
8. 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.

Mr. Ryan Sigworth
Preliminary Plan No. 120170070
May 5, 2017
Page 3

9. The existing driveway is to be removed when the new shared driveway is constructed.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Ms. Rebecca Torma our Development Review Area Senior Planning Specialist for this project at (240) 777-2118 or at rebecca.torma@montgomerycountymd.gov.

Sincerely,


Rebecca Torma
for Gregory M. Leck, Manager
Development Review Team
Office of Transportation Policy

Sharepoint/DOT/director's office/development review/Rebecca/developments/Potomac subregion/8912 Liberty/120170070
Liberty Lane Prelim plan ltr.docx

Enclosure

cc: Nita Hight David L. Hight Trust
Wayne Baldwin Dewberry
Joanne Check Dewberry
Preliminary Plan folder
Preliminary Plan letters notebook

cc-e: Sam Farhadi MCDPS RWPR
Dan Sanayi MCDOT DTEO
Marie Labaw MCDPS DLD
Rebecca Torma MCDOT OTP



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: BEVERLY FARMS Preliminary Plan Number: 1-20170070

Street Name: LIBERTY LANE Master Plan Road Classification: SECONDARY RESIDENTIAL

Posted Speed Limit: 25 mph

Street/Driveway #1 _____ Street/Driveway #2 (PROPOSED DRIVEWAY)

| | | | |
|-----------------------|-------|-----------------------|-----------|
| Sight Distance (feet) | OK? | Sight Distance (feet) | OK? |
| Right _____ | _____ | Right <u>600'</u> | <u>OK</u> |
| Left _____ | _____ | Left <u>428'</u> | <u>OK</u> |

Comments: _____

Comments: PROPOSED LEFT DISTANCE WAS MEASURED TO THE INTERSECTION OF FAULS ROAD (189) AND LIBERTY LANE AT STOP SIGN

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.

Joanne M. Chis
 Signature
MD 18095

9/8/16
 Date

PLS/P.E. MD Reg. No.

Montgomery County Review:

Approved
 Disapproved:

By: Rebecca Luma
 Date: 9/4/17



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

April 20, 2017

Ms. Joanne Cheok
Dewberry Consultants, LLC
2010 Gaither Road, Suite 340
Rockville, MD 20850

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
8912 Liberty Lane
Preliminary Plan #: N/A
SM File #: 282285
Tract Size/Zone: 1.16 Acres
Total Concept Area: 1.16 Acres
Lots/Block: Lot 14 Block A
Parcel(s): N/A
Watershed: Cabin John Creek

Dear Ms. Joanne Cheok:

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 via Micro Bioretention and Grass Swales.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. A drainage easement may be required in the future for the offsite conveyance.
3. Lot Forty and Forty One will need to provide ESD to the MEP.

This list may not be all-inclusive and may change based on available information at the time.

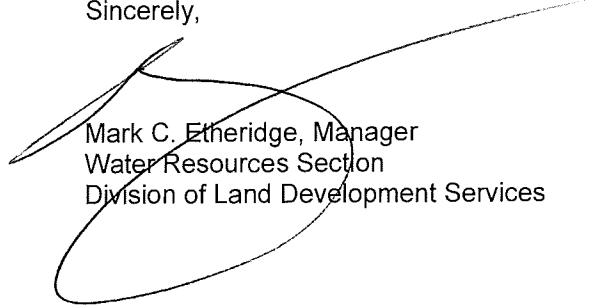
This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically 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.



Ms. Joanne Cheek
April 20, 2017
Page 2 of 2

If you have any questions regarding these actions, please feel free to contact Andrew Kohler at 240-777-6275.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark C. Etheridge', is written over the typed name and title.

Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: me CN282285.AK

cc: C. Conlon
SM File # 282285

| | |
|-------------------|------------|
| ESD Acres: | 1.16 Acres |
| STRUCTURAL Acres: | 0.00 Acres |
| WAIVED Acres: | 0.00 Acres |