



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #
9/4/08



MEMORANDUM

DATE: August 11, 2008

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Catherine Conlon, Subdivision Supervisor *CC*
Development Review Division

FROM: Erin Grayson, Senior Planner (301-495-4598) *EG*
Development Review Division

REVIEW TYPE: Preliminary Plan of Subdivision

APPLYING FOR: Resubdivision of Existing Lot 9, Block 3 to accommodate 2 lots for 2 one-family detached dwelling units

PROJECT NAME: Moore's Addition to Woodburn

CASE #: 120080060

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: R-60

LOCATION: The east side of Wedgewood Road, 300 feet north of Goldsboro Road

MASTER PLAN: Bethesda/Chevy Chase

APPLICANT: Wedgewood SEL, LLC

ENGINEER: Potomac Valley Surveys

ATTORNEY: Lerch, Early & Brewer

FILING DATE: August 27, 2007

HEARING DATE: September 4, 2008

RECOMMENDATION: Approval subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 2 lots for 2 one-family detached residential dwelling units.
- 2) The applicant must comply with the conditions of approval of the tree save plan. The applicant must satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits, as applicable.
- 3) The applicant must dedicate right-of-way for Wedgewood Road as shown on the approved preliminary plan. A minimum of 50 feet of right-of-way from the opposite right-of-way line must be provided along the entire property frontage.
- 4) The record plat must reflect common ingress/egress and utility easements over all shared driveways.
- 5) The applicant must comply with the conditions of the MCDPS stormwater management approval dated June 16, 2008.
- 6) The applicant must comply with the conditions of the Montgomery County Department of Transportation (MCDOT) letter dated July 16, 2008, unless otherwise amended.
- 7) The applicant must satisfy provisions for access and improvements as required by MCDOT prior to recordation of plat(s).
- 8) Before any building permit can be issued, the applicable school facilities payment required by the 2007-2009 Growth Policy must be paid to MCDPS.
- 9) 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.
- 10) Other necessary easements must be shown on the record plat.

SITE DESCRIPTION (Attachment A – vicinity map)

The property included in this preliminary plan application (“Property” or “Subject Property”) consists of 0.37 acres, or 15,958 square feet. The site, pictured on the following page, is zoned R-60 and surrounded by properties also zoned R-60. The Subject Property is located on the east side of Wedgewood Road, 300 feet north of Goldsboro Road. A one-family detached residential dwelling unit currently exists on the Property with private driveway access from Wedgewood Road. There are four trees ranging from 16 to 18 inches diameter at breast height along the rear property line.



PROJECT DESCRIPTION (Attachment B – proposed plan)

The applicant proposes to remove the existing dwelling unit and to resubdivide the recorded lot into 2 lots. Proposed lot 23 is 8,093 square feet and proposed lot 24 is 7,864 square feet in size. Both lots will accommodate one-family detached residential dwelling units. Separate private driveways are proposed to serve the 2 lots and both lots will be served by public water and sewer systems.

ANALYSIS AND FINDINGS

Master Plan Compliance

The Bethesda/Chevy Chase Master Plan does not specifically identify the Subject Property, but the site is located in the Palisades-Western Bethesda/Chevy Chase areawide section of the plan. In this section, the authors specifically state that “Massachusetts Avenue separates an area that is urban/suburban in character and close to the Bethesda Business District from an area to the south that has a more rural, open space feel related to the Potomac River” (p. 69). The Plan recommends that R-60 zoning be maintained since the area is more urban in character. The proposed preliminary plan complies with the Bethesda/Chevy Chase Master Plan in that residential use is proposed on 2 lots that meet the R-60 zoning standards and do not adversely affect the more urban character of the area.

Public Facilities

Roads and Transportation Facilities

The proposed lots do not generate 30 or more vehicle trips during the morning or evening peak-hours. Therefore, the application is not subject to Local Area Transportation Review. Due to the limited number of trips generated by the proposed development, Policy Area Mobility Review is also not required. A small portion of lot 23 is proposed for right-of-way dedication. As stated in condition #3 on page 2 of this report, the standard 50 feet of right-of-way for a tertiary street must be properly accommodated along the entire property frontage.

A four-foot wide sidewalk is required along the property frontage to allow for safe pedestrian movement. Sidewalks do not currently exist along Wedgewood Road and the requirement can be waived and a fee-in-lieu paid instead at the discretion of MCDOT. Private driveways will serve the two lots and provide for adequate guest parking. Proposed vehicle and pedestrian access for the subdivision will be safe and adequate with the proposed public improvements.

Other Public Facilities and Services

Other public facilities and services are available and will be adequate to serve the proposed dwelling units. The subject property will be served by public water and sewer house connections. Gas, electric and telecommunications services are also available to serve the property. Police stations, firehouses and health services are currently operating within the standards set by the Growth Policy Resolution currently in effect. This preliminary plan application is, however, subject to a School Facilities Payment because the local elementary school is operating between 105-120% of capacity.

The application has been reviewed and approved by the Montgomery County Fire and Rescue Service (MCFRS). MCFRS approval is contingent on a turnaround, approximately 50 feet deep with a 60 foot-wide apron, being provided on the two lots by the applicant. MCFRS believes this turnaround is necessary because the cul-de-sac at the end of the existing public street does not meet current MCFRS standards. Improvement of the cul-de-sac by the applicant is complicated by the lack of existing public road right-of-way and it would be cost prohibitive for this small development. In staff's opinion, the proposed on-lot turnaround, in addition to two driveways, is not a desirable way to address the existing substandard street, but it is the option offered by MCFRS that is preferred by the applicant because of cost. Staff is trying to work with MCFRS to develop policies for addressing existing substandard public streets without over-burdening small infill developments, but staff does not believe it is appropriate to delay this application in anticipation of that. Staff has asked that a note be included on the preliminary plan that states the proposed turnaround will be deleted if a better solution is ultimately approved by MCFRS.

Environment

The site does not contain any environmentally sensitive areas and the plan is exempt from the county Forest Conservation Law. A tree save plan was submitted to MNCPPC Environmental Planning Staff and approved on May 23, 2008.

The MCDPS Stormwater Management Section approved the stormwater management concept for the project on June 16, 2008 which consists of on-site water quality control via rooftop disconnect with drywells as needed and porous pavement for all driveways. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cubic feet per second.

Compliance with the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections, including the requirements for resubdivision as discussed below. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision.

The lots were reviewed for compliance with the dimensional requirements for the R-60 zone as specified in the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in attached Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

Conformance with Section 50-29(b)(2)(if applicable)

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 (Attachment C– neighborhood map)

In administering Section 50-29(b)(2) of the Subdivision Regulations, the Planning Board must determine the appropriate “Neighborhood” for evaluating the application. In this instance, the Neighborhood, agreed to by staff and the applicant, consists of 22 lots. The Neighborhood includes all lots along Wedgewood Road, which terminates in a cul-de-sac, and lots along

Blackwood Road that will be visually impacted by the proposed resubdivision. The designated neighborhood provides an adequate sample of the lot and development pattern of the area.

C. Analysis (Attachment D – resubdivision data table)

Comparison of the Character of Proposed Lots to Existing

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

Frontage:

In the 22 lot Neighborhood in which the Subject Property lies, lot frontages range from 45 feet to 108 feet. Both proposed lot 23 and lot 24 have frontages of 70.5 feet. **The proposed lots will be of the same character as existing lots in the neighborhood with respect to lot frontage.**

Alignment:

Thirteen lots in the Neighborhood are perpendicular in terms of alignment, three lots are corner lots and six lots are radially aligned to the street. **The two proposed lots are perpendicular in alignment and will, therefore, be of the same character as existing lots with respect to the alignment criterion.**

Size:

Lot sizes in the Neighborhood range in size from 7,353 square feet to 16,614 square feet. Fifteen of the 22 lots in the Neighborhood are less than 9,000 square feet in size. Proposed lot 23 is 8,093 square feet and proposed lot 24 is 7,864 square feet in size. **The proposed lot sizes are in character with the size of existing lots in the neighborhood.**

Shape:

Eighteen of 22 lots in the Neighborhood are trapezoidal in terms of shape. Four lots are pie-shaped. Both proposed lots are trapezoidal. **The shapes of the proposed lots will be in character with shapes of the existing lots.**

Width:

Width, measured at the front building restriction line, ranges from 57 feet to 108 feet in the Neighborhood. Proposed lot 23 is 70.5 feet wide and proposed lot 24 is 69.5 feet wide at the front building restriction line. **The proposed lots will be in character with existing lots in the neighborhood with respect to width.**

Area:

Buildable areas in the Neighborhood range from 2,601 square feet to 9,707 square feet. Proposed lot 23 has a buildable area of 3,625 square feet and proposed lot 24 has a

buildable area of 3,425 square feet. **The proposed lots will be of the same character as other lots in the neighborhood with respect to buildable area.**

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

Citizen Correspondence and Issues

The applicant notified adjacent and confronting property owners and community associations of the plan submission, as required. The submission date of this preliminary plan preceded the requirement for pre-submission meetings with interested parties. Staff received a letter of concern dated February 28, 2008 from an adjacent property owner, Margaret Beyersdorfer. In her letter, Ms. Beyersdorfer described her opposition to the plan because, in her opinion, the proposal presents environmental, traffic, access and circulation concerns and will result in a loss of trees, privacy and light and air. Staff contacted Ms. Beyersdorfer via phone to discuss her concerns and informed Ms. Beyersdorfer that preliminary plan review does not condition the size of houses, only the type, and that trip generation from two new residential dwelling units will not result in significant additional traffic and will not inhibit the current circulation pattern on Wedgewood Road. The approved tree protection plan includes root pruning and tree protection fencing on the Subject Property to minimize any impacts on the 24 inch white spruce located 15 feet from the property line on Ms. Beyersdorfer's property. Staff also alerted the applicant's representatives of Ms. Beyersdorfer's tree and privacy concerns so that any disputes regarding the common property line can be properly discussed. Citizen concerns have been adequately addressed by the proposed plan.

CONCLUSION (Attachment E – agency correspondence)

Section 50-29(b)(2) of the Subdivision Regulations specifies seven criteria with which resubdivided lots must comply. They are street frontage, alignment, size, shape, width, area and suitability for residential use within the existing block, neighborhood or subdivision. As set forth above, the two proposed lots are of the same character as the existing lots in the defined neighborhood with respect to each of the resubdivision criteria, and therefore, comply with Section 50-29(b)(2) of the Subdivision Regulations. The proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance and comply with the recommendations of the Bethesda-Chevy Chase Master Plan. 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 plan. Therefore, approval of the application with the conditions specified above is recommended.

Attachments

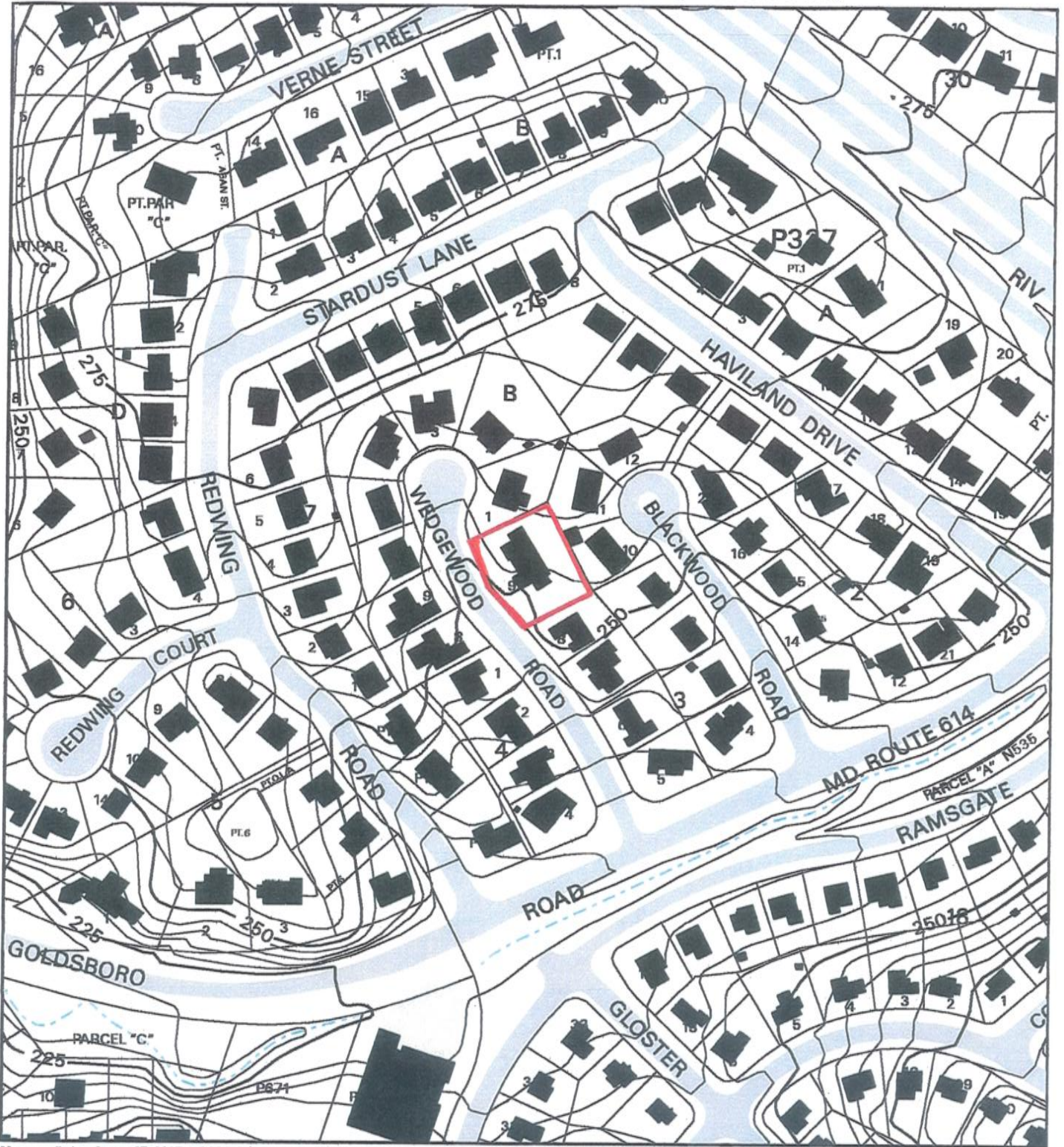
- Attachment A – vicinity map
- Attachment B – proposed development plan
- Attachment C – neighborhood map
- Attachment D – resubdivision data table
- Attachment E – agency correspondence

Table 1: Preliminary Plan Data Table and Checklist

| Plan Name: Moore's Addition to Woodburn | | | | | |
|---|--|--|--------------------------------|-------------|---------|
| Plan Number: 120080060 | | | | | |
| Zoning: R-60 | | | | | |
| # of Lots: 2 | | | | | |
| # of Outlots: 0 | | | | | |
| Dev. Type: Standard one-family residential | | | | | |
| PLAN DATA | Zoning Ordinance Development Standard | Proposed for Approval by the Preliminary Plan | Verified | Date | |
| Minimum Lot Area | 6,000 sq. ft. | 7,864 sq. ft. is min. proposed | EG | 7/30/08 | |
| Lot Width | 60 ft. | 69.5 ft. is min. proposed | EG | 7/30/08 | |
| Lot Frontage | 25 ft. | 69.5 ft. is min. proposed | EG | 7/30/08 | |
| Setbacks | | | | | |
| | Front | 26.2 ft. Min. (EBL) | Must meet minimum ¹ | EG | 7/30/08 |
| | Side | 8 ft. Min./18 ft. total | Must meet minimum ¹ | EG | 7/30/08 |
| | Rear | 20 ft. Min. | Must meet minimum ¹ | EG | 7/30/08 |
| Height | 45 ft. Max. | May not exceed maximum ¹ | EG | 7/30/08 | |
| Max Resid'l d.u. or Comm'l s.f. per Zoning | 2 dwelling units | 2 dwelling units | EG | 7/30/08 | |
| MPDUs | No | | | | |
| TDRs | No | | | | |
| Site Plan Req'd? | No | | | | |
| FINDINGS | | | | | |
| SUBDIVISION | | | | | |
| Lot frontage on Public Street | | Yes | EG | 7/30/08 | |
| Road dedication and frontage improvements | | Yes | Agency letter | 7/16/08 | |
| Environmental Guidelines | | N/a | Staff memo | 5/23/08 | |
| Forest Conservation | | Exempt | Staff memo | 5/23/08 | |
| Tree Save Plan | | Yes | Staff memo | 5/23/08 | |
| Master Plan Compliance | | Yes | EG | 7/30/08 | |
| ADEQUATE PUBLIC FACILITIES | | | | | |
| Stormwater Management | | Yes | Agency letter | 6/16/08 | |
| Water and Sewer (WSSC) | | Yes | Agency comments | 10/22/07 | |
| 10-yr Water and Sewer Plan Compliance | | Yes | Agency comments | 10/22/07 | |
| Well and Septic | | N/a | EG | 7/30/08 | |
| Local Area Traffic Review | | N/a | Staff memo | 10/22/07 | |
| Policy Area Mobility Review | | N/a | Staff memo | 10/22/07 | |
| Transportation Management Agreement | | No | Staff memo | 10/22/07 | |
| School Cluster in Moratorium? | | No | EG | 7/30/08 | |
| School Facilities Payment | | Yes | EG | 7/30/08 | |
| Fire and Rescue | | Yes | Agency letter | 3/31/08 | |
| | | | | | |
| Other (i.e., schools) | | | | | |

¹ As determined by MCDPS at the time of building permit.

MOORE'S ADDITION TO WOODBURN (120080060)



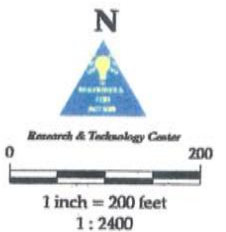
Map compiled on August 27, 2007 at 2:18 PM | Site located on base sheet no - 208NW06

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland -National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

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



120080060 Resubdivision Neighborhood Map



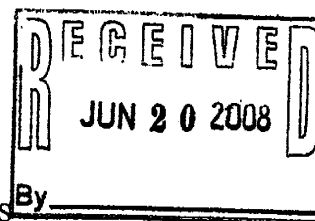
Preliminary Plan No.1-20080060
6209 Wedgewood Road Lot 9
Resubdivision Data Table

August 7th, 2008

| Lot-Block | Lot Size(s.f.) | Frontage | Alignment | Lot Shape | Width@BRL | Buildable Area |
|------------------|-----------------------|-----------------|------------------|------------------|------------------|-----------------------|
| 8-3 | 7,526 | 76 | perpendicular | trapezoidal | 73 | 3,200 |
| 7-3 | 8,724 | 75 | perpendicular | trapezoidal | 76 | 3,952 |
| 6-3 | 8,705 | 75 | perpendicular | trapezoidal | 76 | 3,969 |
| 5-3 | 9,091 | 55 | corner | trapezoidal | 57 | 3,183 |
| 4-4 | 8,964 | 62 | corner | trapezoidal | 60 | 3,161 |
| 3-4 | 7,353 | 70 | perpendicular | trapezoidal | 68 | 3,188 |
| 2-4 | 7,990 | 75 | perpendicular | trapezoidal | 74 | 3,568 |
| 1-4 | 8,239 | 70 | perpendicular | trapezoidal | 72 | 3,862 |
| 8-4 | 7,697 | 70 | perpendicular | trapezoidal | 70 | 3,341 |
| 9-4 | 7,520 | 70 | perpendicular | trapezoidal | 69 | 3,312 |
| 6-B | 7,653 | 65 | perpendicular | trapezoidal | 69 | 3,308 |
| 5-B | 8,909 | 63 | perpendicular | trapezoidal | 75 | 3,970 |
| 4-B | 12,259 | 45 | cul-de-sac | pie | 72 | 6,513 |
| 3-B | 11,122 | 45 | cul-de-sac | pie | 73 | 5,298 |
| 2-B | 16,614 | 45 | cul-de-sac | pie | 72 | 9,707 |
| 1-B | 11,982 | 108 | cul-de-sac | trapezoidal | 108 | 5,179 |
| 11-3 | 7,651 | 49 | cul-de-sac | pie | 80 | 2,915 |
| 10-3 | 7,531 | 88 | cul-de-sac | trapezoidal | 92 | 2,601 |
| 1-3 | 8,467 | 72 | perpendicular | trapezoidal | 75 | 3,826 |
| 2-3 | 8,220 | 80 | perpendicular | trapezoidal | 78 | 3,707 |
| 3-3 | 8,294 | 80 | perpendicular | trapezoidal | 78 | 3,735 |
| 4-3 | 9,613 | 69 | corner | trapezoidal | 66 | 3,593 |
| Average | 9,097 | 68.5 | | | 74 | 4,049 |

Proposed Lots

| Lot-Block | Lot Size(s.f.) | Frontage | Alignment | Lot Shape | Width@BRL | Buildable Area |
|------------------|-----------------------|-----------------|------------------|------------------|------------------|-----------------------|
| 23-3 | 8,093 | 70.5 | perpendicular | trapezoidal | 70.5 | 3,625 |
| 24-3 | 7,864 | 70.5 | perpendicular | trapezoidal | 69.5 | 3,425 |
| Average | 7,979 | 70.5 | | | 70 | 3,525 |



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

June 16, 2008

Carla Reid Joyner
Director

Ms. Yee-Mei Tsa and Mr. Jim Lapping
Apex Engineering
15850 Crabbs Branch Way, Suite 200
Rockville, MD 20855

Re: Stormwater Management **CONCEPT** Request
for Woodburn
Preliminary Plan #:
SM File #: 232131
Tract Size/Zone: 0.37 / R-60
Total Concept Area: 0.37
Lots/Block: 9/3
Parcel(s):
Watershed: Potomac River Direct

Dear Ms. Tsa:

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 proposed consists of on-site water quality control via rooftop disconnect with drywells as needed and porous pavement for all driveways. 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)** 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.

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 Ellen Rader at 240-777-6336.

Sincerely,



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

RRB:dm CN232131.WoodburnResub.EBR

cc: C. Conlon
S. Federline
SM File # 232131

QN -on-site; Acres: 0.37
QL - on-site; Acres: 0.37
Recharge is provided



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

July 16, 2008

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 #1-20080060
Moore's Addition to Woodburn

Dear Ms. Conlon:

We have completed our review of the preliminary plan signed on 08/17/07. This plan was reviewed by the Development Review Committee at its meeting on October 22, 2007. 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. Right of way dedication for Wedgewood Road as necessary.
2. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
3. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
4. In accordance with Section 49-35(e) of the Montgomery County Code, sidewalks are required to serve the proposed subdivision. Sidewalks are to be provided along the site frontage on public streets according to associated DOT standard street section unless the applicant is able to obtain a waiver from the appropriate government agency.
5. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
6. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Engineering Design and Operation Section at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.

Division of Traffic Engineering and Operations

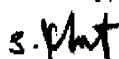
101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878
Customer Service 240-777-6000 • Main Office 240-777-2190 • 240-777-6013 TTY • 240-777-2080 FAX
trafficops@montgomerycountymd.gov

Ms. Catherine Conlon
Preliminary Plan No. 1-20080060
Date July 16, 2008
Page 2

7. Trees in the County rights of way - species and spacing to be in accordance with the applicable DOT 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.
8. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - A. Construct four (4) foot wide concrete sidewalk along the site frontage per item 4 above.
 - 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 Division.

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.
Development Review Group
Traffic Engineering and Operations Division

m:/subdivision/farhas01/preliminary plans/ 1-20080060. Moore's Addition to Woodburn.doc

Enclosures (1)

cc: Frank Bell, Wedgewood SEL, LLC
David Mowatt, Potomac Valley Surveys
Arnold Spevack, Lerch, Early & Brewer, Chtd.
Joseph Y. Cheung, DPS RWPPR
Sarah Navid; DPS RWPPR
Henry Emery; DPS RWPPR
Shahriar Etemadi; M-NCPPC TP
Gregory Leck, DOT TEO
Preliminary Plan Folder
Preliminary Plans Note Book



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: MOORE'S ADDITION to Wedgewood Preliminary Plan Number: 1- 20080060

Street Name: 6209 Wedgewood Road Master Plan Road Classification:

Posted Speed Limit: 25 mph

Street/Driveway #1 (Proposed LOT 23) Street/Driveway #2 (Proposed LOT 24)

Sight Distance (feet) OK?
Right 175' ** SEE DRAWING
Left 100' ✓

Sight Distance (feet) OK?
Right 230' ✓
Left 230' ✓

Comments:
** Clear line of sight to END of Cul-DE-SACS

Comments:

GUIDELINES

Table with 2 columns: Classification or Posted Speed (use higher value) and Required Sight Distance in Each Direction*. Rows include Tertiary (25 mph, 150'), Secondary (30, 200'), Business (30, 200'), Primary (35, 250'), Arterial (40, 325'), (45, 400'), Major (50, 475'), (55, 550').

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)

*Source: AASHTO

ENGINEER/ SURVEYOR CERTIFICATE

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

Signature: [Handwritten Signature] Date: 04/16/00

21136 PLS/P.E. MD Reg. No.



Montgomery County Review:
[] Approved
[] Disapproved:
By: SF
Date: 7/16/08