



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

MCPB
Item #
2/7/08



MEMORANDUM

DATE: January 25, 2008

TO: Montgomery County Planning Board

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

FROM: Neil Braunstein, ^{NE}Planner-Coordinator (301-495-4532)
Development Review Division

REVIEW TYPE: Preliminary Plan of Subdivision

APPLYING FOR: 4 lots for 4 one-family dwelling units

PROJECT NAME: Bentley Ridge
CASE #: 120070120
REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: RE-1, RC, and Sandy Spring/Ashton Rural Village Overlay Zone
LOCATION: On the north side of Olney Sandy Spring Road (MD 108), 100 feet west of the intersection of Bentley Road
MASTER PLAN: Sandy Spring/Ashton

APPLICANT: Briggs Bentley Ridge, LLC
ENGINEER: Capitol Development Design
ATTORNEY: Miller, Miller & Camby

FILING DATE: January 31, 2007
HEARING DATE: February 7, 2008

RECOMMENDATION: Approval subject to the following conditions:

- 1) Approval under this preliminary plan is limited to four lots for four one-family dwelling units.
- 2) The applicant must comply with the conditions of approval of the preliminary forest conservation 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 appropriate. Conditions include, but are not limited to, the following:
 - a. The Final forest conservation plan must include the following elements:
 - i. Design and location of permanent fences and signs must clearly identify boundaries of the Category I conservation easements on Lots 1 and 2.
 - ii. Detailed forest planting plan and notes must be revised to include specific measures to control non-native invasive plants and to plant deciduous trees within the existing forest stand.
 - iii. Detailed tree save plan that includes detailed and specific tree protection measures to be utilized before, during, and after construction for individual trees that are proposed to be protected. These measures must be prepared, signed, and stamped by an ISA-certified arborist.
- 3) The applicant must place a Category I conservation easement over the forest retention area on Lots 2, 3, and 4.
- 4) The Category I conservation easement must be shown on the record plat(s).
- 5) The final sediment and erosion control plans must be consistent with the final limits of disturbance as approved by MNCPPC staff in the Final Forest Conservation Plan.
- 6) The applicant must dedicate all road rights-of-way shown on the approved preliminary plan to the full width mandated by the Master Plan (80 feet for Olney Sandy Spring Road (MD 108) and 70 feet for Bentley Road) unless otherwise designated on the preliminary plan.
- 7) Prior to certification of the preliminary plan, the applicant must submit a revised plan drawing for review and approval by MNCPPC. The revised preliminary plan must show no sidewalk along the subject property's Bentley Road frontage. The revised preliminary plan must also show an eight-foot wide bicycle path across the Olney-Sandy Spring Road (MD 108) frontage of the adjacent gas station property. The plan must show that the bicycle path will be placed within the public road right-of-way, offset no less than two feet from the right-of-way line. In the event that the gas station's property owner provides an easement for construction and public use of the bicycle path on the gas station property, the revised preliminary plan may show that the bicycle path is to be provided partially within the right-of-way and partially on the gas station property.
- 8) The applicant must construct all road, walkway, and bicycle path improvements within the rights-of-way shown on the approved preliminary plan, as revised per condition 7 above, to the full width mandated by the master plan and to the design standards imposed by all applicable road codes.
- 9) The record plat must reflect common ingress/egress and utility easements over all shared driveways.
- 10) The record plat must show other necessary easements.

- 11) The applicant must comply with the conditions of the Montgomery County Department of Permitting Services (MCDPS) stormwater management approval dated October 8, 2007.
- 12) The applicant must comply with the conditions of the Montgomery County Department of Public Works and Transportation (MCDPWT) letter dated December 14, 2007, unless otherwise amended.
- 13) The applicant must comply with the conditions of the Maryland Department of Transportation (MDSHA) letter dated November 12, 2007.
- 14) The applicant must satisfy provisions for access and improvements as required by MCDPWT prior to recordation of plat(s) and as required by MDSHA prior to issuance of access permits.
- 15) 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.

SITE DESCRIPTION

The subject property, pictured below and in Attachment A (Vicinity Map), consists of two unplatted parcels totaling 4.79 acres located on the north side of Olney Sandy Spring Road (MD 108), 100 feet west of the intersection of Bentley Road. The site is located within the Sandy Spring/Ashton Rural Village Overlay Zone, with the majority of the property in the RE-1 base zone and a small area along the northern property line in the RC base zone. The property is developed with one one-family residence, which is located near the Olney Sandy Spring Road (MD 108) frontage. The driveway for this residence is accessed from Olney Sandy Spring Road (MD 108).

The site borders on two sides an existing gas station in the C-2 zone. The gas station is located at the intersection of Olney Sandy Spring Road (MD 108) and Bentley Road, to the south and east of the subject property. Other surrounding uses include the Sandy Spring Museum in the RC zone to the east; one-family residences in the RC zone to the north, one-family residences in the R-60 and R-200 zone to the west, and one-family uses in the R-90 and RE-2 zones to the south, across Olney Sandy Spring Road (MD 108). An equipment rental business in the C-2 zone is also located across MD 108 to the south.

The subject property is located within the Hawlings River watershed, which is a tributary to the Patuxent River. Approximately 1.4 acres of the site, near the northern site boundary, are within the Patuxent River Primary Management Area (PMA). Approximately 1.13 acres of the site is forested with a stand of white pines, located in the northwest quadrant of the site. The remainder of the site contains the existing residence with associated yard area and open lawn. Thirty specimen trees are located on the site, mostly near the residence and in the forest stand. There are no streams, floodplains, wetlands, or threatened or endangered species on the site.



PROJECT DESCRIPTION

The applicant proposes to subdivide the existing property into four lots for four one-family dwellings. Proposed Lot 1 contains an existing one-family residence which fronts onto and is accessed from Olney Sandy Spring Road. The remaining three lots are proposed to front onto Bentley Road. They will be accessed via two proposed driveways from Bentley Road – one for proposed Lot 2 and one that will be shared by proposed Lots 3 and 4. The lots range in size from 40,243 square feet for proposed Lot 1 to 62,288 square feet for proposed Lot 4. The dwellings will be served by public water and public sewer systems.

An earlier version of the preliminary plan proposed a special exception use – child daycare – on a portion of the property. The applicant is no longer pursuing that proposal due to potential conflicts with the surrounding residential neighborhood and lack of compatibility with the Sandy Spring/Ashton Master Plan.

(Attachment B – proposed plan)

ANALYSIS AND FINDINGS

Master Plan Compliance

The Sandy Spring/Ashton Master Plan recommends that the subject property reinforce the eastern edge of the Sandy Spring Village Center by development with large residential lots. The large lots are intended to serve as a transition between the medium density residential and commercial uses of the village and the adjacent rural area that permits a density of one dwelling per five acres. The Master Plan recommended that the zoning of the property be changed from RC to RE-1, which has been done. The proposed subdivision complies with the recommendations adopted in the Master Plan in that it proposes lots that are larger than 40,000 square feet, consistent with the intent of the Master Plan and the zoning that it recommended.

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. In addition, the proposed lots do not generate more than three new vehicle trips during the morning or evening peak-hours. Therefore, the application also is not subject to Policy Area Mobility Review.

DPWT staff, in their letter dated December 14, 2007, requested that the Planning Board require the applicant to construct an asphalt sidewalk along Bentley Road to connect with the bike path on Olney-Sandy Spring Road. Given the country road classification for Bentley Road (and a pending reclassification request to rustic road), the RE-1 zoning for the property, the limited number of residences along Bentley Road, and the existing lead-in walkway from MD 108 to the Sandy Spring Museum, we believe that the sidewalk recommended by DPWT staff is not necessary along Bentley Road. The low traffic volumes on Bentley Road allow safe pedestrian use of the roadway. Staff instead recommends that the applicant extend the proposed asphalt bicycle path along MD 108 off-site from the eastern property line to Bentley Road.

Proposed vehicle and pedestrian access for the subdivision will be safe and adequate with the proposed public improvements.

Other Public Facilities and Services

Public facilities and services are available and will be adequate to serve the proposed development. The Property will be served by public water and sewer systems. The application has been reviewed by the Montgomery County Fire and Rescue Service who have determined that the Property has appropriate access for fire and rescue vehicles. Other public facilities and services, such as schools, police stations, firehouses and health services are operating according to the Growth Policy resolution currently in effect and will be adequate to serve the Property. The Application is not within a school moratorium area and is not subject to payment of School

Facilities Payment. Electrical and telecommunications services are also available to serve the Property.

Environment

Forest Conservation

The preliminary forest conservation plan proposes 1.07 acres of forest retention and 0.06 acre of forest clearing. The forest retention area would be located at the rear of proposed Lots 3 and 4 and a small portion of proposed Lot 2. The forest retention area would be protected through a Category I conservation easement.

The proposed subdivision is required to plant 0.13 acre of forest. This amount of forest planting would require planting 25 one-inch-caliper native trees. In lieu of planting new forest, the applicant has proposed enhancement within the existing forest area to expand the forest species diversity, and to remove existing invasive plants within the forest. Staff believes that enhancement within the existing forest is acceptable in this case, because the forest is primarily composed of white pines. It is also a relatively even-aged forest stand. Adding younger, deciduous species to the stand will diversify the forest and allow natural regeneration to be more successful over time.

Of the eight specimen trees on the site, six are proposed to be protected. A 36-inch tulip poplar is proposed to be removed because it is in poor condition and a proposed sewer line would disturb it further. A sewer house connection is proposed to serve the existing house near MD 108 and a 32-inch eastern red cedar would need to be removed in order to install the sewer connection. Although the preliminary Forest Conservation Plan shows the eastern red cedar to be preserved, staff does not believe that the tree can be adequately protected since the proposed limits of disturbance for the sewer connection, in combination with the limits of disturbance for the proposed bike path along MD 108, would impact more than the one-third of the tree's critical root zone.

There are four specimen trees that are located offsite that are larger than the current county champion trees of the same species. These four trees (two sugar maples, or Acer saccharum, and two Paulownias, or Paulownia tomentosa) should not be adversely affected by the proposed development.

Patuxent River Primary Management Area

The northern portion of the site (about 1.40 acres) is within the Patuxent River Primary Management Area (PMA). The PMA is land next to a stream within the Patuxent River watershed that is defined by the Patuxent River Watershed Functional Master Plan. The PMA is ¼ mile (1320 feet) from the mainstem of the Patuxent or Hawlings River and 1/8 mile (660 feet) from all other streams in the watershed. The environmental guidelines recommend an imperviousness limit of 10% for new development in the part of a PMA that lies outside an environmental buffer.

The preliminary plan proposes 0.08 acre of impervious surfaces within the PMA portion of the site. This would create an imperviousness of 5.5% within the PMA, in conformance with the environmental guidelines.

Stormwater Management

The MCDPS Stormwater Management Section approved the stormwater management concept for the project on October 8, 2007. The stormwater management concept includes nonstructural measures for water quality control and recharge. Channel protection is not required because the one-year post-development peak discharge is less than two 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. 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 RE-1 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.

Citizen Correspondence and Issues

This plan submittal pre-dated any requirements for a pre-submission meeting with neighboring residents, however, written notice was given by the applicant and staff of the plan submittal and the public hearing date.

In response to the notice, staff received letters from nearby residents who raised concerns regarding the previously proposed day care facility. Because the day care facility has been removed from the proposal, that correspondence is no longer applicable to the preliminary plan that is now before the Planning Board. Staff has not received any correspondence that is relevant to the proposed residential subdivision.

CONCLUSION

The proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance and comply with the recommendations of the Sandy Spring/Ashton 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

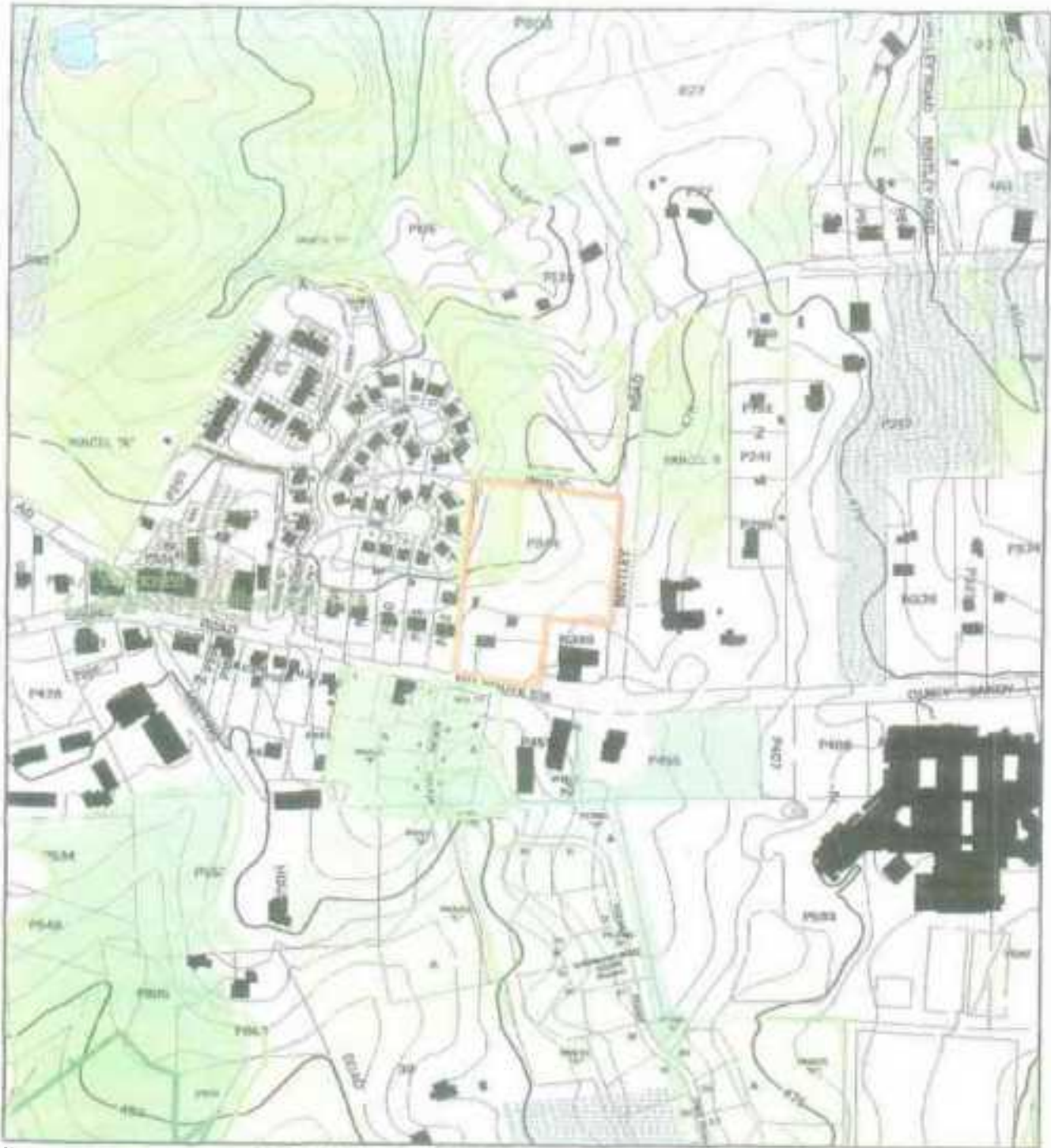
- Attachment A – Vicinity Development Map
- Attachment B – Proposed Development Plan
- Attachment C – Agency Correspondence Referenced in Conditions

Table 1: Preliminary Plan Data Table and Checklist

Plan Name: Bentley Ridge				
Plan Number: 120070120				
Zoning: Sandy Spring/Ashton Rural Overlay Zone, RE-1, RC				
# of Lots: Four				
# of Outlots: 0				
Dev. Type: Residential				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval by the Preliminary Plan	Verified	Date
Minimum Lot Area	40,000 sq. ft.	40,243 sq. ft. minimum	NB	1/25/08
Lot Width	125 ft.	125 ft. minimum	NB	1/25/08
Lot Frontage	25 ft.	125 ft. minimum	NB	1/25/08
Setbacks				
Front	50 ft. Min.	Must meet minimum	NB	1/25/08
Side	17 ft. Min./35 ft. total	Must meet minimum	NB	1/25/08
Rear	35 ft. Min.	Must meet minimum	NB	1/25/08
Height	50 ft. Max.	May not exceed maximum ¹	NB	1/25/08
Building Coverage	15% Max	May not exceed maximum ¹	NB	1/25/08
Max Resid'l d.u. per Zoning	5	4	NB	1/25/08
MPDUs	N/a		NB	1/25/08
TDRs	N/a		NB	1/25/08
Site Plan Req'd?	No		NB	1/25/08
FINDINGS				
SUBDIVISION				
Lot frontage on Public Street		Yes	NB	1/25/08
Road dedication and frontage improvements		Yes	Agency letters	11/12/07-SHA; 12/14/07-DPWT
Environmental Guidelines		Yes	Staff memo	1/16/08
Forest Conservation		Yes	Staff memo	1/16/08
Master Plan Compliance		Yes	Staff memo	10/18/07
ADEQUATE PUBLIC FACILITIES				
Stormwater Management		Yes	Agency letter	10/8/07
Water and Sewer (WSSC)		Yes	Agency comments	11/13/07
Well and Septic		N/a	Agency comments	11/13/07
Local Area Traffic Review		N/a	Staff memo	1/18/08
Policy Area Mobility Review		N/a	Staff memo	1/18/08
Transportation Management Agreement		No	Staff memo	11/13/07
School Cluster in Moratorium?		No	NB	1/25/08
School Facilities Payment		No	NB	1/25/08
Fire and Rescue		Yes	Agency letter	12/26/07

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

BENTLEY RIDGE (120070120)



Map compiled on October 04, 2007 at 9:17 AM | Data Source: USGS, Aerial Photography, etc. | 120070120

DISCLAIMER

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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 1999

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3769

A north arrow pointing upwards, labeled 'N'. Below it is a graphic scale bar with the text '1 inch = 400 feet' and '1 : 4800'. To the left of the scale bar is a small inset map showing the location of the main map area within a larger context.



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Carla Reid Joyner
Director

October 8, 2007

Mr. Yuning Qu
Capitol Development Design Inc.
4600 Powder Mill Road
Beltsville, MD 20705

Re: Stormwater Management **CONCEPT** Request
for Bentley Ridge
Preliminary Plan #: 2007012
SM File #: 227573
Tract Size/Zone: 4.79/RE-1
Total Concept Area: 4.79ac
Lots/Block: 1-4 Proposed
Parcel(s): 344/C
Watershed: Hawlings River

Dear Mr. Qu:

Based on a review by the Department of Permitting Services Review Staff, the **revised** 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 the use of non structural measures. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

The following **items** will need to be addressed **during/prior to** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. Any future development or redevelopment of proposed lot # 1 will be required to address stormwater management to the standards in place at that time.

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 Thomas Weadon at 240-777-6309.

Sincerely,



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

RRB:dm CN 227573

cc: C. Conlon
S. Federline
SM File # 227573

QN - On Site; Acres: 4.79ac
QL - On Site; Acres: 4.79ac
Recharge is provided



DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

December 14, 2007

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 #1-20070120
Bentley Ridge

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 12/05/07. This plan was reviewed by the Development Review Committee at its meeting on November 13, 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. Necessary dedication for Bentley Road and Olney Sandy Spring Road in accordance with the Master Plan.
2. Improve Bentley Road per country roadway guidelines.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
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.
5. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by each common driveway.
6. Private common driveways and private streets shall be determined through the subdivision process as part of the Planning Board's approval of a preliminary plan. The composition, typical section, horizontal alignment, profile, and drainage characteristics of private common driveways and private streets, beyond the public right-of-way, shall be approved by the Planning Board during their review of the preliminary plan.

Division of Operations

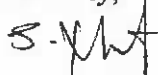
101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878
240-777-6000 • 240-777-6013 TTY • 240-777-6030 FAX
www.montgomerycountymd.gov

Ms. Catherine Conlon
Preliminary Plan No. 1-20070120
Date December 14, 2007
Page 2

7. In accordance with Section 50-35(n) of the Montgomery County Code, we recommend the Montgomery County Planning Board require the applicant to construct an asphalt sidewalk along Bentley Road to connect with the bike path on Olney Sandy Spring Road.
8. Access and improvements along Olney Sandy Spring Road (MD 108) as required by the Maryland State Highway Administration.
9. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
10. 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.
11. 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.
12. Please coordinate with DPWT division of Transit Services about their requirements and project impacts on their network.
13. Please coordinate with Department of Fire and Rescue about their requirements for emergency vehicle access.

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 Section
Division of Operations

m:/subdivision/farhas01/preliminary plans/ 1-20070120, Bentley Ridge.doc

Enclosures (1)

cc: Gary Butson, Briggs Bentley Ridge, LLC / CDDI
Susan Carter, Miller, Miller & Canby
Joseph Y. Cheung; DPS RWPPR
Sarah Navid; DPS RWPPR
Henry Emery; DPS RWPPR
Shahriar Etemadi; M-NCPPC TP
Gregory Leck, DPWT TEOS
Raymond Burns, MSHA
Preliminary Plan Folder
Preliminary Plans Note Book



Maria O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

November 12, 2007
(Revised per November 13, 2007
DRC Meeting)

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

Re: Montgomery County
Bentley Ridge
File #: 1-20070120
MD 108 (Olney-Sandy Spring Road)
Mile Post: 15.85

Dear Ms. Conlon:

The State Highway Administration (SHA) appreciates the opportunity to review the preliminary plan application for the Bentley Ridge development. We offer the following comments:

- Right-of-way dedications need to be in accordance with the Master Plan of Highways, as related to Lot 1 along MD 108. SHA will require that right-of-way dedications and changes to access controls be platted to SHA standards. These plats must be submitted in hard copy format for review, checking and final issuance. Please contact Mr. Daniel Andrews of the Plats and Surveys Division @ 410-545-8860 for additional information. For questions regarding the plat review process, please E-mail Mr. Andrews at dandrews@sha.state.md.us.
- Since no proposed land use changes are being considered for Lot 1, no access permit is required from this office.
- Proposed access to Lots 2, 3, and 4 is from a County or municipality-maintained road (Bentley Road) and is subject to the permit process and requirements of the Montgomery County Department of Public Works and Transportation.
- A copy of the plan has been provided to our SHA Highway Design Division for review in conjunction with the MD 108/MD 650 intersection design project (MO3175187). We will forward any relevant comments once their review is complete. It was suggested at the November 13, 2007 DRC meeting that the applicant construct a bike path along the frontage of Lot 1 or contribute funding for such a facility to the SHA CTP project. It should be noted that construction funding is not currently available for the SHA design project.

My telephone number/toll-free number is _____


Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

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

Ms. Catherine Conlon
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If you have any questions or require additional information, please contact John Borkowski at 410-545-5595 or by using our toll free number in Maryland only at 1-800-876-4742.

Sincerely,



Steven D. Foster, Chief
Engineering Access Permits Division

SDF/gfc/jab

cc: Mr. Gary Butson / Briggs Bentley Ridge, LLC / 2721 Briggs Chaney Road, Silver Spring, MD 20905
Mr. Richard Weaver / M-NCPPC
Mr. Shahriar Etemadi / M-NCPPC
Mr. Sam Farhadi / Montgomery County DPW&T
Mr. Jeff Wentz *sent via e-mail*
Ms. Kate Mazzara *sent via e-mail*
Mr. Augustine Rebish *sent via e-mail*
Mr. Dan Andrews *sent via e-mail*
Mr. David Phillips *sent via e-mail*