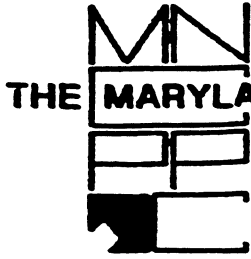


Date of Mailing: December 29, 1992



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**  
 8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

**Action: Approved Staff Recommendation**  
 (Motion of Comm. Floreen, seconded by Comm. Aron, with a vote of 4-0; Comms. Floreen, Aron, Bauman and Baptiste voting in favor, with Comm. Richardson being absent.)

**MONTGOMERY COUNTY PLANNING BOARD**

**OPINION**

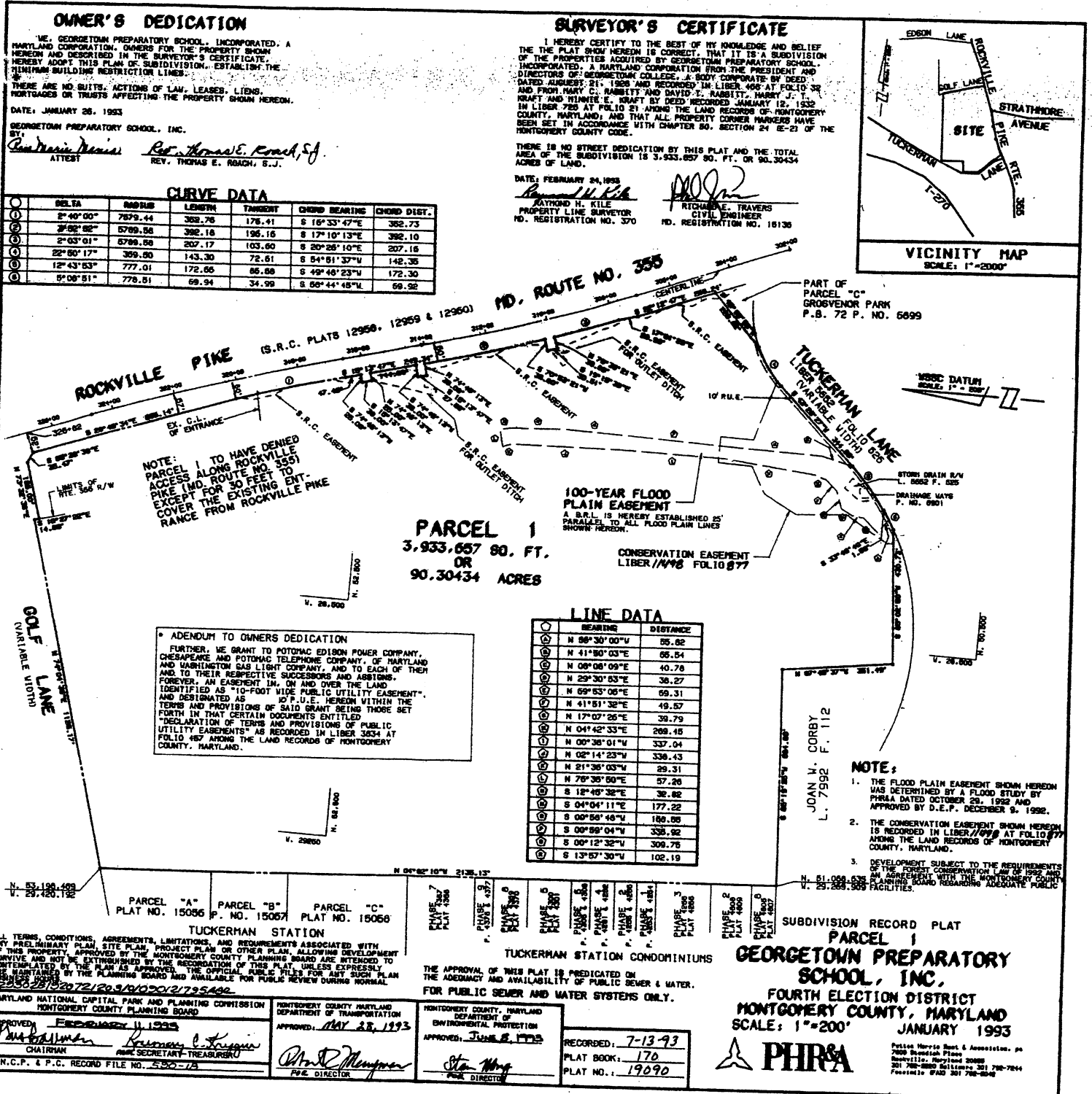
**Preliminary Plan 1-92072**

**NAME OF PLAN: GEORGETOWN PREPARATORY SCHOOL**

On 09-16-92, GEORGETOWN PREP. SCHOOL, submitted an application for the approval of a preliminary plan of subdivision of property in the R90 zone. The application proposed to create 1 lots on 90.30 ACRES of land. The application was designated Preliminary Plan 1-92072. On 12-17-92, Preliminary Plan 1-92072 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-92072 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-92072, subject to the following conditions:

1. Prior to recording of plat, applicant must meet the conditions of the forest conservation plan as part of the preliminary plan
2. Prior to NCDEP issuance of the sediment and erosion control permit, applicant must meet the conditions of the forest conservation plan
3. Agreement with Planning Board to limit development to a private educational facility affiliated with a religious organization. Increase or expansion above the existing enrollment may result in further APF review
4. Conditions of NCDEP stormwater management approval dated 10-05-92
5. Necessary easements

|| ← No housing!



**OWNER'S DEDICATION**

WE, GEORGETOWN PREPARATORY SCHOOL, INCORPORATED, A MARYLAND CORPORATION, OWNERS FOR THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

DATE: JANUARY 26, 1993

GEORGETOWN PREPARATORY SCHOOL, INC.

ATTEST: *Raymond H. Kile* (Surveyor) and *Rev. Thomas E. Roach, S.J.* (Witness)

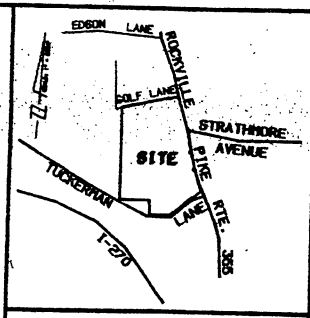
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE PROPERTIES ACQUIRED BY GEORGETOWN PREPARATORY SCHOOL, INCORPORATED, A MARYLAND CORPORATION FROM THE PRESIDENT AND DIRECTORS OF GEORGETOWN COLLEGE, A BODY CORPORATE BY DEED DATED AUGUST 21, 1928 AND RECORDED IN LIBER 406 AT FOLIO 38 AND FROM MARY C. RABBITT AND DAVID F. RABBITT, MARY J. T. KNAPP AND WINNIE E. KNAPP BY DEED RECORDED JANUARY 12, 1932 IN LIBER 728 AT FOLIO 23 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT ALL PROPERTY CORNER MARKERS HAVE BEEN SET IN ACCORDANCE WITH CHAPTER 80, SECTION 24 (E-2) OF THE MONTGOMERY COUNTY CODE.

THERE IS NO STREET DEDICATION BY THIS PLAT AND THE TOTAL AREA OF THE SUBDIVISION IS 3,933,657 SQ. FT. OR 90.30434 ACRES OF LAND.

DATE: FEBRUARY 24, 1993

ATTEST: *Raymond H. Kile* (Surveyor) and *Richard E. Travers* (Civil Engineer)



**CURVE DATA**

CHORD BEARING	CHORD DIST.	DELTA	ANGLE	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
S 2°40'00" E	352.73	78°29'44"	392.76	176.41	S 16°33'47" E	352.73	
S 2°03'01" E	207.16	67°09'56"	392.16	195.16	S 17°10'13" E	207.16	
S 2°03'01" E	207.16	67°09'56"	392.16	195.16	S 20°26'10" E	207.16	
S 2°03'01" E	207.16	67°09'56"	392.16	195.16	S 54°51'37" W	142.35	
S 2°03'01" E	207.16	67°09'56"	392.16	195.16	S 49°48'23" W	172.30	
S 2°03'01" E	207.16	67°09'56"	392.16	195.16	S 69°44'48" W	69.92	

**PARCEL 1**  
3,933,657 SQ. FT.  
OR  
90.30434 ACRES

**LINE DATA**

BEARING	DISTANCE
N 89°30'00" W	65.62
N 41°00'03" E	65.54
N 09°08'09" E	40.76
N 29°30'03" E	36.27
N 59°53'08" E	69.31
N 41°51'32" E	49.57
N 17°07'26" E	39.79
N 04°42'33" E	268.45
N 00°36'01" W	337.04
N 02°14'23" W	336.43
N 21°36'03" W	29.31
N 70°36'50" E	57.26
S 12°45'32" E	36.62
S 04°04'11" E	177.22
S 00°56'46" W	186.06
S 00°59'04" W	336.92
S 00°12'32" W	306.75
S 13°57'30" W	102.19

**NOTE:** I TO HAVE DENIED ACCESS ALONG ROCKVILLE PIKE (MD. ROUTE NO. 355) EXCEPT FOR 30 FEET BNT. COVERT FROM ROCKVILLE PIKE RANCE

**ADDITIONAL NOTES TO OWNERS DEDICATION:** FURTHER, WE GRANT TO POTOMAC EDISON POWER COMPANY, CHESAPEAKE AND POTOMAC TELEPHONE COMPANY, OF MARYLAND AND WASHINGTON GAS LIGHT COMPANY, AND TO EACH OF THEM AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOREVER AN EASEMENT IN, ON AND OVER THE LAND IDENTIFIED AS "10-FOOT WIDE PUBLIC UTILITY EASEMENT", AND DESIGNATED AS "10' P.U.E. HEREON WITHIN THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN DOCUMENTS ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3634 AT FOLIO 467 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

**NOTE:**  
1. THE FLOOD PLAIN EASEMENT SHOWN HEREON WAS DETERMINED BY A FLOOD STUDY BY PHRA DATED OCTOBER 29, 1992 AND APPROVED BY D.E.P. DECEMBER 9, 1992.  
2. THE CONSERVATION EASEMENT SHOWN HEREON IS RECORDED IN LIBER 11999 AT FOLIO 877 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.  
3. DEVELOPMENT SUBJECT TO THE REQUIREMENTS OF THE FOREST CONSERVATION LAW OF 1982 AND AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING ADEQUATE PUBLIC FACILITIES.

PHASE 7 PLAN 1986, PHASE 8 PLAN 1986, PHASE 9 PLAN 1987, PHASE 10 PLAN 1987, PHASE 11 PLAN 1987, PHASE 12 PLAN 1987, PHASE 13 PLAN 1987, PHASE 14 PLAN 1987, PHASE 15 PLAN 1987, PHASE 16 PLAN 1987, PHASE 17 PLAN 1987, PHASE 18 PLAN 1987, PHASE 19 PLAN 1987, PHASE 20 PLAN 1987

**TUCKERMAN STATION CONDOMINIUMS**

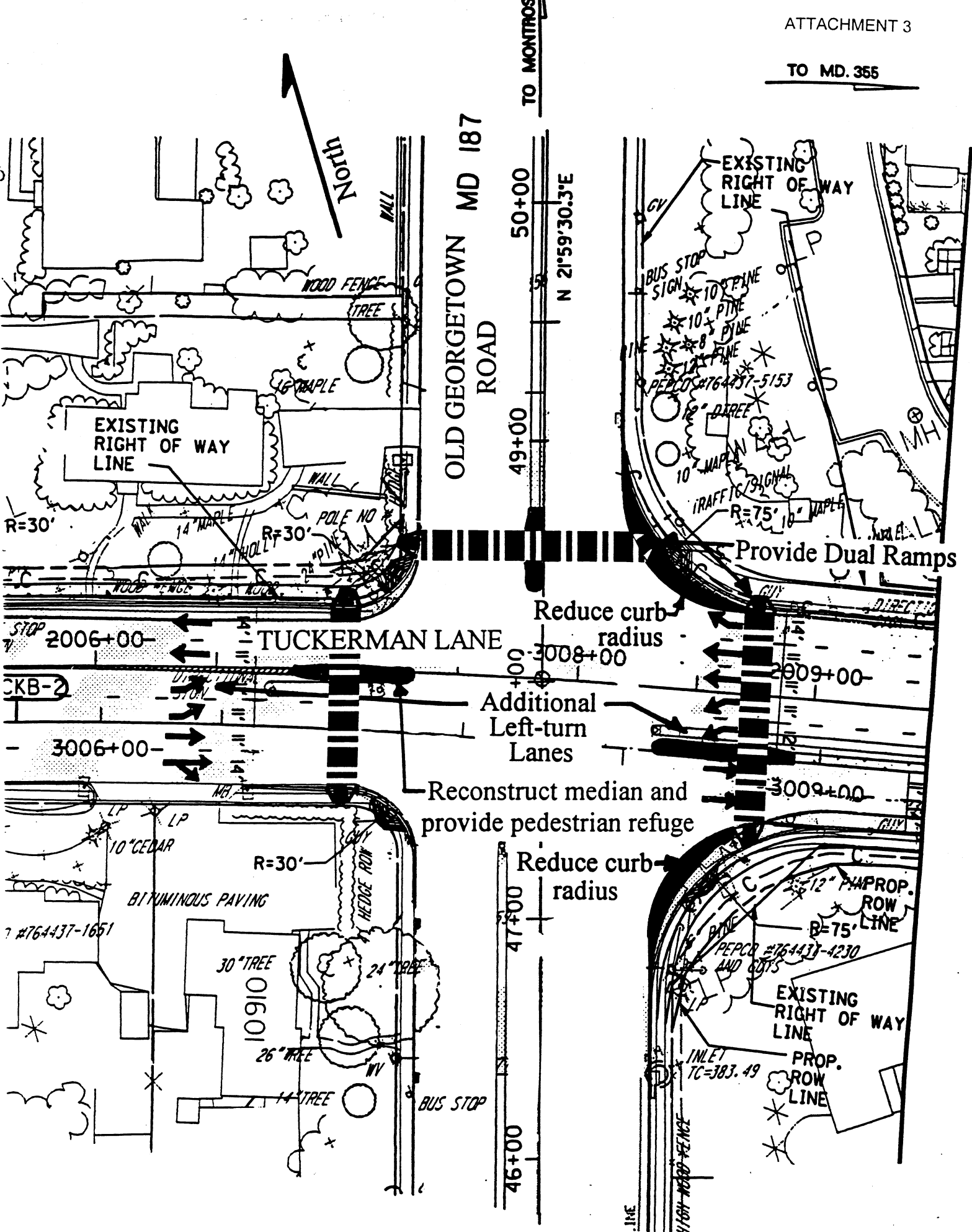
THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC SEWER & WATER. FOR PUBLIC SEWER AND WATER SYSTEMS ONLY.

**APPROVED:** FEBRUARY 11, 1993 (Chairman: *Michael...*, Secretary: *Robert...*)  
**APPROVED:** MAY 28, 1993 (P&E Director: *Paul...*)  
**APPROVED:** JUNE 8, 1993 (P&E Director: *Stacy...*)

RECORDED: 7-13-93  
 PLAT BOOK: 170  
 PLAT NO.: 19090

**PHRA** (Professional Home Planning & Association, Inc.)  
 7500 Rockville Place  
 Rockville, Maryland 20855  
 301 780-8000  
 Fax: 301 780-8004

TO MD. 355



OLD GEORGETOWN MD 187 ROAD

TO MONTROS  
N 21°59'30.3"E

EXISTING RIGHT OF WAY LINE

EXISTING RIGHT OF WAY LINE

Provide Dual Ramps

Reduce curb radius

TUCKERMAN LANE

Additional Left-turn Lanes

Reconstruct median and provide pedestrian refuge

Reduce curb radius

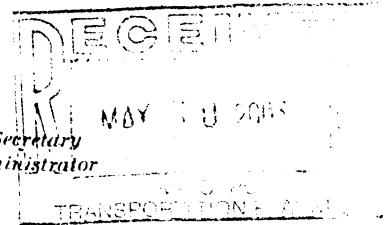
EXISTING RIGHT OF WAY LINE

PROP. ROW LINE



Robert L. Ehrlich, Jr., *Governor*  
Michael S. Steele, *Lt. Governor*

Robert L. Flanagan, *Secretary*  
Neil J. Pedersen, *Administrator*



May 23, 2003

Mr. Ronald Welke  
Transportation Coordinator  
M-NCPPC  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Montgomery County  
MD 355 General  
Georgetown Preparatory School  
(Residential Addition & Expansion)

Dear Mr. Welke:

Enclosed are State Highway Administration's (SHA) comments on the review of the Traffic Impact Study Report by Gorove/Slade Associates, Inc. dated March 17, 2003 and Traffic Impact Study Addendum dated April 9, 2003 (both received by the EAPD on April 17, 2003) that was prepared for the proposed residential development addition to the existing Georgetown Preparatory School in Montgomery County, Maryland. The comments and conclusions are as follows:

- Access to the residential portion of the school that will include 473 Apartment Units is proposed from one (1) full movement access driveway on Tuckerman Lane (a County roadway). The school is also projected to increase enrollment from 447 students to 547 students. Access to the school will also be provided from one (1) existing full movement access driveway on MD 355 (across from Strathmore Avenue). Specific site access design modification requirements for the MD 355 access must be coordinated with Greg Cooke of our office (410-545-5595).
- The traffic consultant determined that the proposed development would negatively impact the MD 187 at Tuckerman Lane and MD 355 at Strathmore Avenue/Site Access Drive intersections. Therefore, the traffic consultant identified the following roadway improvements:
  - MD 187 at Tuckerman Lane – Modify westbound Tuckerman Lane from 2 left turn lanes, 2 through lanes, and 1 right turn lane –to- 2 left turn lanes, 1 left/through lane, 1 through lane, and 1 right turn lane. Modify eastbound and westbound Tuckerman Lane signal phasing from concurrent signal phasing to split signal phasing.
  - MD 355 at Strathmore Avenue/Site Access Drive – Widen eastbound Site Access Drive approach from the existing 1 left/through/right lane –to- 1 left/through/right lane and 1 right turn lane.

SHA concurs that the proposed improvement to the MD 187 at Tuckerman Lane intersection will allow intersection operations to be within the established M-NCPPC congestion standard for the North Bethesda Policy Area. A Design Request to modify the traffic signal should be coordinated with the District 3 Office and the Office of Traffic & Safety. In addition, a constructability analysis should be prepared to insure that the proposed roadway improvements could function adequately with sufficient turning radii.

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

Street Address: 707 North Calvert Street · Baltimore, Maryland 21202 · Phone 410.545.0300 · www.marylandroads.com

Mr. Ronald Welke  
May 23, 2003  
Page 2 of 2

SHA concurs that widening should be provided along the eastbound Site Access Drive approach at the MD 355 at Strathmore Avenue/Site Access Drive intersection. However, in order to avoid a modification to the eastbound Site Access Drive and westbound Strathmore Avenue signal approaches to split signal phasing, SHA recommends that the widening along eastbound Site Access Drive be constructed to provide 1 left turn lane and 1 through/right lane.

Roadway improvement plans and traffic signal modification plans should be submitted to SHA for our review and comment. If you have any questions or comments regarding the enclosed, please contact Larry Green at (410) 995-0090 x20.

Very truly yours,



Kenneth A. McDonald, Jr., Chief  
Engineering Access Permits Division

cc: Greg Cooke – SHA Engineering Access Permits Division  
Ed Axler – M-NCPPC Montgomery County  
Larry Green – Daniel Consultants, Inc.  
Lee Starkloff – SHA District 3 Traffic Engineering  
Joseph Finkle – SHA Travel Forecasting Section  
William Richardson – SHA Traffic Development & Support Division  
Dennis Simpson – SHA Regional Planning  
Louis Slade – Gorove/Slade Associates, Inc.

STATE HIGHWAY ADMINISTRATION -- Montgomery County -- Line 1

INTERSTATE CONSTRUCTION PROGRAM

PROJECT: I-270 (East Spur)

DESCRIPTION: Construct a new interchange on I-270 (east segment) at the Rockledge Drive Connector, upgrade the interchange at MD 187, and intersection improvements at MD 187/Tuckerman Lane.

JUSTIFICATION: Interchange modifications will improve traffic operations while increasing accessibility to the Rockspring Business Park. MD 187 (Old Georgetown Road) interchange modifications will improve traffic operations while increasing accessibility to the southwest quadrant of the interchange and I-270.

SMART GROWTH STATUS:

- Project Not Location Specific or Location Not Determined
- Project Within PFA
- Grandfathered
- Project Outside PFA; Subject to Exception
- Exception Approved by BPW/MDOT

ASSOCIATED IMPROVEMENTS:

- I-270/I-270 spur, Interchanges at Democracy Blvd. and Westlake Terrace (Line 2)
- Eas/West Intersection Improvement Program (Line 10)
- I-270/I-495, Advanced Traffic Management System (System Preservation Program - Line 11)

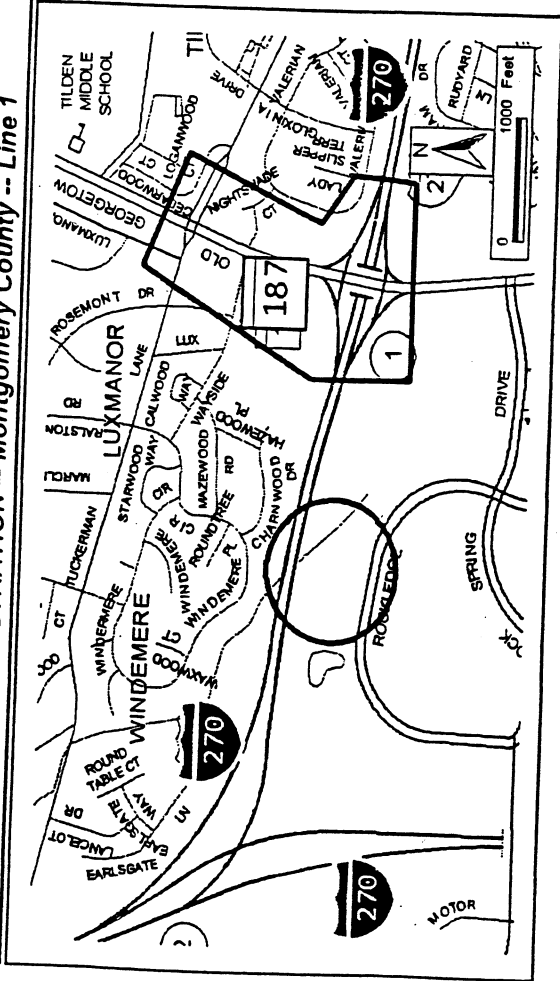
STATUS: Construction underway. The cost shown does not include developer funding.

SIGNIFICANT CHANGE FROM FY 2002 - 07 CTP: The cost increase of \$2.7 million is due to additional utility relocation requirements, a Wood Look Screen wall, and additional erosion and sediment control.

FUNCTION:

- STATE - Principal Arterial
- FEDERAL - Interstate
- STATE SYSTEM: Primary
- DAILY TRAFFIC: (USAGE IMPACTS)
- CURRENT (2001) - 114,000
- PROJECTED (2025) - 198,220

OPERATING COST IMPACT \$4,000 per year



PHASE	FFY 2003	FFY 2004	FFY 2005	FFY 2006	FFY 2007 - 2008	FEDERAL CATEGORY
PP	0	0	0	0	0	----
PE	0	0	0	0	0	----
RW	0	0	0	0	0	----
CO	0	0	0	0	0	----

PHASE	TOTAL ESTIMATED COST (\$000)	PROJECT CASH FLOW										SIX YEAR TOTAL	BALANCE TO COMPLETE		
		CURRENT YEAR		FOR PLANNING PURPOSES ONLY											
		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			2013	
Planning	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Engineering	2,005	1,999	6	0	0	0	0	0	0	0	0	0	0	0	0
Right-of-way	1,923	764	1,159	0	0	0	0	0	0	0	0	0	0	0	0
Construction	24,321	17,144	7,177	0	0	0	0	0	0	0	0	0	0	0	0
Total	28,249	19,907	8,342	0	0	0	0	0	0	0	0	0	0	0	0
Federal-Aid	21,117	14,345	6,772	0	0	0	0	0	0	0	0	0	0	0	0

STIP REFERENCE # MO8991 12/01/2002

BEFORE THE COUNTY COUNCIL FOR MONTGOMERY COUNTY, MD.  
 SITTING AS THE DISTRICT COUNCIL FOR THE MARYLAND-  
 WASHINGTON REGIONAL DISTRICT IN  
 MONTGOMERY COUNTY, MARYLAND  
 Office of Zoning and Administrative Hearings  
 Stella B. Werner Council Office Building  
 Rockville, Maryland 20850  
 (240) 777-6660

IN THE MATTER OF:  
 GEORGETOWN PREPARATORY SCHOOL,  
 INC., Applicant

Stephen W. Gresham, AIA  
 Rev. William L. George, S.J.  
 Trini Rodriguez  
 Lewis Slade  
 James A. Soltesz, P.E.  
 For the Application

Application No. G-796

Anne C. Martin, Esq.  
Robert H. Metz, Esq.  
 Attorneys for the Applicant

\*\*\*\*\*

Ron Miller, Treasurer, Grosvenor Park II,  
 Homeowners Association  
 In support of the Application as  
 currently modified

Martin Klauber, Esq., Peoples'  
 Counsel for Montgomery County  
 In support of the Application  
 as currently modified

\*\*\*\*\*

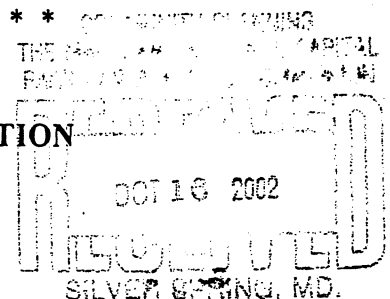
Laura Wilkinson, President, Tuckerman  
 Heights Homeowners Association  
 In support of the Application as  
 currently modified

Norman G. Knopf, Esq.  
 Attorney for the Association

\*\*\*\*\*

Before: Philip J. Tierney, Hearing Examiner

**HEARING EXAMINER'S REPORT AND RECOMMENDATION**



road to the site and the main campus, and binding elements. The binding elements and the development plan are depicted below and on page 15.

INIGO'S CROSSING  
BINDING ELEMENTS

1. School recreational and educational activities/open space/ golf to remain on 11.66 acres of the Property identified as Area "A".
2. The 2.33 acre area west of the Property identified as the East-West Buffer Area shall be subject to site plan review and shall be restricted to the following uses: access road, sidewalk, gate, gatehouse or similar access-control feature and turnaround, landscaping, berming, screening, lighting, storm water management facilities, school recreational and educational activities and golf.
3. The East-West Buffer Area landscaping shall include: preservation of as many existing trees along the western property line adjacent to Tuckerman Heights as possible and enhanced by ten (10) feet of dense evergreen planting; an additional fifty (50) feet of wooded area adjacent to the ten (10) foot evergreen strip; and an additional area of landscaped open space continuing east to the access road.
4. The west façade of the building will be stepped from Tuckerman Lane going north from four stories to six stories to five stories to four stories.
5. The access point at Tuckerman Lane will be designed to prevent cut-through traffic from the access road to Grosvenor Place.
6. No permanent encroachment in the stream buffer, except as may be necessary and unavoidable for infrastructure needs.



The proposed development provides many features that ensure residential enhancement and compatibility. The design layout provides for significant open space, tree preservation, setbacks, buffer areas, separate vehicular and pedestrian circulation systems and a storm water management system that will introduce enhanced water quality and quantity controls. These features extend benefits to future residents of the development and their neighbors.

### **3. Vehicular and Pedestrian Circulation Systems**

The testimony of Mr. Slade and Ms. Rodriguez, as well as the Technical Staff analysis, provide cumulative evidence to show that the separate vehicular and pedestrian circulation systems will be safe, adequate and efficient. The internal access road is designed to encourage safe and efficient distribution of traffic within the residential area and also provide a gated secondary access to the Applicant's main campus for emergency vehicles.

The pedestrian circulation system is designed to channel pedestrians through the site to sidewalks along Tuckerman Lane and convenient access to the nearby metro station. The Applicant will also provide additional bus shelters along Tuckerman Lane to encourage use of public transit. The Applicant will also provide mitigation to the intersection of Old Georgetown Road and Tuckerman Lane and satisfy other conditions of subdivision approval specified by the Technical Staff's Transportation Division.

The Applicant presented sufficient evidence to meet this performance standard and it will be evaluated again at the site plan stage.

### **4. Prevention of Soil Erosion and Preservation of Natural Features of the Site**

The site design will preserve a significant amount of trees on the site and provide reforestation and additional vegetative planting. The plan also limits ground disturbance so as to minimize grading and take full advantage of topography in the location of dwelling units. Some 78% of the site or 11.66 acres will be



DEPARTMENT OF PUBLIC WORKS  
AND TRANSPORTATION

Albert J. Genetti, Jr., P.E.  
Director

Douglas M. Duncan  
County Executive

June 2, 2003

Mr. A. Malcolm Shaneman, Supervisor  
Development Review Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 1-92-072A  
Georgetown Prep Inigo's Crossing

Dear Mr. Shaneman:

We have completed our review of the preliminary plan and proposed intersection plan dated March 2003. 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 MCDPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Necessary dedication for the Master Plan North Bethesda Transitway, along the Tuckerman Lane frontage. Please contact Robert Klein in the Division of Transit Services (240) 777-5800.
2. The applicant is required (by the zoning case findings) to construct and pay for a new traffic signal at the intersection of Tuckerman lane with their proposed driveway and Grosvenor Lane. Since the applicant has never provided the necessary documentation to show that this driveway would have the required sight distance without a traffic single, they will be need to construct a deceleration lane on westbound Tuckerman Lane at the driveway. A sight distance evaluation is significant information that should have been included in an initial submission package prior to presentation to the Development Review Committee. Contact Robert Gonzales, MCDPWT Traffic Management (240) 777-2190, for approval of the signal and intersection design. Traffic volumes may warrant minimum through lane widths of eleven (11) feet.
 

(5a) } → 11  
(5c) } → 11  
(6) → 11
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. Necessary dedication for future widening of Tuckerman Lane and Rockville Pike (MD 355) in accordance with the master plan.



Division of Traffic and Parking Services

101 Monroe Street, 11th Floor • Rockville, Maryland 20850-2589  
240/777-2190, FAX 240/777-2080, E-mail: trafpark@co.mo.md.us

5. We may require the applicant to include an advanced signal warning east of the intersection along with skid resistant pavement prior to the beginning of any turn or deceleration lanes. This is again due to the available sight distance and the downhill grade that exists prior to this intersection.

6. As proposed by the applicant, we concur with the MNCPPC requirement to provide an "island(s)" for channelization to prevent through movements across Tuckerman Lane, but to allow all turn movements into and out of the site and Grosvenor Lane.

7. Improved pedestrian crossing of Tuckerman Lane shall be facilitated by changes made by the applicant at Tuckerman Lane, the site driveway and Grosvenor Lane. We will provide a marked up copy of the applicant's intersection proposal as input to the applicant's engineering plan for permitting purposes.

8. A Public Improvements Easement may be necessary along Tuckerman lane, in order to accommodate the required deceleration lane construction. Prior to submission of the record plat, the applicant's consultant will need to determine if there is sufficient right of way to permit this construction and the necessary relocation of the existing bikeway, street lights, and street trees. If not, the applicant will need to either dedicate additional right of way or execute a Declaration of Public Improvements Easement document. That document is to be recorded in the Land Records of Montgomery County, with the liber and folio referenced on the record plat. Unless otherwise noted, the Public Improvements Easement is to be a minimum width of ten (10) feet with the overlapping Public Utilities Easement being no less than twenty (20) feet wide.

9. Size storm drain easement(s) prior to record plat. No fences will be allowed within the storm drain easement(s) without a revocable permit from the Department of Permitting Services and a recorded Maintenance and Liability Agreement.

10. Submit storm drain and/or flood plain studies, with computations, for our review and approval. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development ten (10) year storm runoff on same. The proposed subdivision drains to an existing closed section street, include spread computations in the impact analysis. This is significant information that should have been included in an initial submission package prior to presentation to the Development Review Committee.

We are specifically looking for analysis on the change in runoff feeding into the culvert system under Tuckerman Lane and its downstream effect.

The limits of the floodplain and the building restriction lines are to be shown on the plan where applicable. The floodplain is to be dimensioned from the property line.

11. Prior to approval of the record plat by or application for any permits to, the Department of Permitting Services, submit a completed, executed and sealed MCDPWT Sight Distances Evaluation certification form, for the existing and proposed driveway(s), for our review and approval.

Tree removal/trimming along existing public rights of way is to be coordinated with the State Forester's Office of the Maryland Department of Natural Resources. They may be contacted at (301) 854-6060.

Mr. A. Malcolm Shaneman  
 Preliminary Plan No. 1-92072A  
 June 2, 2003  
 page three

- (8) → ||
- (7) → ||
12. Provide leadwalks from the proposed building(s) to Tuckerman Lane. ||
  13. Provide bus shelter(s) on Tuckerman Lane. Please contact Jeff Dunckel in Transit Services (240) 777-5800. ||
  14. We support the replacement of the existing sidewalk along Rockville Pike, if required by the Planning Board and permitted by MSHA, to provide space between the curb and walk.
  15. The parking layout plan will be reviewed by the Department of Permitting Services at the site plan or building permit stage, whichever comes first. To facilitate their review, that plan should delineate and dimension the proposed on-site travel lanes, parking spaces, curb radii, handicap parking spaces and access facilities, and sidewalks. The applicant may wish to contact Ms. Sarah Navid of that Department at (240) 777-6298 to discuss the parking lot design.
  16. For safe simultaneous movement of vehicles, we recommend a driveway pavement width of no less than twenty four (24) feet to allow vehicles to enter and exit the site without encroaching on the opposing lanes. This pavement width will permit an inbound lane width of fourteen (14) feet and an exit lane width of ten (10) feet.
  17. The applicant needs to submit a truck circulation plan for review by the M-NCPPC and MCDPS. This plan should delineate the proposed movements on-site between the anticipated access locations, the proposed truck loading spaces, and the proposed dumpsters. The truck circulation pattern and loading position should be designed for counter-clockwise entry and for a left-side backing maneuver. Passenger vehicle travel ways should be separated from the expected truck patterns and storage areas. The applicant may also need to provide documentation of their proposed delivery schedules.
  18. Curb radii for intersection type driveways should be sufficient to accommodate the turning movements of the largest vehicle expected to frequent the site.
  19. Truck loading space requirements to be determined in accordance with the MCDPWT "Off-Street Loading Space" policy.
  20. On the site plan, delineate the location and dimensions of the proposed truck loading and/or dumpster spaces.
  21. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans With Disabilities Act.
  22. Where perpendicular parking spaces border a sidewalk, a two (2) foot vehicle overhang is assumed. The applicant should either provide a seven (7) foot wide sidewalk or wheelstops within those parking spaces.
  23. For any parking facility containing more than fifty (50) parking spaces, the applicant needs to furnish bicycle parking facilities as required Section 59 E-2.3 of the Montgomery County Code. Accordingly, the applicant should provide either bike lockers or inverted "U" type bike racks.

24. The owner will be required to submit a recorded covenant for the operation and maintenance of private storm drain systems, and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
25. Access and improvements along Rockville Pike (MD 355) as required by the Maryland State Highway Administration.
26. We support the MNCPPC requirements for improvements at MD 355 and Strathmore Avenue and Old Georgetown Road and Tuckerman Lane. We understand that these may fall within the limits of already proposed MSHA projects.
27. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
28. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Tony Ricchiuti of our Division of Traffic and Parking Services at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
29. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Robert Gonzales of our Division of Traffic and Parking Services at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
30. Trees in the County rights of way - species and spacing to be in accordance with the applicable MCDPWT standards. A tree planting permit is required from the Maryland Department of Natural Resources, State Forester's Office [(301) 854-6060], to plant trees within the public right of way.
31. Permit and bond will be required as a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
  - (5 c) → || A. On Tuckerman Lane, widen the existing pavement to provide a deceleration Lane and reconstruct curb, gutter, eight foot wide concrete bikelane and handicap ramps, and storm drainage and appurtenances. Replace street lights and trees as appropriate. ||
  - (5 a) → || B. Construct a traffic signal and related improvements on Tuckerman Lane as discussed above and approved by the Traffic Management Team of MCDPWT. ||

\* **NOTE: the Public Utilities Easement is to be graded on a side slope not to exceed 4:1.**

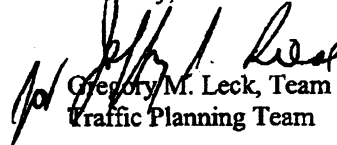
  - C. Enclosed storm drainage and/or engineered channel (in accordance with the MCDPWT Storm Drain Design Criteria) within all drainage easements.

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- D. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
- E. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Montgomery County Department of Permitting Services (MCDPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the MCDPS.
- F. Developer shall ensure final and proper completion and installation of all utility lines underground, for all new road construction.
- G. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDPWT Division of Traffic and Parking Services.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please call Mr. Jeffrey Riese on (240) 777-2190.

Sincerely,

  
Gregory M. Leck, Team Leader  
Traffic Planning Team

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Enclosures (1)

cc: Robert Metz/Anne Martin; Linowes and Blocher  
John Brundage/James A. Soltesz; Loiederman Soltesz Associates  
Father William George/Martin Frankiewicz; Georgetown Preparatory School  
Lewis Slade; Gorove/Slade Associates  
Joseph Y. Cheung; MCDPS Subdivision Development  
Christina Contreras; MCDPS Subdivision Development  
Robert Gonzales; MCDPWT, Traffic Management