



The Plantations, Preliminary Plan -120090240

- BCB* Benjamin Berbert, Senior Planner, Benjamin.Berbert@montgomeryplanning.org, 301.495.4644
- RAW* Richard Weaver, Acting Supervisor, Richard.Weaver@montgomeryplanning.org, 301.495.4544
- JAC* John Carter, Chief, Area 3, John.Carter@montgomeryplanning.org, 301.495.4575

Staff Report Date: 06 /8/12

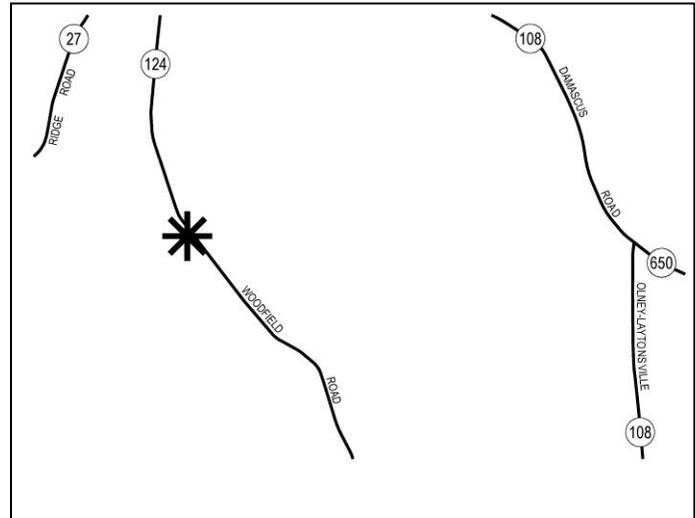
Description

Request to subdivide parcel 728 (24320 Woodfield Road), into two (2) lots; located on the west side of Woodfield Road (MD124), approximately 200 feet south of the intersection of Log House Road; 1.65 acres; R-200 Zone; Damascus Master Plan Area.

Review Basis: Chapter 50 and Chapter 22A

Submittal Date: May 12, 2010

Applicant: Kenneth Smith ("Applicant")



Summary

Staff recommendation: **Approval with Conditions**

- Request to create a 43,614 square foot lot for an existing dwelling, and a 24,712 square foot lot for a new dwelling in the R-200 zone
- Existing dwelling's access to remain on Woodfield Road, new dwellings access to be from the current terminus of Bush Hill Road/Hickory Spring Lane
- Provide public water and sewer for both properties
- Relocation of existing sidewalk along Woodfield Road
- No correspondence has been received by staff

RECOMMENDATION

Approval, subject to the following conditions:

1. This Preliminary Plan is limited to two lots.
2. Prior to issuance of a sediment and erosion control permit, the Applicant must receive approval of a final forest conservation plan consistent with the preliminary forest conservation plan approval and section 22A.00.01.09(B) of the forest conservation regulations.
3. The Planning Board has accepted the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated July 09, 2010, and does hereby incorporate them as conditions of the Preliminary Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the MCDOT letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
4. Prior to recordation of plat, the Applicant must satisfy the provisions for access and improvements as required by MCDOT.
5. The Planning Board has accepted the recommendations of the Maryland State Highway Administration (“MDSHA”) in its letter dated June 11, 2010, and does hereby incorporate them as conditions of the Preliminary Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the SHA letter, which may be amended by SHA provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
6. Prior to issuance of access permits, the Applicant must satisfy the provisions for access and improvements as required by MDSHA.
7. The Planning Board has accepted the recommendations of the Montgomery County Department of Permitting Service (“MCDPS”) – Water Resources Section in its letter dated October 29, 2008, and does hereby incorporate them as conditions of the Preliminary Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the MCDPS letter, which may be amended by MCDPS – Water Resources Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
8. The Applicant must dedicate and show on the record plat the following dedications:
 - a) Forty (40) feet from the centerline of Woodfield Road along the Subject Property frontage with Woodfield Road (MD 124).
9. Prior to recordation of the plat the Applicant must satisfy MCDPS requirements to ensure the relocation of a five-foot wide sidewalk along the property frontage on Woodfield Road, unless construction is waived by MCDPS.
10. 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, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings,

structures and hardscape will be determined at the time of issuance of building permit(s). Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval."

11. The record plat must show necessary easements.
12. 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.

SITE DESCRIPTION

The subject property is identified as parcel P728, Tax Map FW343 located at 24320 Woodfield Road approximately 200 feet south of the intersection with Log House Road, or 1,000 feet north of Woodfield Elementary School ("Property" or "Subject Property") (Figure 1). The Property is approximately 1.65 acres in size, and zoned R200. The Property contains an existing one-family detached dwelling.



Figure 1

The surrounding land uses are predominantly one-family detached residential houses located in the R-200 and R-150 zone west of Woodfield Road, and the RE-2C zone east of Woodfield Road. (Figure 2). There is a temporary turnaround (hammerhead or stub) at the southern boundary of the Property for Bush Hill Road. The Property is gently sloping; there are no streams, forests, environmental buffers or other sensitive environmental features on the Property. The Property is located in the Great Seneca Creek watershed, a State designated Use I-P watershed. The Countywide Stream Protection Strategy (CSPS) rates streams in this section of the watershed as fair overall condition.



Figure 2

PROJECT DESCRIPTION

Preliminary Plan 120090240 proposes to create two (2) lots on the existing 1.65 acre Property ("Application" or "Preliminary Plan"). The Plan would create one 43,614 square foot lot for the existing dwelling and one 24,712 square foot lot for a new one-family detached dwelling (Attachment A). The existing house will continue to use the existing driveway onto Woodfield Road and the new lot would access the existing public street stub at the intersection of Hickory Springs Lane and Bush Hill Road. The new house on this lot is proposed to front on to Bush Hill Road.

There is a proposed dedication 40 feet from the centerline of Woodfield Road (3,648 square feet) to complete the 80 foot wide right-of-way width for Woodfield Road along the Property frontage. Within the Woodfield Road right-of-way, the Plan proposes relocating the existing sidewalk to better align with the sidewalk segments on either side of the Property. The existing dwelling has a well and septic system; both are proposed to be abandoned with public water and sewer being provided to each new lot.

ANALYSIS AND FINDINGS

Conformance to the Master Plan

Staff finds the Application substantially conforms to the 2006 Damascus Master Plan ("Plan" or "Master Plan"). The Property is located within the Town Neighborhood Transition Area as identified in the Master Plan. There is no specific reference to the Property or the immediate area within the Plan, however the Town Neighborhood Transition Area is recommended to develop at densities of 2 to 6 dwelling units per acre. The surrounding subdivisions on the west side of Woodfield Road are developed under the R-200 and R-150 zoning standards, with lot sizes generally smaller than those proposed by the Preliminary Plan. Although the Application is for less than the recommended density, staff finds that limiting the development to two lots is appropriate due to the shape of the Subject Property, the existing house location, and access constraints.

The Preliminary Plan provides the required dedication of Woodfield Road (MD 124), a Master Plan designated arterial highway. The Preliminary Plan shows dedication, forty (40) feet from the road centerline to complete the 80 foot wide, full width dedication for this highway along the Property's frontage. The Master Plan also specifies a bike path be provided along Woodfield Road. The logical location for this path is along the west side of Woodfield Road, across the Subject Property because of existing developments and the location of Woodfield Elementary School. The provision of this bike path however, is not provided by this Application. The construction of this bike path will likely need to be a capital project undertaken by the County because of extremely limited future development potential along this portion of Woodfield Road that limits opportunities for developer funded construction of any significant portion of the bike path. The frontage of the Subject Property along Woodfield Road is only approximately 200 feet, and the properties to the north and south of the Subject Property have an existing 5 foot wide sidewalk along their frontage. Staff and MCDOT both believe it is reasonable to have the Applicant provide a 5 foot sidewalk aligned with the surrounding properties rather than constructing a small segment of the off-road bike path at this time.

Public Facilities

Roads and Transportation Facilities

Staff finds that access and circulation will be safe and adequate with the proposed transportation and access improvements. MDSHA has reviewed the sight distance evaluation for the existing driveway on to Woodfield Road and finds it to be sufficient. Other than relocation of the sidewalk, no further improvements to Woodfield Road are required. MCDOT has agreed to a new driveway on the stub of Bush Hill Road on the southern side of the Property. The new driveway will be designed and built to MCDOT standards as part of the access permit review by the County.

The proposed lots do not generate 30 or more vehicle trips during the morning or evening peak-hours and therefore, the Application is not subject to Local Area Transportation Review. The Property is located within the Damascus Policy Area which has no peak hour trip mitigation requirements. The dedication of right-of-way and construction of the relocated sidewalk provide adequate access and circulation for vehicles and pedestrians.

Other Public Facilities and Services

The existing house on the Property is served by an on-site well and septic system which will be abandoned in accordance with MCDPS standards. The Property is in W-1 and S-1 water and sewer categories allowing for the immediate connection to public water and sewer systems which are locally available. Water for the existing house will be from a 10 inch main under Woodfield Road; the new home will connect to an 8 inch main under Hickory Spring Lane. Both lots will be served by connection to the 8 inch sewer main under Bush Hill Road. The existing house will need to have a grinder pump installed to connect to this sewer main.

All other utility providers, including telecommunications and electric, have found that available services are adequate to serve the two lots. Other public facilities and services, such as police stations, firehouses and health services are currently operating within the standards set by the Subdivision Staging Policies currently in effect. The Department of Fire and Rescue Services has reviewed the Application and forwarded an approval letter to Staff dated October 01, 2010 for emergency vehicle access. The Property is within the Damascus High School cluster; all schools in this cluster are operating at acceptable levels so no school facility payment is required.

Environment

The Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) #420082240 for the Property was originally approved on July 11, 2008 and revised on September 29, 2008. The NRI/FSD indicated that there is no forest or any tree greater than 24 inches diameter at breast (DBH) on the Property.

Development of the Property requires that it comply with the Montgomery County Forest Conservation Law, Chapter 22A of the County Code. The submitted forest conservation plan (FCP) (Attachment B) and worksheet shows that there is a 0.26 acre afforestation planting requirement. The Property is classified as being in the High Density Residential land use category where a 15 % afforestation threshold must be met for the net tract area. The Applicant proposes to meet the 0.26 acre afforestation planting requirement through an off-site mitigation bank or Fee-In-Lieu payment to be determined at the time of Final Forest Conservation Plan.

Stormwater Management

The Preliminary Plan complies with Chapter 19 of the County Code which requires that the stormwater runoff be treated and controlled. An approval letter was issued by MCDPS on October 29, 2008 for the Stormwater Management Concept (Attachment C). The concept consists of on-site water quality and control measures through non-structural practices. Prior to actual development of the Property, an engineered sediment control plan and a final stormwater plan will need to be submitted to MCDPS - Water Resources Section.

Compliance with the Subdivision Regulations and Zoning Ordinance

The Preliminary Plan has been reviewed for compliance with the Montgomery County Code, Chapter 50, Subdivision Regulations. The Plan meets all applicable sections of the Chapter. The proposed lot size, width, shape and orientation are appropriate for the location of the Property. As seen in the zoning table below, the surrounding lots were developed under the R-200 and R-150 zoning standards. Although the zoning and Master Plan allow for smaller lot sizes than proposed, the existing Property shape, existing house location, and access constraints make two lots appropriate.

The Preliminary Plan was reviewed for compliance with the dimensional requirements for the R-200 zone as specified in the Zoning Ordinance. The lots, as proposed, will meet all the dimensional requirements for area, frontage, width, in that zone. The building footprints, as shown on the preliminary plan, are conceptual building placements that demonstrate the adequacy of the proposed lots for a one-family detached dwelling. 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.

Zoning Table for the R-200 zone

PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval by the Preliminary Plan
Minimum Lot Area	20,000 sq. ft	24,712 sq. ft. or larger
Lot Width	100 ft.	100 ft. minimum
Lot Frontage	25 ft.	25 ft. minimum
Setbacks		
Front	40 ft. Min.	Must meet minimum ¹
Side	12 ft. Min./25 ft. total	Must meet minimum ¹
Rear	30 ft. Min.	Must meet minimum ¹
Height	50 ft. Max.	May not exceed maximum ¹
Max Resid'l d.u. or Comm'l s.f. per Zoning	3 lots	2 lots
MPDUs		No
TDRs		No
Site Plan Req'd?		No

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

Citizen Correspondence and Issues

This Application was submitted and noticed in accordance with all Planning Board adopted procedures. A sign referencing the proposed modification was posted along the Property frontage with Woodfield Road (MD 108) and Bush Hill Road. A presubmission meeting was held at the Damascus Community Library on October 30, 2008 at 6:30pm. Eleven people were in attendance at the meeting and according to the minutes of that meeting, no major issues were raised. Staff to date has received no citizen comments or correspondence regarding the Application.

CONCLUSION

The proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conform to 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 Preliminary Plan. Therefore, approval of the Application with the conditions specified above is recommended.

Attachments

Attachment A – Preliminary Plan

Attachment B – forest conservation plan

Attachment C – SWM concept approval

Attachment D – MCDOT approval

Attachment E – Fire and Rescue approval [BB1]

Attachment F – MDSA letter

Revisions

7/20/11
5/1/12



date: 5/10/10
scale: 1" = 50'

Beming & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301)944-0240



PRELIMINARY PLAN
THE PLANTATIONS
(PARCEL 728; TAX MAP FW343)
Montgomery County, Maryland

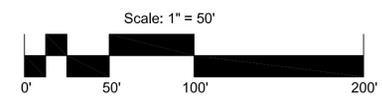
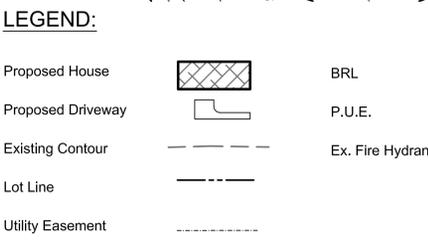
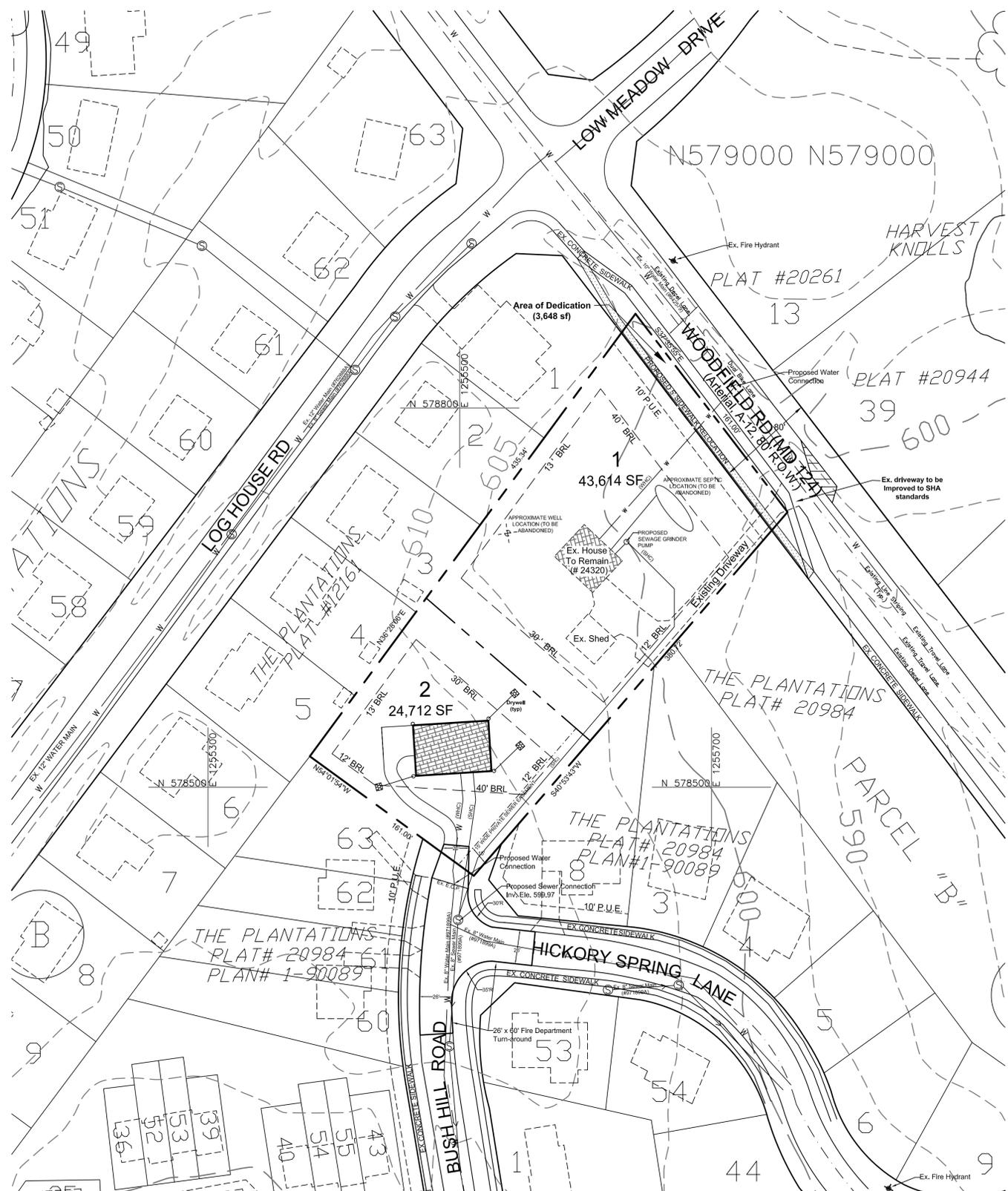
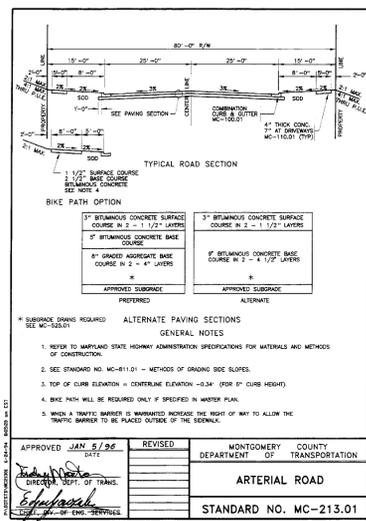
Attachment A

- NOTES:
1. AREA OF PROPERTY - 1.65 ACRES
 2. EXISTING ZONING - R-200
 3. NUMBER OF LOTS PERMITTED - 3
 4. NUMBER OF LOTS SHOWN - 2
 5. SITE TO BE SERVED BY PUBLIC WATER AND SEWER
 6. EXISTING SEWER & WATER SERVICE CATEGORIES: S-1, W-1
 7. LOCATED IN GREAT SENECA CREEK WATERSHED
 8. AREA DEDICATED TO STREETS - 3,648 SF
 9. PROPERTY LOCATED ON TAX MAP FW43; WSSC GRID SHEET 234NW10
 10. UTILITIES TO BE PROVIDED BY: Washington Gas, Verizon, PEPCO
 11. RECORD PLAT MUST HAVE A NOTE THAT STATES "MAINTAINENCE OF GRINDER PUMP IS LOT OWNERS RESPONSIBILITY"

"The building footprints shown on the preliminary plan are illustrative. Final building locations will be determined during the building permit process. 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."

ZONING STANDARDS:

ZONE: R-200	Req.	Prov.
Lot Size	20,000 sf	24,712 sf or larger
Front Setback	40'	40' or more
Sideyards	12' min., 25' total	12' or more
Rearyard	30'	30' or more
Building Height	50' Max.	50' or less
Lot Coverage	25% Max.	25% or Less
Lot Width @ Building Line	100'	100' or more
Frontage	25'	25' or more

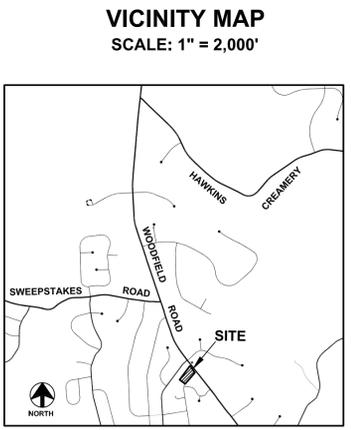


BOUNDARY CERTIFICATION:
I hereby certify that the boundary shown hereon is correct to my best knowledge based upon available records and visual observations.

Thomas A. Maddox 5/12/2012
Date
Thomas A. Maddox
Professional Land Surveyor, MD #10850
Expiration Date: 4/3/2014



PREPARED FOR:
KEN SMITH
8610 GUE ROAD
DAMASCUS, MD 20872-1013
301-253-2095



5/1/12



date: 5/10/10
scale: 1" = 50'

Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301)948-0240



PRELIMINARY FOREST CONSERVATION PLAN
THE PLANTATIONS
(PARCEL 728; TAX MAP FW343)
Montgomery County, Maryland

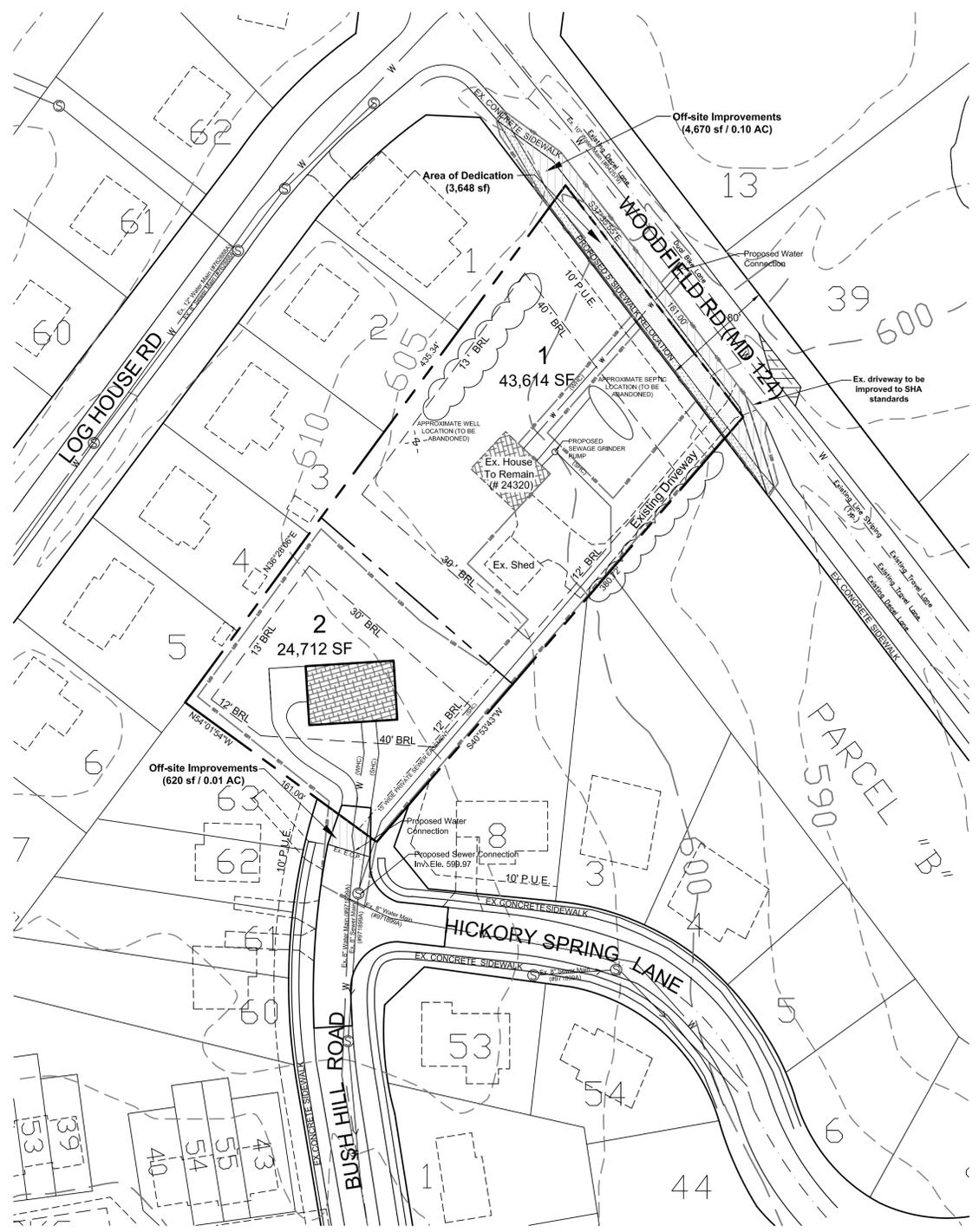
Attachment B

NOTES:

1. AREA OF PROPERTY - 1.65 ACRES
2. EXISTING ZONING - R-200
3. NUMBER OF LOTS PERMITTED - 3
4. NUMBER OF LOTS SHOWN - 2
5. SITE TO BE SERVED BY PUBLIC WATER AND SEWER
6. EXISTING SEWER & WATER SERVICE CATEGORIES: S-1, W-1
7. LOCATED IN GREAT SENECA CREEK WATERSHED
8. AREA DEDICATED TO STREETS - 3,648 SF
9. PROPERTY LOCATED ON TAX MAP FW43; WSSC GRID SHEET 234NW10
10. UTILITIES TO BE PROVIDED BY: Washington Gas, Verizon, PEPCO
11. RECORD PLAT MUST HAVE A NOTE THAT STATES "MAINTAINANCE OF GRINDER PUMP IS LOT OWNERS RESPONSIBILITY"

LEGEND:

- LIMIT OF DISTURBANCE ———— 1.00 ————
- AREA OF DEDICATION
- OFF-SITE IMPROVEMENTS



FOREST CONSERVATION WORKSHEET The Plantations

NET TRACT AREA:

A. Total tract area ...	1.76*
B. Land dedication acres (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.00
D. Area to remain in commercial agricultural production/use ...	0.00
E. Other deductions (specify)	0.00
F. Net Tract Area	1.76

LAND USE CATEGORY: (from *Trees Technical Manual*)
Input the number "1" under the appropriate land use, limit to only one entry.

	ARA	MDR	IDA	HDR	MPD	CIA	
	0.00	0.00	0.00	1.00	0.00	0.00	
G. Afforestation Threshold ...						0.15 x F =	0.26
H. Conservation Threshold ...						0.20 x F =	0.35

EXISTING FOREST COVER:

I. Existing forest cover	0.00
J. Area of forest above afforestation threshold	0.00
K. Area of forest above conservation threshold	0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation	0.00
M. Clearing permitted without mitigation	0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared	0.00
O. Total area of forest to be retained	0.00

PLANTING REQUIREMENTS:

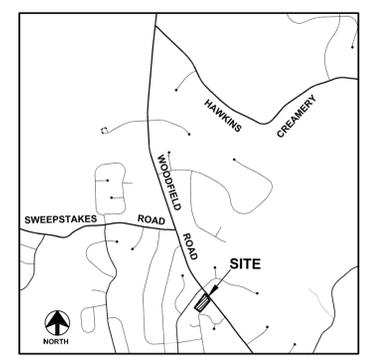
P. Reforestation for clearing above conservation threshold	0.00
Q. Reforestation for clearing below conservation threshold	0.00
R. Credit for retention above conservation threshold	0.00
S. Total reforestation required	0.00
T. Total afforestation required	0.26
U. Credit for landscaping (may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	0.26

*1.76 ACRE TRACT AREA INCLUDES 0.11 ACRES OF OFF-SITE IMPROVEMENTS.

NOTE:
0.26 ACRE AFFORESTATION REQUIREMENT TO BE SATISFIED BY OFF-SITE CREDIT OR FEE-IN-LIEU.



VICINITY MAP
SCALE: 1" = 2,000'



PRELIMINARY FOREST CONSERVATION DATA TABLE

ACREAGE OF TRACT	ACREAGE OF TRACT REMAINING IN AGRICULTURE USE	ACREAGE OF ROAD AND UTILITY R.O.W. NOT TO BE IMPROVED	ACREAGE OF EXISTING FOREST	ACREAGE OF TOTAL FOREST RETENTION	LAND USE CATEGORY	CONSERVATION THRESHOLD	AFFORESTATION THRESHOLD	FOREST WITHIN WETLANDS TO BE RETAINED	FOREST WITHIN WETLANDS TO BE CLEARED	FOREST WITHIN WETLANDS TO BE PLANTED	FOREST WITHIN 100-YEAR FLOODPLAIN TO BE RETAINED	FOREST WITHIN 100-YEAR FLOODPLAIN TO BE CLEARED	FOREST WITHIN 100-YEAR FLOODPLAIN TO BE PLANTED	FOREST WITHIN STREAM BUFFER TO BE RETAINED	FOREST WITHIN STREAM BUFFER TO BE CLEARED	FOREST WITHIN STREAM BUFFER TO BE PLANTED	FOREST WITHIN PRIORITY AREAS TO BE RETAINED	FOREST WITHIN PRIORITY AREAS TO BE CLEARED	FOREST WITHIN PRIORITY AREAS TO BE PLANTED	STREAM BUFFER-LINEAR FEET	STREAM BUFFER-AVERAGE WIDTH
1.75 AC	0.0 AC	.00 AC	0.0 AC	0.0 AC	High-Density Residential	20% = 0.35 AC	15% = 0.26 AC	0.0 AC	0.0 AC	0.0 AC	0.0 AC	0.0 AC	0.0 AC	0.0 AC	0.0 AC	0.0 AC	0.0 AC	0.0 AC	0.0 AC	0	0

PREPARED FOR:
KEN SMITH
8610 GUE ROAD
DAMASCUS, MD 20872-1013
301-253-2095

Attachment C



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

October 29, 2008

Carla Reid Joyner
Director

Mr. David McKee
Benning & Associates, Inc.
8933 Shady Grove Court
Gaithersburg, MD 20877

Re: Stormwater Management **CONCEPT** Request
for the Plantations
Preliminary Plan #: TBA
SM File #: 234728
Tract Size/Zone: 1.65ac./R-200
Total Concept Area: 1.65ac.
Lots/Block: 1 & 2
Parcel(s): 728
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. 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.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

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

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,

A handwritten signature in black ink, appearing to read "Richard R. Brush". The signature is fluid and cursive, with a large initial "R" and "B".

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

RRB:dm bli

cc: C. Conlon
S. Federline
SM File # 234728

QN -not required; Acres: 1.65
QL - on-site; Acres: 1.65
Recharge is provided

Attachment D



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

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 No. 120090240
The Plantations

Dear Ms. Conlon:

We have completed our review of the preliminary plan signed on May 11, 2010. This plan was reviewed by the Development Review Committee at its meeting on June 14, 2010. 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 future widening of Woodfield Road (MD 124) in accordance with the master plan.
2. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
3. Providing all site access from the extension of Bush Hill Road would necessitate dedication and construction of a cul-de-sac; we agree with you that such a requirement would have an unacceptable impact on the proposed subdivision.

If the Maryland State Highway Administration is willing to allow the existing house to be accessed from Woodfield Road (MD 124), we agree to allow proposed lot 2 to be served by a driveway from the existing terminus of Bush Hill Road. The plan should be revised to delete the proposed common driveway and excess pavement.

Prior to approval of the record plat by the Department of Permitting Services, the applicant will need to install a "No Outlet" sign on Bush Hill Road at its intersection with Hickory Spring Lane. The location of this sign will need to be approved by our Traffic Studies Area Engineer for this vicinity, Mr. Mark Terry. Mr. Terry may be contacted at 240-777-2190.

Division of Traffic Engineering and Operations

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

Ms. Catherine Conlon
Preliminary Plan No. 120090240
July 9, 2010
Page 2

4. Access and improvements along Woodfield Road (MD 124) as required by the Maryland State Highway Administration.

We recommend the Maryland State Highway Administration require the applicant to relocate the existing sidewalk on Woodfield Road (MD 124) (adjacent to this site) closer to the property line.

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 Development Review Area Engineer for this vicinity at david.adams@montgomerycountymd.gov or (240) 777-2197.

Sincerely,



Gregory M. Leck, Manager
Development Review Team

m:/subd/gml/docs/pp/120090240, The Plantations.doc

Enclosure

cc: Joshua O. Maisel; Benning & Associates, Inc.
Kenneth W. Smith
Richard Weaver; M-NCPPC DRD
Shahriar Etemadi; M-NCPPC TPD
Ki Kim, M-NCPPC TPS
Corren Giles; MSHA EAPD
Preliminary Plan Folder
Preliminary Plans Notebook

cc-e: Sarah Navid; MCDPS RWPR
Henry Emery; MCDPS RWPR
Mark Terry; MCDOT DTEO
David Adams; MCDOT DTEO

Attachment E



FIRE MARSHAL COMMENTS

DATE: 01-Oct-10
TO: Joshua Maisel - benninglandplan@aol.com
Benning and Associates
FROM: Marie LaBaw
RE: The Plantations
120090240

PLAN APPROVED

1. Review based only upon information contained on the plan submitted 27-Sep-10 .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.



Attachment F



Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*

State Highway
Administration

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

Maryland Department of Transportation

June 11, 2010

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

Re: Montgomery County
The Plantations
DRC File No.120090240
MD 124 (Woodfield Road)

Dear Ms. Conlon:

The State Highway Administration (SHA) appreciates the opportunity to review the plans for The Plantations development. We offer the following comments:

- Where the existing Bush Hill Road ends, it is suggested that the residential access connect there instead of connecting to Woodfield Road. We prefer that the existing driveway be closed and both properties gain access via Hickory Spring Lane then Bush Hill Road. If this is not supported by MNCPPC and MCDOT, then the existing driveway can remain to be used only by the existing house. The proposed house must gain access from Hickory Spring Lane.
- The plans must be modified based on the acceptable access and if the existing driveway is to remain, it must be reconstructed per current SHA standards.
- This project will require a permit from SHA's District 3 Utility Office. Please contact Mr. Mark Loeffler at 301-513-7492.

If you have any questions or require additional information, please contact Ms. Corren V. Giles at (410) 545-5595; toll free at (800) 876-4742, or via email at cgiles@sha.state.md.us.

Sincerely,

 Steven D. Foster, Chief
Engineering Access Permits Division

SDF/cvg

Cc: Mr. Shahriar Etemadi / M-NCPPC *sent via e-mail*
Mr. Greg Leck / Montgomery County DOT *sent via e-mail*
Mr. Joshua Maisel / Benning and Associates, Inc. *sent via e-mail*
Ms. Anyesha Mookherjee *sent via e-mail*
Ms. Kate Mazzara *sent via e-mail*
Mr. Victor Grafton *sent via e-mail*
Mr. Mark Loeffler *sent via e-mail*

My telephone number/toll-free number is 1.800.749.0737

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

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