

October 11, 2004

Mr. Derrick Berlage, Chairman
Montgomery county Planning Board
87887 Georgia Avenue
Silver Spring, Maryland

Re: Fari Estates (Formerly Ghaffar Subdivision)
Parcel 235, Map JR 61 Liber 20986 Folio 486
East Randolph Road
Montgomery, Maryland

Dear Mr. Berlage,

I am writing on behalf of the Land Use and Zoning Committee of the Tamarack Triangle Civic Association in response to plans forwarded soliciting our comments on the referenced proposed project. We appreciate this opportunity to share our views.

At the outset let me acknowledge that the proposed residential use is a significant improvement over past concepts and proposals for the use of this property. We concur with the concept of single family homes as proposed.

There is one major design proposal which we feel is in-harmonious with the surrounding community and will adversely impact properties in the Tamarack Association area as well as the Colesville Gardens properties.

Specifically the idea of proposing one access/egress way for each of the four house groupings is unworkable and problematic. This design concept is unworkable given the fact that a significant number (most) homes in this area are two car families. The problems will occur when:

Any one of the units entertain guests; (e.g.; family barbeques, party etc.);

A service vehicle (e.g.; plumber, carpet cleaner, deck installer, etc.) is required

An emergency vehicle (e.g.; ambulance etc) is required which will restrict access

In these and similar instances not only is the using household impacted, but in all probability, all four houses will be affected. Additionally, and most importantly to our Association, social activities, and in all probability daily routine activities, will cause these residents to seek the nearest possible relief. This is the focus of our concern. There is no possibility for parking on Randolph Road, relief would be sought on the nearest possible streets. On these occasions Partridge Drive and Bea-Kay Drive in the Tamarack Area, and Burkhart Road in the Colesville Gardens. Subdivision would be used to relieve the condition.

The traffic density, speed and flow has caused Randolph Road to become one of the most troubling roads in Montgomery County. Currently access for the residents of Partridge and

Bea—Kay Drives onto this curvilinear section of Randolph Road is very hazardous.. The sight lines are restricted by planting and trees one street and by fencing at the other. These conditions currently make turns onto Randolph to the East or West dangerous. The thought of creating additional on street parking near either intersection, caused by spill over needs of the proposed units, would significantly increase the daily hazards that our residents face. This is a major concern which should be carefully considered prior to granting any approval. It should be further noted that there are a significant number of senior citizens residing on these several streets in question.

The impact of parking near the intersection of Partridge and Randolph was demonstrated on the evening of Friday October 8th, 2004. A resident near the intersection had a large number of guests. Cars were parked on both sides of Partridge Drive at the intersection. This situation effectively created a narrow single car access lane. As I navigated through the narrow lane of parked cars another car turned into Partridge from Randolph Road. It was impossible for me to back up(without hitting a parked car) therefore, the other car back into Randolph Road. Miraculously there was no accident. The thought of creating similar conditions on some regular basis should be dismissed immediately.

An additional concern with this situation is the possibility of increasing pedestrian crossings at this section of Randolph Road, This is a curved section of East Randolph which has high traffic volumes, speed which exceeds traffic limits and is not well lit. Any study or review of this section of Randolph Road would not provide a solution which would force such unnecessary pedestrian crossings..

We are not unaware of the tensions that exist between safety and the need to limit access to Randolph Road. We are also concerned with the need to be in compliance with the White Oak Master Plan. We are also concerned with problems to limiting concrete areas and the resultant storm water runoff into the adjacent streams.

Having that in mind some consideration should be given to providing one way access on the west to all eight units. Provide one way exit on the east across from Partridge Drive. Couple this with increasing the width of the interior road to 20 feet, thus providing a number of parallel parking spaces on site which would mitigate some of the problems caused by the proposed design solution. Such proposed solution would be compatible with the newly installed islands on Randolph road.

We request that additional study be given the design of vehicular access and off-street parking to affect a solution which will not impact the surrounding properties.

Sncerly,

Claude A. Ford

cc: John Faust , President TCCA
Carl Whisenton, Chair, Planning and Zoning Committee



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

November 23, 2005

Ms. Catherine Conlon, Subdivision Supervisor
Development Review Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan #1-05012
Fari Estates
(formerly 1-04085 Ghaffar
Subdivision)

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated July 12, 2004. This plan was reviewed by the Development Review Committee at its meeting on September 7, 2004. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to DPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Show all existing planimetric and topographic details (paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways, bus stops, utilities, etc.) as well as existing rights of way and easements on the preliminary plan. *The plan should delineate the existing painted two-way continuous left turn storage lane across the East Randolph Road site frontage.*
2. Necessary dedication of East Randolph Road in accordance with the master plan.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.



Division of Operations

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

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

- B. Construct the proposed extension of the enclosed storm drainage system and outfall; ensure non-erosive velocity at the end of the rip rap blanket. The enclosed storm drain system and the engineered channel are to be designed and constructed in accordance with the DPWT Storm Drain Design Criteria within the County rights-of-way and drainage easements.
- C. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
- D. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.
- E. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the Traffic Engineering and Operations Section.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Sam Farhadi at (240) 777-6000 or sam.farhadi@montgomerycountymd.gov.

Sincerely,



Gregory M. Leck, Manager
Traffic Safety Investigations and Planning Team
Traffic Engineering and Operations Section

m:/subd/AST/1-05012 Fari Estates, gml revs

Enclosure

cc: Abdul Ghaffar; Applicant
Pritam Arora; Design Engineering
Donald Nixon; Attorney
Shahriar Etemadi; M-NCPPC TP
Joseph Y. Cheung; DPS RWPPR
Christina Contreras; DPS RWPPR



MARYLAND-NATIONAL CAPITAL
PARK & PLANNING COMMISSION

ENVIRONMENTAL RECOMMENDATIONS

November 23, 2005

TO: Cathy Conlon, Supervisor, Development Review

FROM: Stephen D. Federline and Candy Bunnag, *SDF/cb*
CountyWide Environmental Planning

SUBJECT: Preliminary Plan/Forest Conservation Plan Recommendations for # 1-05012__
FARI ESTATES (Seven Lots Proposal)

The subject plan has been reviewed by Environmental Planning to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law), the Environmental Guidelines, Noise Guidelines, and other related requirements. The following determination has been made:

RECOMMENDATION: Approval subject to the following conditions:

1) The proposed development shall comply with the conditions of the preliminary forest conservation plan. The applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits:

- a) Approval of final forest conservation plan consistent with the approved preliminary forest conservation plan (PFCP), including limits of disturbance and tree save, prior to any clearing or grading on the site.
- b) Submit final tree protection plan for onsite trees in accord with limit of disturbance as shown on approved PFCP. Final sediment control plan must be consistent with limits of disturbance as shown on final tree protection plan. Staff recommends added detail for multi-use of super silt fence (SSF) for tree protection, where SSF is required by DPS.
- c) Identify location of offsite reforestation or documentation for use of approved forest bank, protected by forest conservation easement, prior to plat recordation. Priority must be given to in-watershed sites as identified by staff, and bona-fide formal offers must be made to the controlling parties on those sites. Fee in lieu is only acceptable after all offsite and forest bank options have been explored and found infeasible.
- d) Submit financial security to M-NCPPC prior to clearing or grading.
- e) Required site inspections by M-NCPPC monitoring staff (as specified in Section 110 of the Forest Conservation Regulations)
- f) Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas

2) Record plat of subdivision shall reflect a Category One forest conservation easement over protected forest area shown on PFCP on western edge of site, most of which is within the environmental buffer. Areas of landscape credit on Lot #1 shall be placed in Category Two (tree save) conservation easement.

3) Construction of noise barrier along the frontage of Lots #6 and 7 to attenuate noise levels to no more than 60 dBA Ldn for the backyard areas of these lots. The barrier detail must be constructed of a material which is demonstrated to be acoustically effective over time. Board on board wood fencing is not acceptable.

4) Prior to issuance of first building permit, the following confirmation of acoustical noise mitigation must be submitted to staff for its review and concurrence:

a) Certification from an acoustical professional consistent with report entitled "Traffic Noise Analysis: FARI ESTATES" dated February 23, 2005, demonstrating the acoustical specifications needed in the building shell to attenuate projected exterior noise levels to an interior level not to exceed 45 dBA Ldn.

b) Binding commitment from the Builder to construct in accordance with the acoustical specifications as required in Condition #4. All changes in building materials (e.g., doors, windows, skylights) that may reduce the acoustical effectiveness of the building shell must be approved by the acoustical professional in advance of installation.

SDF:cb:sdf: g:evelyndrc/ep105012pbsdfcb.doc



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

September 9, 2004

Mr. Pritam Arora
Design Engineering, Inc.
18229-A Flower Hill Way
Gaithersburg, MD 20879

Re: **Revised Stormwater Management CONCEPT**
Request for Ghaffar Subdivision (Fari Estates)
Preliminary Plan #: 1-05012
SM File #: 212547
Tract Size/Zone: 2.83 acres / R-90
Total Concept Area: 2.83 acres
Lots/Block: Proposed Lots 1-9
Parcel(s): 235
Watershed: Paint Branch

Dear Mr. Arora:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quality control and onsite recharge via non-structural measures. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

The following **item(s)/condition(s)** will need to be addressed **during/prior to** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. Maintain separation of off-site flows and the majority of the on-site flows. Disperse on-site developed flows as much as possible to avoid flow concentrations.
5. This approval supercedes the stormwater management concept approval dated May 12, 2004.

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

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.





**MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED MANAGEMENT DIVISION**

Rockville Center - 255 Rockville Pike, Suite 120 - Rockville, Maryland 20850-4166
Telephone No. 240-777-7780 - FAX No. 240-777-7715

**SUBDIVISION PLAN REVIEW: MNCPPC Development Review Committee (DRC)
Comprehensive Water Supply and Sewerage Systems Plan Issues**

MNCPPC File Number: 1-05012

DRC Meeting Date: 09/07/2004

Subdivision Plan Name: FARI ESTATES

Proposed Development: 8 single-family houses

Watershed: Paint Branch

Zoning: R-90

Planning Area: Colesville-White Oak

Site Area: 2.83 acres

Location: East Randolph Rd. at Partridge Dr.

Engineer: Design Engineering Inc. 301-258-1173

Water Supply and Sewerage Systems (as specified on the subject subdivision plan or plan application)

Proposed Water Supply:

Proposed Wastewater Disposal:

Community (public) WATER system

Community (public) SEWER system

Existing Service Area Categories: Water: W - 1

Sewer: S - 1

Water/Sewer Plan Map Amendment: ---

Water Supply Comments:

Sewerage System Comments:

Yes; the water supply system is consistent with the existing water service area category

Yes; the sewerage system is consistent with the existing sewer service area category

***Additional Comments:**

An inquiry for WSSC and the County's road managers: The proposed plan now calls for providing 8 sets of individual water and sewer house connections to existing mains located under E. Randolph Rd. If feasible, would an alternative be to provide "on-site" water and sewer main extensions along the length of the site? These new mains could connect into the Randolph Rd. mains at a single point (at the west end of the site), rather than the multiple connections to the existing mains now proposed. We understand that space is tight on this site, and that the required WSSC easements may be difficult to locate.

Conlon, Catherine

From: John Borkowski [jborkowski@sha.state.md.us]
Sent: Wednesday, September 28, 2005 11:53 AM
To: Conlon, Catherine; Weaver, Richard
Subject: Preliminary Plan 1-05012 (Fari Estates)

Cathy / Rich,

SHA received a package of information for the Fari Estates development, which is located on East Randolph Road (County Road) east at the intersection of E. Randolph/Burkhart Drive. It also does not get impacted by any of the current ICC alignments, so we do not have any comments on this one. Do you need a formal letter from SHA on this?

John A. Borkowski, PE
Maryland State Highway Administration
Engineering Access Permits Division
707 North Calvert Street
Mailstop C-302
Baltimore, MD 21202

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