

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

MCPB
Item #
7/08/10



MEMORANDUM

DATE: June 28, 2010

TO: Montgomery County Planning Board

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

FROM: Patrick Butler, Planner (301-495-4561) *P.B.*
Build Division

REVIEW TYPE: Preliminary Plan of Subdivision

APPLYING FOR: Resubdivision of Lot 6, Block A, in the Finlandia Subdivision into two lots. Two new one-family detached dwelling units are proposed.

PROJECT NAME: Finlandia
CASE #: 120090320
REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: RE-2
LOCATION: Hawkins Creamery Road, approximately 500 feet east of Silver Crest Drive
MASTER PLAN: Damascus

APPLICANT: Whyatt C. Johnson
ENGINEER: Benning & Associates, Inc.

FILING DATE: June 9, 2009
HEARING DATE: July 8, 2010

RECOMMENDATION: Approval subject to the following conditions:

- 1) Approval under this preliminary plan is limited to two one-family detached residential lots.
- 2) The applicant must comply with the conditions of approval for the preliminary forest conservation plan prior to recording of a plat or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permit, as applicable.
- 3) The applicant must comply with the conditions of the MCDPS stormwater management concept approval dated March 30, 2009. These conditions may be amended by MCDPS, as long as the amendments do not conflict with other conditions of the preliminary plan approval.
- 4) The applicant must comply with the conditions of the MCDPS, Well and Septic Section approval dated August 21, 2009. These conditions may be amended by MCDPS, as long as the amendments do not conflict with other conditions of the preliminary plan approval.
- 5) The applicant must comply with the conditions of the Montgomery County Department of Transportation (MCDOT) letter dated April 20, 2010. These conditions may be amended by MCDOT, as long as the amendments do not conflict with other conditions of the preliminary plan approval.
- 6) The applicant must satisfy provisions for access and improvements as required by MCDOT prior to recordation of plat.
- 7) The certified Preliminary Plan must contain the following note: “Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints and driveway locations shown on the Preliminary Plan are illustrative. Final building locations and associated driveways and parking will be determined at building permit. Please refer to the zoning data table for development standards such as setbacks, building restriction lines and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board’s approval.”
- 8) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for eighty-five (85) months from the date of mailing of the Planning Board resolution.
- 9) The record plat must show necessary easements.

SITE DESCRIPTION (Attachment A – Vicinity Map)

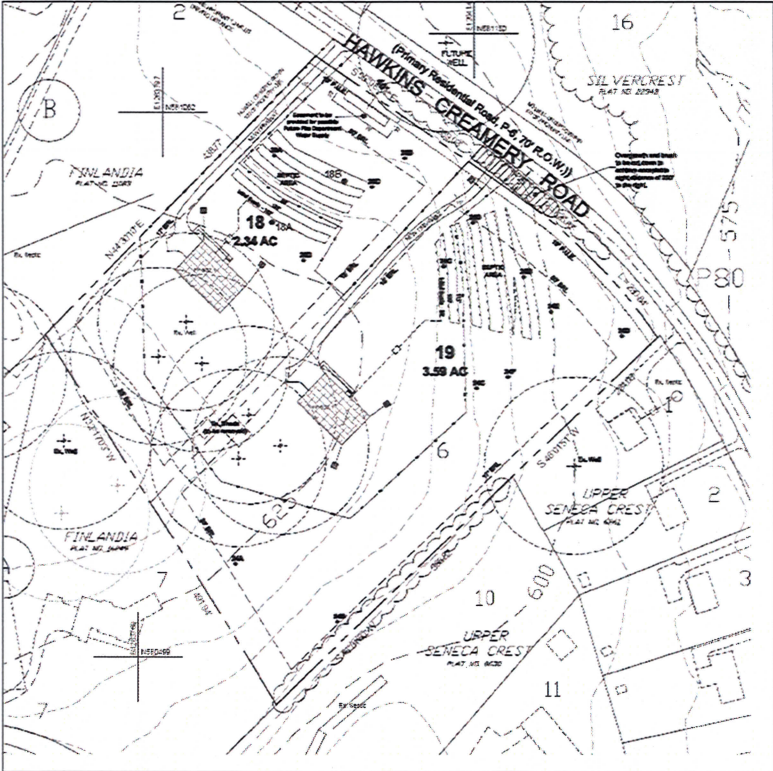
The Subject Property, as shown below and in Attachment A, consists of approximately 5.93 acres in the RE-2 zone. The Property is a recorded lot described as Lot 6, Block A, of the Finlandia Subdivision, located on Hawkins Creamery Road, approximately 500 feet east of Silver Crest Drive in the Damascus Master Plan area. Currently, the lot has two existing sheds and a dirt path running through the property. The land to the south and west is zoned RE-2, while the land abutting and surrounding the subject property to the north, east, and southeast is zoned RC. The surrounding area can be characterized as rural with a mixture of forest, farms, and pockets of low density residential development.

The Subject Property is relatively flat and is located in the Great Seneca Creek watershed. There are no streams, wetlands, 100-year floodplains, environmental buffers, or forest on the property. The property does not contain any steep slopes or highly erodible soils.



PROJECT DESCRIPTION (Attachment B – Proposed Plan)

The applicant proposes to resubdivide the Subject Property and create two lots for two one-family detached dwelling units. The proposed lots, as shown below and in Attachment B, are 2.34 acres, and 3.59 acres in size and will be served by private wells and private septic systems. Access will be provided by individual private driveways from Hawkins Creamery Road.



ANALYSIS AND FINDINGS

Master Plan Compliance

The proposal is consistent with the land use and zoning recommendations of the Damascus Master Plan. This particular property is located in a neighborhood transition area. The Plan states:

Neighborhood Transition Area

This area includes the upper watersheds of the *Town Spring Tributary*, *Upper Great Seneca Creek*, *Bennett Creek*, and *Little Bennett Creek* (see Proposed Land Use and Density map). It reflects a mixture of residential development near the Town Center and along Ridge and Woodfield Road, and open rural areas beyond. Topography and other sensitive environmental features in this area results in restricted access to existing public sewer and affords limited opportunity to significantly increase development potential without negative environmental consequences to the forested stream valleys in these headwater areas (p. 23).

Other Properties in the Neighborhood Transition Area

The existing zoning is retained on all other properties in the Neighborhood Transition Area (p. 36).

This particular area was zoned RE-2 in the 1993 Amendment to the Damascus Master Plan and this zoning was confirmed in the 2006 Approved and Adopted Damascus Master Plan as stated in the above section. The proposed application would create two lots that are consistent with the zoning and larger-lot, residential use identified by the master plan. Therefore, the proposed application conforms to the Damascus Master Plan.

Public Facilities

Roads and Transportation Facilities

The proposed lots do not generate more than thirty new peak-hour trips within the weekday morning and evening peak periods. Therefore, the application is not subject to Local Area Transportation or Policy Area Mobility Reviews. Hawkins Creamery Road is a primary street, requiring seventy feet of right-of-way. Seventy feet of right-of-way currently exists, therefore, no additional dedication is required. Sidewalks are required on primary streets except those in rural areas where this Property lies. No sidewalk currently exists on either side of Hawkins Creamery Road. Proposed vehicular and pedestrian access for the subdivision will be safe and adequate with the existing public road and proposed private driveways.

Other Public Facilities and Services

Other public facilities and services are available and will be adequate to serve the proposed dwelling units. The application meets the Montgomery County Fire and Rescue Service requirements for fire and rescue vehicle access. Other public facilities and services, such as schools, police stations, firehouses and health services are currently operating within the

standards set by the Growth Policy Resolution currently in effect. Electrical and telecommunications services are also available to serve the Property. The Subject Property is not within a school moratorium area and is not subject to a School Facilities Payment.

Environment

Stormwater Management & Sediment Control

The MCDPS Stormwater Management Section approved the stormwater management concept for the project on March 30, 2009. The stormwater management concept includes on-site water quality control and recharge via the use of nonstructural practices. Channel protection is not required because the one-year post-development peak discharge is less than two cubic feet per second.

Environmental Guidelines

Environmental Planning staff approved the Natural Resource Inventory/Forest Stand Delineation for the site on November 21, 2008. This specific property contains five large trees, but does not contain any forest, wetlands, streams, 100-year floodplain, steep slopes, highly erodible soils, or environmental buffer areas. Therefore, the Environmental Guidelines do not apply.

Forest Conservation

The applicant submitted a preliminary forest conservation plan as part of the preliminary plan of subdivision. There is no existing forest on the property. Of the five large trees on the site, one is a specimen tree 36 inch in diameter at breast height (DBH) in good condition, with the remaining four trees between 24" and 30" DBH. Two of the trees are located within the right-of-way of Hawkins Creamery Road and the other three trees are located along the eastern property line. None of these trees is proposed to be removed by this plan. Therefore, a Forest Conservation Variance is not required for this application.

Since there is no forest on the subject site, the submitted preliminary forest conservation plan indicates the development has a 1.19-acre afforestation requirement. This planting requirement will be satisfied at an off-site location, the exact location to be identified by the applicant prior to record plat, and formalized prior to any grading of the site. Therefore, the application satisfies the requirements of the forest conservation law.

Compliance with the Subdivision Regulations and Zoning Ordinance (Attachment C – Agency Correspondence)

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 size, width, shape and orientation of the lots are appropriate for the location of the subdivision.

The lots were reviewed for compliance with the dimensional requirements for the RE-2 zone as specified in the Zoning Ordinance. The proposed lots will meet 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) (Attachment D – Neighborhood Map & Resubdivision Data Table)

A. Statutory Review Criteria

In order to approve an application for resubdivision, the Planning Board must find that the proposed lot(s) comply with all seven of the resubdivision criteria, set forth in Section 50-29(b)(2) of the Subdivision Regulations, which states:

Resubdivision. Lots on a plat for the Resubdivision of any lot, tract or other parcel of land that is part of an existing subdivision previously recorded in a plat book shall be of the same character as to street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing block, neighborhood or subdivision.

B. Neighborhood Delineation

In administering Section 50-29(b)(2) of the Subdivision Regulations, the Planning Board must determine the appropriate “Neighborhood” for evaluating the application. In this instance, the Neighborhood selected by the applicant, and agreed to by staff, consists of 10 lots. There are a limited number of lots zoned RE-2 in this area, with the majority of those lots fronting on Hanson Road. Only one other lot, Lot 5 of the Finlandia Subdivision, is zoned RE-2 and fronts on Hawkins Creamery Road, therefore, Lot 5 is included in the Neighborhood. Lots 7, 8, 9, and 10 are also included in the Neighborhood because they are located in the Finlandia Subdivision, and they are the lots closest to the Subject Property that are zoned RE-2. They were included in the Neighborhood even though they front on Hanson Road as opposed to Hawkins Creamery Road in order to provide an adequate sample size for comparison. Lots 1 and 2 of Block B, and Lots 2, 3, and 4 of Block A of the Finlandia Subdivision were created by plat 11083 in 1975. At that time, the lots were zoned RE-2 and later were rezoned RC by Sectional Map Amendment 352 in 1982. According to Section 59-C-9.73(b)(1) of the Zoning Ordinance, these lots are exempt from area and dimensional requirements of the RC zone. The development standards that existed at the time the lots were created would apply, which in this case, would be the RE-2 standards. Although the lots are currently zoned RC and would typically be excluded from comparison for resubdivision purposes, the lots were previously created under RE-2 zoning and thus are consistent with RE-2 zoned lots. Therefore, the ten lots of the designated Neighborhood provide an adequate sample of the lots and development pattern of the area.

C. Analysis

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 50-2(b)(2). As set forth below, the attached tabular summary and graphical documentation support this conclusion:

Frontage: In the designated Neighborhood, lot frontage ranges from 31 feet to 554 feet. The proposed Lot 18 has 208 feet of frontage, and the proposed Lot 19 has 291 feet of frontage on Hawkins Creamery Road. **The proposed lots will be of the same character as existing lots in the Neighborhood with respect to lot frontage.**

Alignment: In terms of alignment, the road network is curvilinear and the lots in the Neighborhood are primarily perpendicular, with one radial lot. The proposed lots are perpendicular in alignment. **The proposed lots are of the same character as existing lots with respect to the alignment criterion.**

Size: Lot sizes in the Neighborhood range from 2.0 acres to 5.57 acres. Seven of the existing lots in the Neighborhood range in size from 2.0 to 2.78 acres in size, while three of the existing lots in the Neighborhood are 3.27 acres to 5.57 acres in size. The proposed lots are 2.34 and 3.59 acres in size. **The size of the proposed lots is in character with the existing lots in the neighborhood.**

Shape: With respect to shape, six existing lots in the Neighborhood are regular, three lots are irregular, and one lot is pie shaped. The proposed lots are regular like the majority of existing lots in the Neighborhood. **The shape of the proposed lots will be in character with shapes of the existing lots.**

Width: Lot widths in the Neighborhood range from 134 feet to 557 feet. Excluding the lot that is 557 feet wide, the remaining nine lots have widths of 134 feet to 278 feet. The proposed lots have lot widths of 217 feet and 271 feet. **The proposed lots will be in character with existing lots in the neighborhood with respect to width.**

Area: When evaluating buildable area, existing lots in the Neighborhood range from 0.65 acres to 4.04 acres of buildable area. Excluding the lots that have 4.04 and 6.42 acres of buildable area, the remaining eight lots have buildable areas of 0.65 acres to 2.67 acres in size. The proposed lots will have a buildable area of 1.64 acres and 2.62 acres. **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

As of the date of this report, no citizen concerns have been brought to Staff's attention regarding the proposed subdivision. On February 17, 2009 a pre-submission meeting was held, as required, and on June 11, 2009 the applicant properly notified adjacent and confronting property owners and civic associations of the preliminary plan submission. The application information was properly posted on the Property.

CONCLUSION

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 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 also meet all other requirements established in the Subdivision Regulations and the Zoning Ordinance, and the proposed lots substantially comply with the recommendations of the Damascus 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 Plan

Attachment C – Agency Correspondence

Attachment D – Neighborhood Map & Resubdivision Data Table

Table 1: Preliminary Plan Data Table and Checklist

Plan Name: Finlandia				
Plan Number: 120090320				
Zoning: RE-2				
# of Lots: 2				
# of Outlots: 0				
Dev. Type: Standard				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval by the Preliminary Plan	Verified	Date
Minimum Lot Area	87,120 sq. ft.	101,930 sq. ft. is minimum proposed	<i>PB</i>	6/15/10
Lot Width	150 ft.	217 ft. is minimum proposed	<i>PB</i>	6/15/10
Lot Frontage	25 ft.	208 ft. is minimum proposed	<i>PB</i>	6/15/10
Setbacks				
Front	50 ft. Min.	Must meet minimum ¹	<i>PB</i>	6/15/10
Side	17 ft. Min./35 ft. total	Must meet minimum ¹	<i>PB</i>	6/15/10
Rear	35 ft. Min.	Must meet minimum ¹	<i>PB</i>	6/15/10
Height	50 ft. Max.	May not exceed maximum ¹	<i>PB</i>	6/15/10
Max Resid'l d.u. or Comm'l s.f. per Zoning	2 dwelling units	2 dwelling units	<i>PB</i>	6/15/10
MPDUs	No		<i>PB</i>	6/15/10
TDRs	No		<i>PB</i>	6/15/10
Site Plan Req'd?	No		<i>PB</i>	6/15/10
FINDINGS				
<i>SUBDIVISION</i>				
Lot frontage on Public Street		Yes	<i>PB</i>	6/15/10
Road dedication and frontage improvements		Yes	Agency letter	4/20/10
Environmental Guidelines		Yes	Staff memo	9/22/09
Forest Conservation		Yes	Staff memo	9/22/09
Master Plan Compliance		Yes	Staff memo	5/17/10
Other (i.e., parks, historic preservation)				
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management		Yes	Agency letter	3/30/09
Water and Sewer (WSSC)		N/A	<i>PB</i>	6/15/10
10-yr Water and Sewer Plan Compliance		Yes	Agency comments	7/13/09
Well and Septic		Yes	Agency letter	8/21/09
Local Area Traffic Review		N/a	Staff memo	7/13/09
Policy Area Mobility Review		N/a	Staff memo	7/13/09
Transportation Management Agreement		No	Staff memo	7/13/09
School Cluster in Moratorium?		No	<i>PB</i>	6/15/10
School Facilities Payment		No	<i>PB</i>	6/15/10
Fire and Rescue		Yes	Agency letter	7/31/09

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

FINLANDIA (120090320)



Map compiled on June 16, 2008 at 2:58 PM | Site located on base sheet no - 234NW08 | Date of Orthophotos: April 2006 - Used with permission from Montgomery County Government

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

Key Map



Research & Technology Center



1 inch = 200 feet
1 : 2400

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



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

March 30, 2009

Carla Reid
Director

Mr. David McKee
8933 Shady Grove Court
Gaithersburg, MD 20877

Re: Stormwater Management **CONCEPT** Request
for Finlandia lots 18 & 19
Preliminary Plan #: TBA
SM File #: 235383
Tract Size/Zone: 5.93ac./RE-2
Total Concept Area: 5.93ac.
Lots/Block: 18 & 19
Parcel(s):
Watershed: Great Seneca Creek

Dear Mr. McKee:

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 recharge via non structural practices (i.e., drywells and disconnection). 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 **conditions** 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 Blair Lough at 240-777-6335.

Sincerely,



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

RRB:dm bl

cc: C. Conlon
M. Pfefferle
SM File # 235383

QN -not required; Acres: 5.93
QL - on-site; Acres: 5.93
Recharge is provided



DEPARTMENT OF PERMITTING SERVICES

Carla Reid
DirectorIsiah Leggett
County Executive

MEMORANDUM

August 21, 2009

TO: Cathy Conlon, Development Review,
Maryland National Capital Park and Planning Commission

FROM: Carla Reid, Director
Department of Permitting Services

SUBJECT: Status of Preliminary Plan: # 120090320

Finlandia, Lots 18 & 19

This is to notify you that the Well & Septic Section of MCDPS approved the plan received in this office on February 26, 2009.

Approved with the following reservations:

1. The record plat must be at the same scale as the preliminary plan, or submit an enlargement of the plat to match the preliminary plan.
2. The existing shed(s), near the proposed wells for lot 19, must be removed prior to the issuance of the well permits.

If you have any questions, contact Gene von Gunten at (240) 777-6319.

cc: Surveyor
File



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

April 20, 2010

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 #120090320
Finlandia

Dear Ms. Conlon:

We have completed our review of the preliminary plan signed and sealed on August 5, 2009. An earlier version of this plan was reviewed by the Development Review Committee at its meeting on July 13, 2009. 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. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
2. Wells and septic systems cannot be located within the right of way nor slope or drainage easements.
3. We have accepted the storm drain study prepared by JAS Engineering & Design, LLC. That study is acceptable with construction of a side ditch, cross culvert, and appropriate outfall - as described at the end of this letter.
4. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference. The sight distances for the driveway to proposed Lot 19 will be acceptable with construction of shoulder, side ditch, and side slope regrading - as described at the end of this letter.
5. Trees in the County rights of way - species and spacing to be in accordance with the applicable DOT standards. Any tree removal or planting within the public right of way must be coordinated with Mr. Brett Linkletter, Chief of our Division of Highway Services' Tree Maintenance Section. Mr. Linkletter may be reached at 240-777-6000.
6. 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:

Division of Traffic Engineering and Operations

100 Edison Park Drive, 4th Floor • Gaithersburg, Maryland 20878
Customer Service 240-777-6000 • Main Office 240-777-2190 • TTY 240-777-6013 • FAX 240-777-2080
trafficops@montgomerycountymd.gov

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Ms. Catherine Conlon
Preliminary Plan No. 1-20090320
April 20, 2010
Page 2

- A. Across the Hawkins Creamery Road site frontage, construct ten (10)* foot wide shoulder and side ditch in accordance with MCDOT Design Standard MC-212.03 ("Primary Residential Road, Open Section – modified) and plant street trees.
- * The preliminary plan indicates the existing pavement width on Hawkins Creamery Road to be twenty (20) feet. Per the referenced Design Standard, the pavement width for this class of road should be twenty four (24) feet. To allow for the future widening of roadway pavement without impacting the side ditch, the shoulder width should be increased by two (2) feet.
- * **NOTE: the Public Utilities Easement is to be graded on a side slope not to exceed 4:1.**
- B. At the downhill end of the side ditch (at the eastern end of the site), construct inlet and install cross-culvert under Hawkins Creamery Road (sized in accordance with the MCDOT Storm Drain Design Criteria) and provide stabilized, non-erosive velocity outfall.
- 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.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. David Adams, our Area Engineer for this site, at david.adams@montgomerycountymd.gov or (240) 777-2197.

Sincerely,



Gregory M. Leck, Manager
Development Review Team

m:/subd/DCA/PreLetters/120090320, Finlandia, gml revs.doc
Enclosures (2)

cc: Wyatt C. Johnson
David W. Mckee, Benning & Associates
Jon Shiancoe, P.E.; JAS Engineering & Design
Shahiar Etemadi, MNCPPC TP
Joseph Y. Cheung; MCDPS RWPR
Henry Emory; MCDPS RWPR
Brett Linkletter; MCDOT DHM
David Adams; MCDOP DTEO
Preliminary Plan Folder
Preliminary Plans Notebook

16



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Finlandia Preliminary Plan Number: 1-20090320

Street Name: Hawkins Creamery Road Master Plan Road Classification: Primary

Posted Speed Limit: 35 mph

Street/Driveway #1 (Proposed D/W Lot 18) Street/Driveway #2 (Proposed D/W Lot 19)

Sight Distance (feet)	OK?
Right <u>350'</u>	<u>✓</u>
Left <u>370'</u>	<u>✓</u>

Sight Distance (feet)	OK?
Right <u>230'</u>	<u>*</u>
Left <u>370'</u>	<u> </u>

Comments: _____

Comments: _____
Bank and growth can be cut down on right to achieve acceptable sight distance
 * ACCEPTABLE WITH CONSTRUCTION OF SHOULDER, SIDE DITCH, & SIDE SLOPE REGRADING. *gml*

GUIDELINES

Classification or Posted Speed
 (use higher value)

Tertiary	-	25 mph
Secondary	-	30
Business	-	30
Primary	-	35
Arterial	-	40
		(45)
Major	-	50
		(65)

Required Sight Distance
 in Each Direction*

150'
200'
200'
250'
325'
400'
475'
550'

*Source: AASHTO

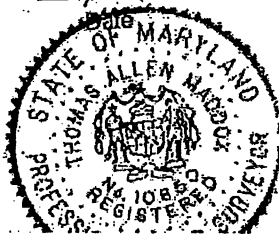
Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

ENGINEER/ SURVEYOR CERTIFICATE

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

Signature

7.5 MD # 10850
 PLS/P.E. MD Reg. No.



Montgomery County Review:

Approved *

Disapproved:

By: gml

Date: 4/20/10

Form Reformatized
 March, 2000



FIRE MARSHAL COMMENTS

DATE: 31-Jul-09
TO: David McKee
Benning and Associates
FROM: Patsy Warnick
RE: Finlandia
120090320

PLAN APPROVED

- 1. Review based only upon information contained on the plan submitted 17-Jul-09 .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

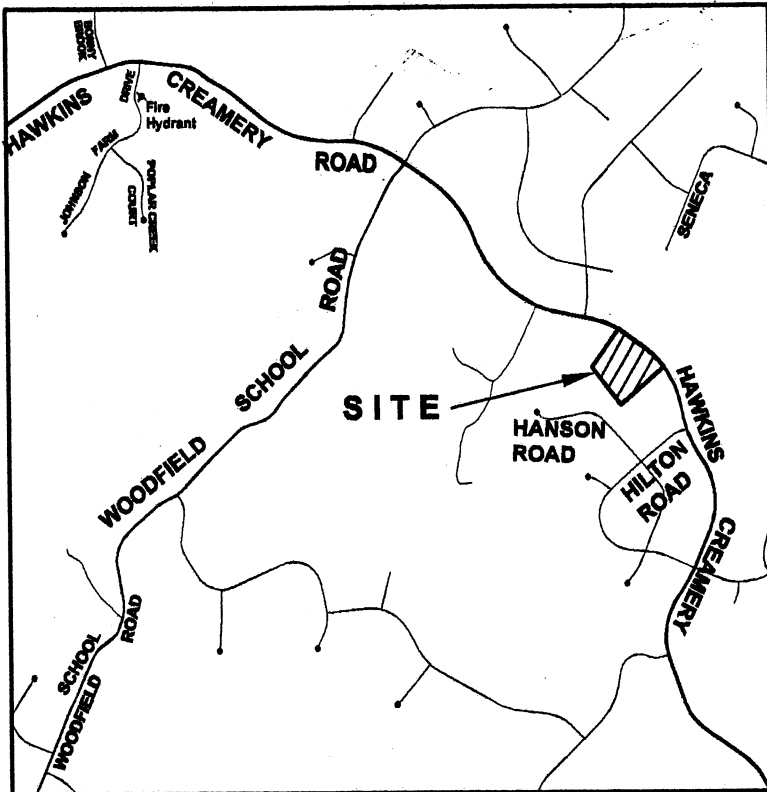
Easement must be recorded Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors, or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection at installation.

VICINITY MAP

SCALE: 1" = 2,000'

BY: PLW FM 92 Date 7/31/09



FIRE DEPARTMENT ACCE
FINLANDIA
(Resubdivision of Lot 6,
Montgomery County

Resubdivision Criteria: Finlandia- Lot 6, Block A

Lot #	Frontage	Alignment	Size (ac)	Shape	Width	Area (ac)	Suitability
18	208.57'	Rectangular	2.34	Regular	217.20'	1.64	RE-2
19	291.30'	Rectangular	3.59	Regular	271.60'	2.62	RE-2
BLOCK A							
2	155.00'	Perpendicular	2.00	Regular	156'	1.34	RC
3	150.00'	Perpendicular	2.52	Regular	153'	1.79	RC
4	152.59'	Perpendicular	2.56	Regular	174'	1.86	RC
5	553.92'	Perpendicular	5.57	Regular	557'	4.04	RE-2
7	374.64'	Perpendicular	2.45	Irregular	251'	1.45	RE-2
8	195.00'	Perpendicular	4.46	Irregular	247'	2.67	RE-2
9	261.40'	Perpendicular	3.27	Irregular	241'	1.83	RE-2
10	31.70'	Radial	2.78	Pie	278'	0.65	RE-2
BLOCK B							
1	183.00'	Perpendicular	2.10	Regular	174'	1.37	RC
2	274.00'	Perpendicular	2.55	Regular	134'	1.72	RC
Range							
	31.7'-553.92'		2.00-5.57		134'-557'	0.65-6.42	
Average							
	233.12'		3.02		236.5'	1.87	