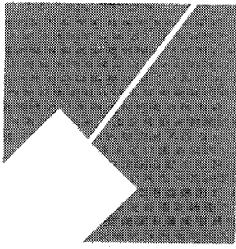


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

MCPB
ITEM # 7
5/18/06



MEMORANDUM

DATE: May 1, 2006

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Development Review Division

FROM: Catherine Conlon, Supervisor (301-495-4542) *CC*
Development Review Division

REVIEW TYPE: Preliminary Plan of Subdivision

APPLYING FOR: Preliminary Plan Approval for 2 dwelling units (1 existing dwelling to be removed)

PROJECT NAME: Liberty Heights

CASE NO. 120060620

REVIEW BASIS: Pursuant to Chapter 50, the Subdivision Regulations and Chapter 59, the Zoning Ordinance

ZONE: R-200

LOCATION: On the northwest side of Liberty Heights Lane, approximately 650 feet northeast of Liberty Mill Road

MASTER PLAN: Germantown

APPLICANT: Dung Q. Nguyen et al

ENGINEER: Burgess & Niple, Inc.

FILING DATE: December 13, 2005

HEARING DATE: May 18, 2006

Staff Recommendation: Approval, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 2 dwelling units.
- 2) The applicant shall comply with the conditions of the final tree save plan, which must be approved by MNCPPC staff prior to any demolition, clearing, or grading on the subject property. Final plan must be in accordance with all conditions of approval in the Environmental Planning memos dated September 13, 2005 and May 3, 2006, including:
 - a) The final tree save plan must save trees shown outside the limit of disturbance (LOD) shown on the preliminary tree save plan signed and dated April 26, 2006 .
 - b) Final tree save plan must be prepared, signed and stamped by an ISA certified arborist and include complete details on the proposed tree protection measures. Any trees that need to be removed based on the arborist's review must be replaced at a rate up to 1" diameter base height (DBH) per every 1" lost.
- 3) Prior to occupancy of the proposed houses, the applicant shall construct a noise wall, or an acoustically-effective fence in the approximate location of the current fence along MD 118. The top of the barrier shall be at a minimum elevation of 506 feet MSL along its entire length.
- 4) The applicant shall dedicate an additional 10 feet of right-of-way for Liberty Heights Lane along the property frontage. Total right-of-way width shall be 50 feet measured from the opposite boundary of the right-of-way.
- 5) Record plat to reflect denial of access from Germantown Road (MD 118).
- 6) The applicant shall comply with the conditions of the MCDPS stormwater management approval dated October 3, 2005.
- 7) The applicant shall comply with conditions of MCDPWT letter dated March 23, 2006, unless otherwise amended.
- 8) 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 opinion.
- 9) Other necessary easements.

SITE DESCRIPTION and SURROUNDING AREA:

The subject property is a 1.08-acre parcel, zoned R-200. It is located within the Germantown Master Plan area on the northwest side of Liberty Heights Lane, approximately 650 feet northwest of Liberty Mill Road (see Attachment A). The rear property line abuts Germantown Road (MD 118) and existing residential lots surround the property on the other boundaries. The property has one existing one-family dwelling unit which is proposed to be removed.

This site lies within the Great Seneca Creek watershed (Use Class I-P). There are no environmentally sensitive areas on the site. The property does contain several existing trees, two of which are specimen size.

PROJECT DESCRIPTION

This application proposes to create two lots for two new one-family detached dwelling units (see Attachment B). The lots will be accessed via private driveways from existing Liberty Heights Lane. Stormwater runoff from the houses and driveways will be treated with dry wells and grass swales. The houses will be served by public water and public sewer. Fencing along the rear property boundary will be used to mitigate the affect of roadway noise from MD 118 on the proposed houses.

ANALYSIS

Environmental

As previously noted, the site does not contain any environmentally sensitive areas, but does contain several existing trees, including two of specimen size.

Forest Conservation and Tree Save

The property is exempt from the requirement for a Forest Conservation Plan due to its small size and the absence of existing forest. There are several trees surrounding the existing house and on adjacent lots. Due to the location of the existing trees and the small size of the proposed lots, many of the existing on-site trees will be removed to construct the proposed houses. Where adequate protection of critical root zones is possible, trees will be saved. These include several existing trees along the southwest property boundary and on the adjacent lot.

Traffic Noise Mitigation

The property is located along improved and relocated MD 118 in Germantown. Based on projected noise levels, exterior noise mitigation is warranted for the rear yard of the proposed houses. To accomplish this, staff is recommending replacement of the existing wooden fence along MD 118 with an acoustically effective fence or barrier in approximately the same location.

Transportation

The Local Area Transportation Review (LATR) guidelines don't apply to this property since it does not generate enough vehicle trips to negatively impact peak-hour traffic.

Subdivision Regulations

In staff's opinion, the preliminary plan meets the requirements of the Subdivision Regulations and the Zoning Ordinance. In staff's opinion, the size, width, shape and orientation of the proposed lots are appropriate for the location of the subdivision. As noted above, the proposed development is exempt from Forest Conservation Law requirements and the LATR guidelines. Access to the site has been determined to be safe and adequate for vehicles and pedestrians. Applicable county and state agencies have reviewed the plan for adequacy of

stormwater management, emergency access, and public water and sewer facilities. Their recommended approvals are noted in the preliminary plan data table (Table 2) and Attachment C.

Master Plan

The proposed preliminary plan conforms to the recommendations of the current Germantown Plan. The plan is consistent with the master plan goal to maintain the area's residential character.

Citizen Correspondence

No citizen comments or letters have been received concerning the proposed plan as of the date of this staff memo.

CONCLUSION

Preliminary Plan #120060620, Liberty Heights, conforms to the Germantown Plan and meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the preliminary plan, subject to the conditions included above.

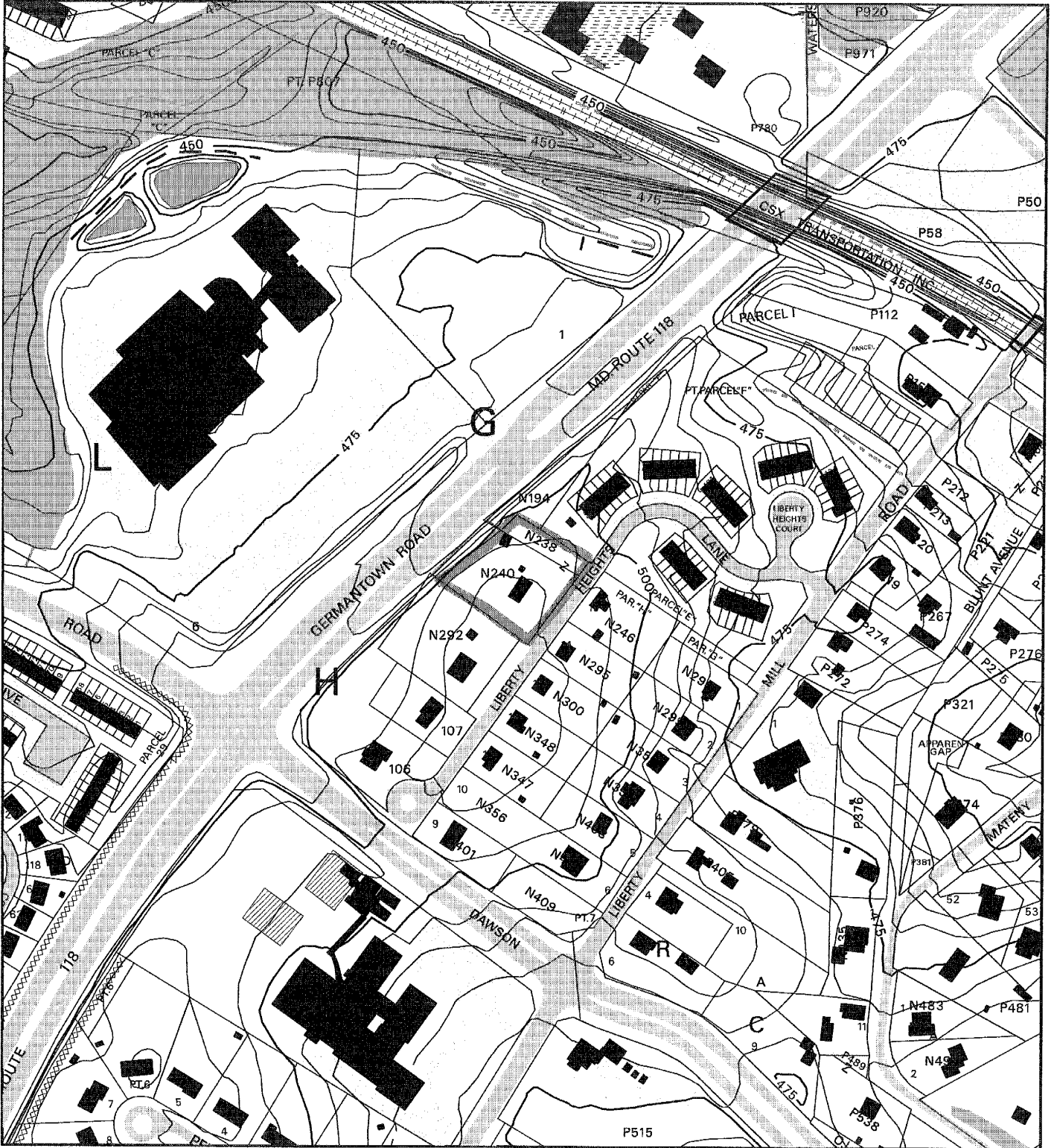
Attachments:

- Attachment A – Site Vicinity Map
- Attachment B – Preliminary Plan
- Attachment C – Agency Correspondence

Preliminary Plan Data Table and Checklist

Plan Name: Liberty Heights				
Plan Number: 12006062				
Zoning: R-200				
# of Lots: 2				
# of Outlots: None				
Dev. Type: One-family detached residential dwelling units				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	20,000 sq.ft.	23,558 and 21,141sq.ft. is	CAC	5/2/06
Lot Width	100 ft.	Must meet minimum	CAC	5/2/06
Lot Frontage	25 ft.	Must meet minimum	CAC	5/2/06
Setbacks				
Front	40 ft. Min.	Must meet minimum	CAC	5/2/06
Side	12ft. Min./ 25 ft. total	Must meet minimum	CAC	5/2/06
Rear	30 ft. Min.	Must meet minimum	CAC	5/2/06
Height	50 ft. Max.	May not exceed maximum	CAC	5/2/06
Max Resid'l d.u. or Comm'l s.f. per Zoning	N/A			
MPDUs	N/A			
TDRs	N/A			
Site Plan Req'd?	No		CAC	5/2/06
FINDINGS				
SUBDIVISION				
Lot frontage on Public Street	Yes		CAC	5/2/06
Road dedication and frontage improvements	Yes, 10' right of way dedication		Agency letter	3/23/06
Environmental Guidelines	N/A			
Forest Conservation	Exempt		Staff memo	5/3/06
Master Plan Compliance	Yes		CAC	5/2/06
Other (i.e., parks, historic preservation)	N/a			
ADEQUATE PUBLIC FACILITIES				
Stormwater Management	Yes		Agency letter	10/23/05
Water and Sewer (WSSC)	Yes		Agency comments	1/9/06
10-yr Water and Sewer Plan Compliance	Yes		CAC	5/2/06
Well and Septic	N/A			
Local Area Traffic Review	N/A			
Fire and Rescue	Yes		Agency letter	1/5/06
Other (i.e., schools)				

LIBERTY HEIGHTS (NGUYEN PROPERTY) (120060620)



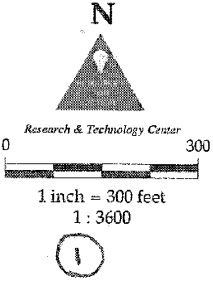
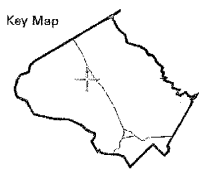
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NOTICE

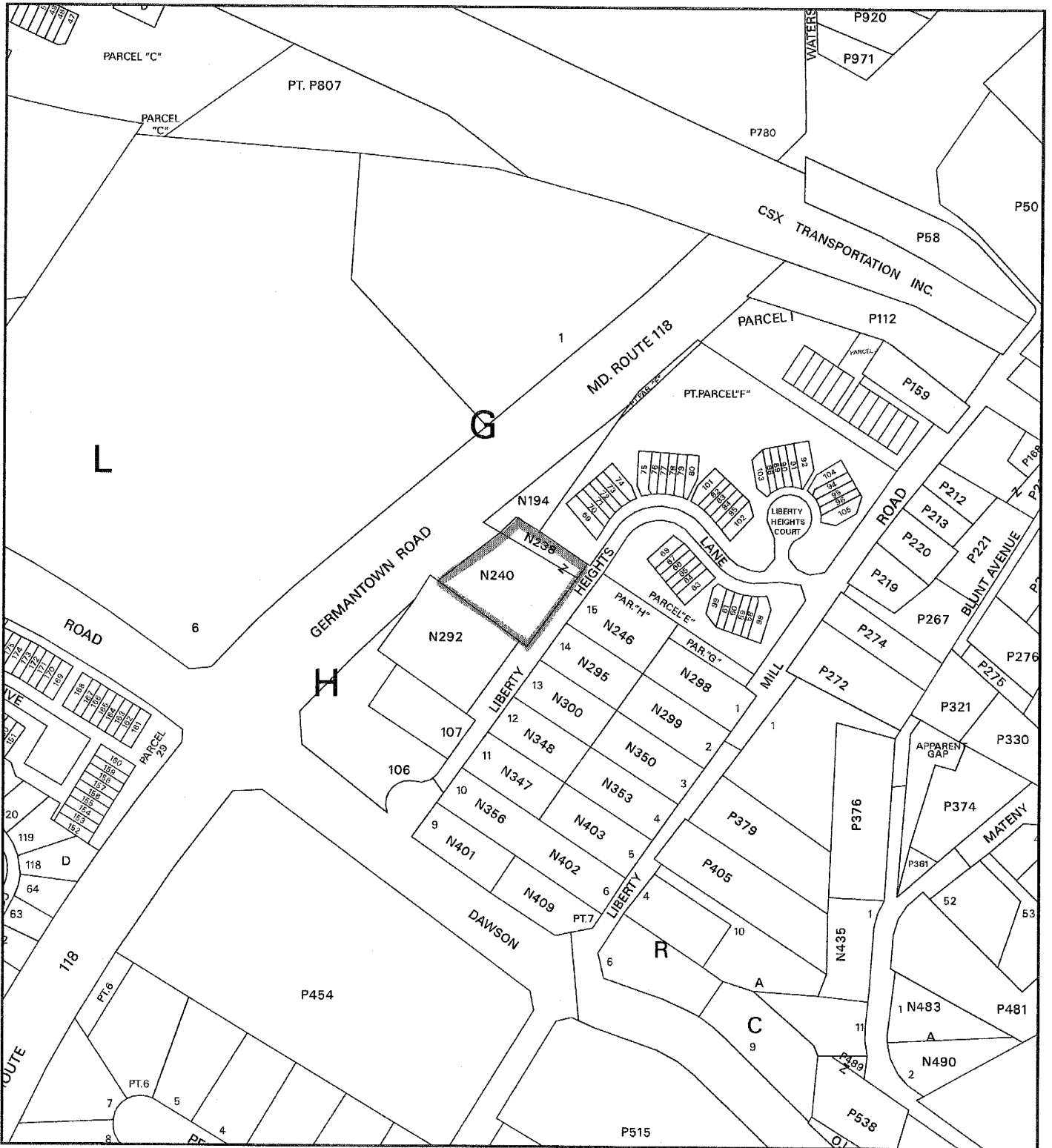
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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998



LIBERTY HEIGHTS (NGUYEN PROPERTY) (120060620)



Map compiled on December 22, 2005 at 10:21 AM | Site located on base sheet no - 226NW13

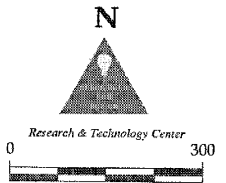
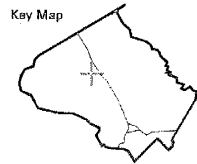
NOTICE

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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



BURGESS & NIPLÉ
 170 WELLS AVENUE ROCKVILLE, MARYLAND, 20850-4099
 PH. (301) 489-6000 FAX (301) 489-5549

REVISIONS	DATE
Revised per Environmental Planning	02/19/06
Revised per 1/9/06 DHC comments	01/25/06
Revised for ID Dedication Area	04/25/05

GERMANTOWN, MARYLAND (ELECTION DISTRICT 02)
LIBERTY HEIGHTS
 (NGUYEN PROPERTY)
PRELIMINARY PLAN



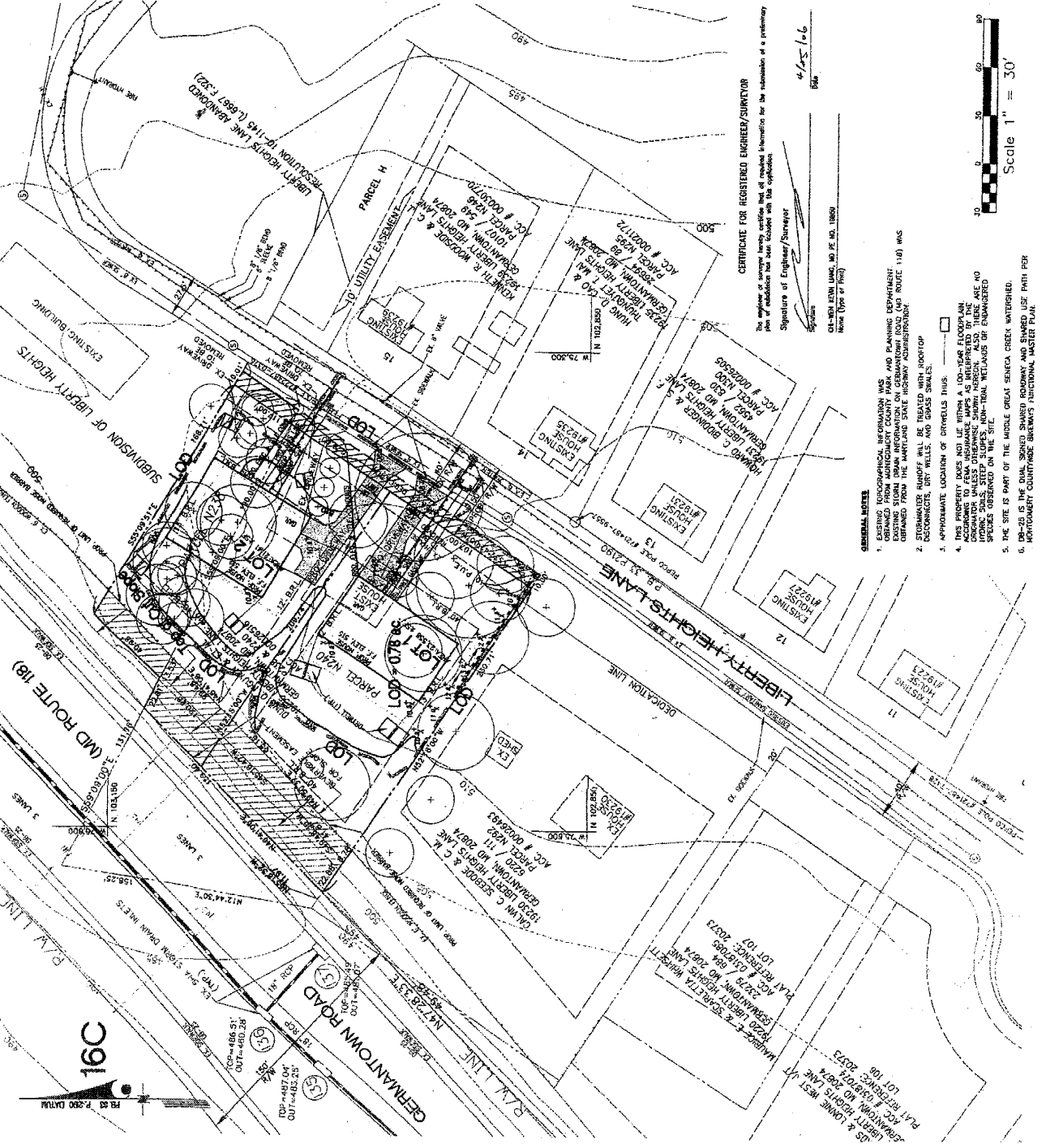
DATE: MARCH 20, 2006
 SCALE: 1" = 30'
 DESIGNED BY: NGUYEN PHUNG
 CHECKED BY: NGUYEN PHUNG
 DATE: MARCH 20, 2006
 SHEET 1 OF 1
 FILE NO.:



VICINITY MAP
 SCALE: 1" = 3000'
 PERMITTED USE: NO. 120607156
 COPYRIGHT AND THE MAP PEOPLE

SYMBOL	DESCRIPTION
(---)	EX. EDGE OF PAVEMENT
(---)	EX. CONTOUR LINE
(---)	EX. TREE/SHRUB OF TREES
(---)	EX. PROPERTY LINE
(---)	PROP. PROPERTY LINE
(---)	BUILDING RESTRICTION LINE
(---)	EX. FENCE
(---)	EX. GAS LINE
(---)	EX. WATER LINE
(---)	EX. SANITARY SEWER UR
(---)	EX. WATER VALVE
(---)	EX. FIRE HYDRANT
(---)	PROP. WATER LINE
(---)	PROP. SEWER LINE
(---)	EX. STORM DRAIN
(---)	EX. STORM DRAIN INLET
(---)	SCALE TYPE

- SITE INFORMATION**
- SITE ADDRESS: 19236 LIBERTY HEIGHTS LANE, GERMANTOWN, MD 20874-1454
 - APPLICANT/OWNER: NGUYEN PHUNG, 12800 SUMMIT EIGHT, GERMANTOWN, MD 20874
 - PARCELS: 4235 & 4240
 - LIBER/FILED: 17939/230 & 5103/431
 - LOTS: 1 AND 2
 - ZONING: R-200
 - TOTAL TRACT AREA = 46942 SF (OR 1.078 ± AC.)
 LOT 1 AREA = 2243 SF
 LOT 2 = 21141 SF
 - EXISTING USE: RESIDENTIAL
 - PROPOSED USE: RESIDENTIAL
 - MIN. SIDE YARD SETBACK: 12'
 - SUM OF BOTH SIDES: 25'
 - FRONT YARD SETBACK: 40'
 - REAR YARD SETBACK: 30'
 - MINIMUM LOT AREA: 70,000 SF
 - MAX BUILDING COVERAGE: 25%
 - MAX BUILDING HEIGHT: 30'



CERTIFICATE FOR REGISTERED ENGINEER/SURVEYOR
 I, the undersigned, being duly qualified and licensed as a Professional Engineer/Surveyor, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am a duly licensed Professional Engineer/Surveyor in the State of Maryland.
 Signature of Engineer/Surveyor: _____
 Date: 4/27/06

- GENERAL NOTES**
- EXISTING TOPOGRAPHICAL INFORMATION WAS OBTAINED FROM THE MARYLAND STATE PLANNING DEPARTMENT. EXISTING SLOPE DRAIN INFORMATION ON GERMANTOWN ROAD (MD ROUTE 118) WAS OBTAINED FROM THE MARYLAND STATE HIGHWAY ADMINISTRATION.
 - STORMWATER RUNOFF WILL BE TREATED WITH ROOFTOP COAGULANTS, DRY WELLS, AND CROSS SWALES.
 - APPROXIMATE LOCATION OF DOWELLS THIS.
 - THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN. HOWEVER, THERE ARE ADJACENT AREAS WHICH ARE FLOODPRONE. UNLESS OTHERWISE SHOWN, THERE ARE NO FLOODING RISKS TO THIS SITE.
 - THE SITE IS PART OF THE MIDDLE GREAT SEVENTH CREEK WATERSHED.
 - DP-20 IS THE DUAL SLOPED SHARED ROADWAY AND SHARED USE PATH PER APPROVED COURTESY BETWEEN'S FUNCTIONAL MASTER PLAN.



AGENCY CORRESPONDENCE

**MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOREST CONSERVATION RECOMMENDATIONS**

TO: Plan review staff, Environmental Planning Section, Countywide Planning Division

SUBJECT: Project Name Nguyen Property Date Recd 8/11/05 NRI/FSD # 4-06036E

The above-referenced plan has been reviewed by the Environmental Planning Division to determine the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). A determination has been made that the plan qualifies for the following exemption:

EXEMPTION:

Small Property

Activity occurring on a tract less than or equal to 1.5 acre in size where there is no existing forest and afforestation requirements would be less than 10,000 square feet, and no specimen or champion trees will be disturbed;

Activity occurring on a tract less than or equal to 1 acre in size where activity will not result in the clearing of more than 30,000 square feet of existing forest, or any specimen or champion trees, and reforestation requirements would be less than 10,000 square feet.

Note: Tree Save Plan, including preservation and/or replanting of individual trees is required in lieu of a FCP where trees are impacted. Forest within any priority area on-site must be preserved.

NOTE: Per section 22A-6(b) of the Forest Conservation Law, Tree Save Plans may be substituted for Forest Conservation Plans on properties where the proposed development is exempt from Forest Conservation except that it involves clearing of specimen or champion trees.

This property is subject to a Tree Save Plan. Tree save plan must be submitted for review and approval as part of the preliminary plan process.

This property is not within a Special Protection Area.

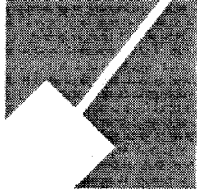
Signature: Candy Burman
Environmental Planning

Date: 9/13/05

cc: Long Nguyen, Burgess + Niple
(fax: 301-468-9669)

fcpxemption.doc r01/03

Post-it® Fax Note	7671	Date	9/13	# of pages	1
To	Long Nguyen	From	Candy Burman		
Co./Dept.	Burgess + Niple	Co.	MNCPAC		
Phone #		Phone #	301 495 4593		
Fax #	301 468 9669	Fax #			



**THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION**

Montgomery County Department of Park & Planning
8787 Georgia Avenue, Silver Spring, Maryland 20910

MEMORANDUM

TO: Cathy Conlon, Supervisor, Development Review
Taslina Alam, Development review

VIA: Stephen Federline, Supervisor, Environmental Planning

FROM: Josh Penn, Environmental Planning

DATE: May 3, 2006

SUBJECT: **Preliminary Plan # 120060620 - Liberty Heights**

RECOMMENDATION

The Environmental Planning staff has reviewed the preliminary plan referenced above. Staff recommends approval of the preliminary plan of subdivision with the following conditions:

- 1) The proposed development shall comply with conditions for approval of a final tree save plan, per the conditions for exemption from forest conservation dated September 13, 2005. The final plan must be signed and approved by MNCPPC staff prior to any demolition, clearing, or grading on the subject property. Final plan must be in accordance with all conditions as follows:
 - a. The final tree save plan must save trees shown for save on the tree save plan dated 4/26/2006. Any trees that need to be removed based on the further arborist's review must be replaced at a rate up to 1" DBH per every 1" lost.
 - b. Final tree save plan must be prepared, signed and stamped by an ISA certified arborist and include complete details on the proposed tree protection measures.
 - c. Required site inspections by M-NCPPC enforcement staff per Section 110 of the Forest Conservation Regulations.
- 2) Applicant shall construct a noise wall or an acoustically-effective fence in the approximate location of the current fence along Route 118 prior to occupancy. The top of barrier shall be at a minimum elevation of 506' MSL along its entire length.

DISCUSSION

The Liberty Heights property is an 1 acre site, 620 feet northeast of the intersection of Liberty Heights Lane and Liberty Mill Road. The site is in the Great Seneca Creek Use I-P watershed. There are no existing forests, floodplains, stream, wetlands, or environmentally sensitive areas on this subject property. The property is zoned R200.

Traffic Noise Mitigation

The property is located along improved and relocated Route 118 in Germantown. Based on projected noise levels, exterior noise mitigation is warranted. Staff recommends replacing the existing wooden fence with an acoustically effective fence or barrier in the same approximate location as the current fence. If the owners desire access to the area of the cut slope within their lots, a gate may be installed so long as acoustical effectiveness is not significantly compromised.

Forest Conservation

This property was granted a Forest Conservation exemption under Section 22A-5(r) (Small Property Exemption), for an activity occurring on a tract of land less than 1 acre in size on September 13, 2005, with the condition of Board approval of a Tree Save Plan.

STAFF RECOMMENDATION

Environmental Planning staff recommends approval of the preliminary plan of subdivision. The plan complies with Section 22A of the Montgomery County Code.

SDF:JP

COPY



RECEIVED

OCT - 6 2005

BY BURGESS & NIPLE

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

October 3, 2005

Robert C. Hubbard
Director

Mr. Long Nguyen
Burgess and Niple
170 Rolling Avenue
Rockville, MD 20852

Re: Stormwater Management **CONCEPT** Request
for Liberty Heights
SM File #: 219946
Tract Size/Zone: 1.07 acres/R200
Total Concept Area: .4 acres
Lots/Block: 1&2
Parcel(s): P238 & P240
Watershed: Great Seneca Creek

Dear Mr. Nguyen:

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 drywells and grass swales. 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 **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

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

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

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



office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact William Campbell at 240-777-6345.

Sincerely,



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

RRB:dm

cc: C. Conlon
S. Federline
SM File # 219946

QN -less than 2cfs; Acres: .4
QL - onsite; Acres: .4
Recharge is provided

WSSC Comments

January 9, 2006 Development Review Committee Meeting

11. 120060620 LIBERTY HEIGHTS (NGUYEN PROPERTY)

Water and sewer lines about the property. Follow WSSC abandonment procedures for existing connection.

Unless otherwise noted, all extensions require Requests for Hydraulic Planning Analysis and need to follow the System Expansion Permit (SEP) Process. Contact WSSC's Development Services Center (301-206-8650) or visit the Development Services on WSSC's web-site (www.wsscwater.com) for information on requesting a Hydraulic Planning Analysis and additional requirements for extensions. Contact WSSC's Permit Services (301-206-4003) for information on service connections and on-site system reviews.



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

March 23, 2006

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 #1-20060620
Liberty Heights

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 11/18/05. This plan was reviewed by the Development Review Committee at its meeting on 01/09/06. 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 specifically paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways as well as existing rights of way on both sides of the streets and easements on the preliminary plan.
2. Right of way dedication for Germantown Road in accordance with the master plan and as necessary for Liberty Heights Lane.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. We did not receive complete analyses of the capacity of the downstream public storm system(s) and the impact of the post-development runoff on the system(s). As a result, we are unable to offer comments on the need for possible improvements to the system(s) by this applicant. Prior to approval of the record plat by the Department of Permitting Services (DPS), the applicant's consultant will need to submit this study, with computations, for review and approval by DPS. 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. If the proposed subdivision drains to an existing closed section street, include spread and inlet efficiency computations in the impact analysis.



Division of Operations

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

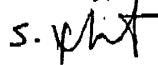
Ms. Catherine Conlon
Preliminary Plan No. 1-20060620
Date March 23, 2006
Page 2

5. The sight distances study has **not** been accepted. Prior to approval of the record plat by DPS, the applicant's engineer will need to submit a revised sight distances certification. The revised form will need to reflect the correct classification (secondary residential roadway) and speed limit for the existing and proposed driveway(s) to achieve a minimum of two hundred (200) feet of sight distance in each direction.
6. Record plat to reflect denial of access along Germantown Road (MD 118).
7. Access and improvements along Germantown Road (MD 118) as required by the Maryland State Highway Administration.
8. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
9. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Fred Lees of our Traffic Control and Lighting Engineering Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
10. Trees in the County rights of way - species and spacing to be in accordance with the applicable DPWT 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.
11. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - A. Improvements to the existing public storm drainage system, if necessitated by the previously mentioned outstanding storm drain study. If the improvements are to be maintained by Montgomery County, they will need to be designed and constructed in accordance with the DPWT Storm Drain Design Criteria.
 - B. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
 - C. 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.
 - D. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the Traffic Engineering and Operations Section.

Ms. Catherine Conlon
Preliminary Plan No. 1-20060620
Date March 23, 2006
Page 3

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

Sincerely,



Sam Farhadi, P.E., Senior Planning Specialist
Traffic Safety Investigations and Planning Team
Traffic Engineering and Operations Section

m:/subdivision/farhas01/preliminary plans/ 1-20060620, Liberty Heights.doc

Enclosures 0

cc: James Taylor, Burgess and Niple
Dung Nguyen
Joseph Y. Cheung; DPS RWPPR
Christina Contreras; DPS RWPPR
Sarah Navid; DPS RWPPR
Shahriar Etemadi; M-NCPPC TP
Gregory Leck, DPWT TEOS



FIRE MARSHAL COMMENTS

DATE: 1-05-06
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA:
FROM: CAPTAIN JOHN FEISSNER 240.777.2436
RE: APPROVAL OF ~ *LIBERTY HEIGHTS(NGUYEN PROPERTY) #1-20060620*

1. PLAN APPROVED.

- a. Review based only upon information contained on the plan submitted 1-05-06. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- b. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

cc: Department of Permitting Services

12/11/2005

1