

December 22, 2005

**MEMORANDUM**

**TO:** Richard Weaver, Development Review Division

**FROM:** Candy Bunnag, *CB*  
Environmental Planning,  
Countywide Planning Division

**SUBJECT:** Preliminary Plan No. 12006034 and Special Protection Area (SPA)  
Preliminary and Final Water Quality Plan for Jacot Property

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**STAFF RECOMMENDATION**

Staff recommends approval of the preliminary forest conservation plan and Special Protection Area (SPA) preliminary and final water quality plan with the following conditions:

1. Prior to record plat, applicant to enter into an agreement with the Planning Board to limit impervious surfaces to no more than 9.7 percent.
2. Prior to release of building permits, applicant to demonstrate conformance to impervious surface limits as shown on the preliminary plan. Any modifications to this plan which increases site imperviousness may require Planning Board action.
3. Set a minimum 35-foot building restriction line from the Category I conservation easement boundary on Lots 1, 2, and 3. The building restriction line must be shown on the record plat.
4. Category I conservation easement to be placed over forest retention areas on proposed Lots 1, 2, and 3 and the segment of the WSSC sewer easement that lies between the forest retention areas. Conservation easement to be shown on record plat.
5. Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plat or MCDPS issuance of sediment and erosion control permit(s), as appropriate. Conditions include, but are not limited to, the following:

- a. A survey and critical root zone analysis of trees 10 inches and greater in diameter at breast height within 50 feet on either side of the limits of disturbance to be submitted for review and approval as part of the final forest conservation plan.
  - b. Sewer easement located between the forest retention areas to be replanted with native shrubs and/or small trees. Planting plan and schedule to be shown on the final forest conservation plan.
  - c. Details of split rail fence that will be located along the conservation easement boundary within Lots 1, 2, and 3 to be submitted to staff for its review and approval.
6. The applicant shall comply with the following conditions of approval from M-NCPPC Environmental Planning staff to attenuate noise from Rte. 198:
  - a. Prior to release of record plat, applicant must provide and commit to implement a detailed traffic noise impact and abatement study prepared by a professional engineer with competency in acoustical analysis. The study shall provide recommendations for appropriate outdoor and interior noise mitigation for those lots that are determined to be adversely affected by projected traffic noise from Rte. 198. Projected traffic noise levels for backyard areas must be mitigated so that they should not exceed 60 dBA, Ldn. The noise study must also demonstrate and certify that, if built to recommended acoustical standards, all proposed building shells for residential dwelling units located within the projected, exterior noise impact area of 65 dBA, Ldn or higher will attenuate projected exterior noise levels to an interior noise level not to exceed 45 dBA, Ldn. The analysis of exterior noise levels must use the projected worst-case scenario for traffic noise levels for widened Rte. 198, incorporating the latest available information from SHA. Certification from an acoustical professional that the building shells incorporate acoustical measures and are designed to attenuate projected exterior noise levels to an interior level not to exceed 45 dBA Ldn.
  - b. Binding commitment from the builder to construct noise mitigation measures in accordance with recommendations of the noise study and with the acoustical specifications as identified by the acoustical professional. Any subsequent changes in building materials (e.g., doors, windows, skylights) or coverage that may affect acoustical performance shall be approved by an acoustical engineer prior to approval of building permit for the unit(s).
7. Conformance to the conditions as stated in DPS' water quality plan approval letter dated November 8, 2005 (Attachment A).

## DISCUSSION

### Site Description

The 4.33-acre site lies within the Upper Paint Branch Special Protection Area (SPA). Paint Branch and its tributaries upstream of I-495 are Use III streams (natural trout waters)<sup>1</sup>. The site drains to a tributary of the Left Fork of Paint Branch. About 2.7 acres of forest exist on the site. The forest includes many large and specimen trees. There are no streams, wetlands, floodplains, or environmental buffers on the site.

### Review for Conformance to the Special Protection Area Requirements, Including the Environmental Overlay Zone

As part of the requirements of the Special Protection Area law, a preliminary and final water quality plan must be reviewed in conjunction with a preliminary subdivision plan<sup>2</sup>. Under the provision of the law, the Montgomery County Department of Permitting Services (DPS) and the Planning Board have different responsibilities in the review of a water quality plan. DPS reviews and acts on those elements of the water quality plan that relate to water quality protection performance goals, stormwater management, sediment and erosion control, and monitoring of best management practices. **DPS has reviewed and approved the elements of the preliminary water quality plan under its purview (see Attachment A).** The Planning Board's responsibility is to determine if environmental buffer protection, SPA forest conservation and planting requirements, and site imperviousness limits have been satisfied.

### Site Performance Goals

As part of the preliminary and final water quality plan, several performance goals were established for the site: minimize stormwater runoff, provide redundant sediment control, and promote groundwater recharge.

### Site Imperviousness

The Upper Paint Branch SPA has a ten percent (10%) site imperviousness limit on land development projects. The imperviousness limit is set forth in the Environmental Overlay Zone for the Upper Paint Branch SPA. The water quality plan proposes a site imperviousness of 9.7 percent. This consists of four new single-family detached houses

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<sup>1</sup> Paint Branch supports a naturally –reproducing brown trout population. This stream system is a unique resource for Montgomery County because it is the only stream system in the county with a proven, consistent long-term self-sustaining trout population.

<sup>2</sup> Section 19-62 (b) of the Montgomery County Code states that “except as otherwise expressly provided in this Chapter, the requirements for a water quality inventory and a preliminary and final water quality plan apply in any area designated as a special protection area to a person proposing a land disturbing activity on privately owned property:...who is seeking approval of an amendment to an approved development plan, diagrammatic plan, schematic development plan, project plan, special exception, preliminary plan of subdivision, or site plan.

and a common driveway. The proposed subdivision meets the imperviousness limit of the Environmental Overlay Zone.

### **Environmental Buffers**

There are no environmental buffers on the site.

### **Forest Conservation**

The applicant proposes to retain about a total of 1.82 acres of the 2.7 acres of forest in two areas. The retention areas would lie on the rear of proposed Lots 2 and 3 and a portion of the rear of Lot 1. The forest retention areas would be protected in a Category I conservation easement. The applicant proposes to install a split-rail fence along the boundary of the conservation easement within the three lots so that the easement is clearly marked for future lot owners. Staff supports the use of such a fence. The proposed forest retention areas exceed the subdivision's break-even point of 1.4 acres. Therefore, no forest planting is required.

The preliminary forest conservation plan shows a proposed sewer line through the forest retention area on Lot 2. Staff recommends that this part of the proposed WSSC sewer easement be replanted with native shrubs and/or small trees so that the forest retention areas on either side of the sewer easement can become connected as one forest stand. The sewer easement should also be part of the conservation easement area.

Staff believes that there should be a minimum setback of proposed houses on lots 1, 2, and 3 from the forest retention areas within these lots to ensure that these lots have adequate usable rear yard areas. Separation between the houses and the conservation easement areas would minimize the potential for homeowners to encroach within the conservation easements. Staff recommends that a 35-foot building restriction line measured from the conservation easement boundary be established on these three lots to ensure that there are adequate rear yard areas between houses and the conservation easements.

Staff believes the forest conservation plan, in combination with staff's recommendations described above, meets the requirements of the Forest Conservation Law.

### **Stormwater Management Concept**

To help meet the project's performance goals, the stormwater management (SWM) concept includes the following features:

- Dry wells are required to treat stormwater runoff from rooftops.
- A combination of dry wells, rooftop disconnect, sheetflow to forested areas, and non-rooftop disconnect are counted as water quality and groundwater recharge measures.

### **Sediment Control**

DPS is requiring an engineered sediment control plan for the subdivision. If the houses are constructed one at a time, DPS requires the use of super silt fences. If two or more lots will be under construction at the same time, DPS requires a sediment trap with earth dikes.

### **Cluster Development on a Tract Area Less than 50 Acres**

The zoning ordinance defines the minimum land area for cluster in the RE-1 zone as 50 acres. However, the Planning Board may waive this minimum area if it finds that the cluster development is more desirable for environmental reasons. The applicant identifies two reasons why he believes the cluster is environmentally better:

- The subdivision imperviousness is lower for the cluster layout (9.7%) than for the standard layout (10.0%).
- More forest is retained in the cluster layout (1.82 acres) than in the standard layout (0.91 acre).

Although the imperviousness in the cluster layout is smaller than that in the standard layout, the difference is small (only about 534 square feet). Staff does not believe the imperviousness difference is a major feature that justifies the use of the cluster option for this application.

However, staff believes the cluster layout is environmentally better than the standard layout because of the larger amount of forest retained in the cluster subdivision. About 0.91 acre more of forest may be retained and protected in the cluster layout than in the standard layout. Roughly two-thirds of the existing forest may be protected by the cluster subdivision, compared to only about one-third of the forest that could be protected in a standard layout.

### **Traffic Noise Impacts**

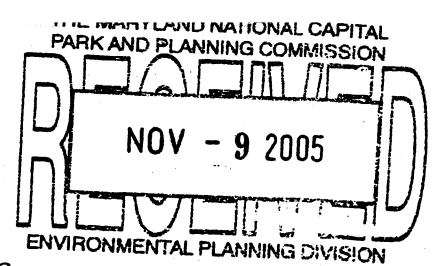
Noise impacts are anticipated from projected traffic on Rte. 198. The SHA "Intercounty Connector Study Areas, Technical Noise Report" (November 30, 2004) provides estimates on projected traffic noise levels along Rte. 198. If the projected noise levels from the SHA report are applied to the proposed subdivision, it is estimated that the lots adjacent to Rte. 198 (Lots 1 and 4) would be adversely affected by high noise levels.

Staff recommends that prior to record plat, the applicant provide a more detailed noise impact and abatement study for the subdivision. SHA staff expects that a noise report for the Rte. 198 widening project may be released for public review in the spring

of 2006. Information from this SHA noise report may be used by the applicant's consultant to develop the detailed noise study for the subdivision. If noise mitigation is needed for any of the lots, based on projected noise levels, staff recommends that the builder provide a binding commitment to implement noise mitigation measures to mitigate any outdoor and/or indoor noise levels in accordance with the recommendations of the noise study. This may include incorporating acoustical measures for the construction of affected houses.



(1 of 2)



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

November 8, 2005

Robert C. Hubbard  
Director

Mr. Sky McClave  
Apex Engineering  
15850 Crabbs Branch Way, Suite 200  
Rockville, Maryland 20855

Re: **Preliminary/Final Water Quality Plan**  
for Jacot Property  
SM File #: 220578  
Tract Size/Zone: 4.33 acres/RE-1  
Tax Plate: KS-122  
Montg. Co. Grid: 22H13  
Watershed: Upper Paint Branch

**SPECIAL PROTECTION AREA**

Dear Mr. McClave:

Based on a review by the Department of Permitting Services Review Staff, the Preliminary/Final Water Quality Plan for the above mentioned site is conditionally approved. This approval is for the elements of the Preliminary/Final Water Quality Plan of which DPS has lead agency responsibility, and does not include limits on imperviousness or stream buffer encroachments.

**Site Description:** The site is located on Spencerville Road, which is within the Upper Paint Branch Special Protection Area. The proposed development will consist of four single family detached dwelling units on 4.33 acres.

**Stormwater Management:** Per the State regulations, control of the channel protection storm is not required because the one-year post development peak discharge is less than 2.0 cubic feet per second. A combination of dry wells, rooftop disconnect, sheetflow to buffer and non-rooftop disconnect will be used to provide water quality control and recharge for the new impervious areas.

**Sediment Control:** Disturbance of the site is to be limited as much as possible. If the lots are to be built one at a time, the use of super silt fence will be acceptable for sediment control. If more than one lot will be under construction at the same time, a sediment trap with earth dikes will be required. An engineered sediment control plan is required for this development.

**Conditions of Approval:** The following condition must be addressed during the detailed sediment control/stormwater management plan stage. This list may not be all inclusive and may change based on available information at the detailed plan review stage.

1. The proposed dry wells must be located a minimum of 20 feet from the proposed house foundation.



Sky McClave  
November 8, 2005  
Page 2

2. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.

Payment of the stream monitoring fee is required prior to the approval of the sediment control plan. The stream monitoring fee computation is to be submitted for verification during the stormwater management/sediment control review process.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. 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 Leo Galanko at (240)777-6242.

Sincerely,



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

RRB:CN220578

cc: C. Bunnag (MNCPPC-EP)  
C. Conlon (MNCPPC-DR)  
L. Galanko  
SM File # 220578

Qn not required; Acres: 4.33  
Ql on-site; Acres: 4.33





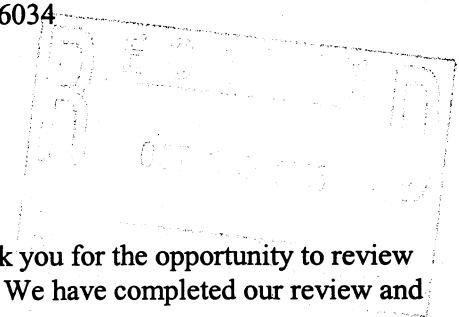
Robert L. Ehrlich, Jr., *Governor*  
Michael S. Steele, *Lt. Governor*

Robert L. Flanagan, *Secretary*  
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation  
October 6, 2005

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

Re: Montgomery County  
MD 198  
Jacot Property  
File No. 1-06034



Dear Ms. Conlon:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the preliminary plan application for the Jacot Property development. We have completed our review and offer the following comments:

- Truncations (right of way flares) and right-of-way dedications need to be in accordance with the Master Plan of Highways. 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](mailto:dandrews@sha.state.md.us).
- The term "denied access" is to be placed on the final record plat along the property that abuts MD 198, except at the approved entrance.
- Access and improvements will require a permit for one (1) – 25' residential driveway from the D-3 office. Please contact Mr. Augustine Rebish, District 3 Utility Engineer @ 301-513-7350 for permitting requirements. Improvements may include sidewalks along MD 198 (Minimum 5'-wide, with minimum 6'-wide grass buffer) and will be determined from improvements proposed by SHA Project Planning Division's current studies.
- A copy of the plan has been sent to SHA's Project Planning Division for review in relation to the InterCounty Connector (ICC) and MD 28/MD 198 projects. They will provide comments to you once they have completed their review.
- Please resubmit the sight distance evaluation along MD 198 on the forms provided by SHA. Sight distance should be certified by a licensed professional.

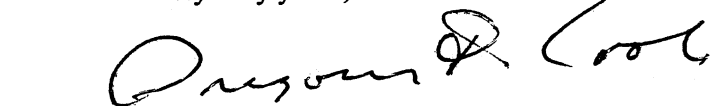
My telephone number/toll-free number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • [www.marylandroads.com](http://www.marylandroads.com)

Ms. Cathy Conlon  
Page 2

If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Raymond Burns at 410-545-5592, Mr. John Borkowski at 410-545-5595, or by using our toll free number in Maryland only, 1-800-876-4742 (x-5592 for Ray, x-5595 for John). You may also E-mail Ray at [rburns1@sha.state.md.us](mailto:rburns1@sha.state.md.us) or John at [jborkowski@sha.state.md.us](mailto:jborkowski@sha.state.md.us). Thank you for your cooperation.

Very truly yours,

  
Steven D. Foster, Chief  
Engineering Access Permits Division

SDF/jb

Encl. SHA Sight Distance Evaluation Form

cc: Mr. Darrell Mobley (Via E-mail)  
Mr. Augustine Rebish (Via E-mail)  
Mr. Daniel Andrews (Via E-mail)  
Mr. Shawn Burnett (Via E-mail w/copy of plan)  
Mr. John Webster (Via E-mail w/copy of plan)  
Mr. Richard Weaver, M-NCPPC (Via E-mail)  
Mr. Scott Parker (Apex Engineering)



Robert L. Ehrlich, Jr., *Governor*  
Michael S. Steele, *LL. Governor*

Robert L. Flanagan, *Secretary*  
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

December 16, 2005

Re: Montgomery County  
MD 28/198 Corridor Improvement Project  
Jacot Property

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

Dear Ms. Conlon:

This office has reviewed the Preliminary Subdivision Plan for the Jacot Property dated September 2005, and emailed to Shawn Burnett on December 2, 2005 from Barry Schwartz. The 4.33 acre Jacot Property is located south of MD198 and west of Good Hope Road. The Preliminary Plan shows the proposed construction of four single family houses on the property.

Alternates evaluated in the MD 28/MD 198 Corridor Improvement Project Planning study, as shown to date, would require approximately 1 acre of right-of-way from the property (0.4 acres for roadway construction and 0.6 acres for a stormwater management facility). In addition, the roadway construction would require approximately 0.1 acre of construction easement on the property.

While the footprint of the proposed structures on lots 1 and 4 appear to be outside the limits of roadway right-of-way and construction easement needed based on planning level engineering studies for improvements to MD 28/MD 198, the right-of-way dedication reflected on the plan (45' from the centerline of MSHA Plat No. 505538) is not sufficient for the needs of the 'worse' case improvement alternate.

The stormwater management facility would impact lots 1 and 2 to an extent that would make them unavailable for building structures. We request your agency require right-of-way dedication sufficient for the roadway construction of the 'worse' case alternate in the MD 28/MD 198 Corridor Improvement project. We understand the applicant is amenable to granting area in lots 1 and 4 that would preserve the necessary construction easement for the roadway construction.

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](http://www.marylandroads.com)

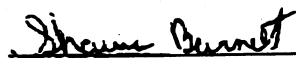
Ms. Cathy Conlon  
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Thank you for the opportunity to comment on this project. We appreciate your agency's consideration of the above action.

Very truly yours,

Bruce M. Grey  
Deputy Director,  
Office of Planning and  
Preliminary Engineering

By:

  
Shawn Burnett  
Project Manager  
Project Planning Division

cc: Mr. Greg Cooke, Engineering Access Permits Division, SHA  
Mr. Tom Hinchliffe, Office of Real Estate, SHA  
Mr. Chris Larson, Director, Office of Real Estate, SHA  
Mr. Doug Mills, Chief, District Three, Right-of-Way Office, SHA  
Mr. Thomas Jacot  
Mr. Barry L. Schwartz, Dunhill Development  
Mr. Raja Veeramachandni, Director, Office of Planning and Preliminary Engineering,  
SHA



**MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
WATERSHED MANAGEMENT DIVISION**

Rockville Center - 255 Rockville Pike, Suite 120 - Rockville, Maryland 20850-4166  
Telephone No. 240-777-7700 - FAX No. 240-777-7715

**SUBDIVISION PLAN REVIEW: MNCPPC Development Review Committee (DRC)  
Comprehensive Water Supply and Sewerage Systems Plan Issues**

MNCPPC File Number: **1-06034**

DRC Meeting Date: **10/11/2005**

Subdivision Plan Name: **Jacot Prop**

Proposed Development:

Watershed: **Paint Branch**

Zoning: **RE1**

Planning Area: **Cloverly-Norwood**

Site Area: **4.3 ac**

Location: **Spencerville Rd**

Engineer: **Apex Engineering 301-417-0200**

**Water Supply and Sewerage Systems (as specified on the subject subdivision plan or plan application)**

**Proposed Water Supply:**

**Proposed Wastewater Disposal:**

Community (public) WATER system

Community (public) SEWER system

Existing Service Area Categories: Water: **W - 1**

Sewer: **S - 5**

Water/Sewer Plan Map Amendment:

**Water Supply Comments:**

**Sewerage System Comments:**

Yes; the water supply system is consistent with the existing water service area category

Pending; the sewerage system is consistent with the **CONDITIONAL** sewer service area category

**\*Additional Comments:**

10/11/05: Public sewer service is consistent with the conditionally approved S-3 service area category. (Note #15 on the plan does not represent this situation accurately.) Under administrative action AD 2005-1 (7/19/05) for WSCCR 04A-CLO-09, final approval of S-3 is conditioned as follows:

"Maintain S-5, with advancement to S-3 conditioned on Planning Board approval of a preliminary plan which DEP and M-NCPPC staff concur demonstrates an environmental benefit from the use of public sewer service over the use of individual septic systems. The applicant or project developer will need to provide this justification as part of the preliminary plan proposal."

Although the applicant has apparently not provided the required septic vs. sewer justification, the plan does at least propose the use of the RE-1 cluster development option for this project. From an environmental benefit standpoint, we believe that this is a significant improvement over the concept plat provided with the category change application which called for standard one-acre lots. This former, non-cluster arrangement would have pushed two of the building sites—and possibly their septic drainfields—into the forested area on the southern part of the property. It also appears that the proposed preliminary plan would result in less impervious surface than the non-cluster plan. The sewer main extension proposed by this plan will affect the forested area of the site. DEP will coordinate with M-NCPPC staff on the findings needed to satisfy the conditional approval requirement cited previously. If our agencies agree with regard to the environmental issues related to public sewer service, that finding will need to be included in the Board's opinion for this plan.

Prepared by: **Shelley Janashek**

Date prepared: **10/07/2005**

**WSSC Comments on Items for October 11, 2005, Development Review Committee Meeting**

File Number	Project Name	Comments
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7. 1-06034	JACOT PROPERTY	Sewer line extensions required. Minimum sewer line extension size in 8". Pending Hydraulic Planning Analysis may require either connection to existing 8" or replacement of 6" sewer. Easements required to owners of lots 1 and 4 for sewer connections. Show water and sewer connections on plan.
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Unless otherwise noted, all extensions require Hydraulic Planning Analysis and need to follow the System Expansion Permit (SEP) Process. Contact WSSC's Development Services Center (301-206-8650) or visit the Development Services on WSSC's web-site ([www.wsscwater.com](http://www.wsscwater.com)) for information on requesting a Hydraulic Planning Analysis and additional requirements for extensions. Contact WSSC's Permit Services (301-206-4003) for information on service connections and on-site system reviews.

**Weaver, Richard**

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**From:** Barry Schwartz [barry.schwartz4@verizon.net]  
**Sent:** Monday, November 28, 2005 5:08 PM  
**To:** Weaver, Richard  
**Cc:** 'Wallace, Scott C. - SCW'  
**Subject:** FW: Jacot Property

Rich:

Thanks for the meeting last week. I sent a follow up to Doug Mills at SHA to try to confirm some what we relayed to you. Also, I forgot to get this copy of Jay's email to you. This is in response to a revised plan we sent him (the one you have in the file now) clearly dimensioning the fire lane length. I have attached it here as well so you have a record. It seems DFRS is happy with the plan now.

Thanks again, I'll update you with whatever we get from SHA.

Barry L. Schwartz  
Dunhill Development, LLC

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**From:** Williams, Sidney [mailto:Sidney.Williams@montgomerycountymd.gov]  
**Sent:** Tuesday, November 08, 2005 5:53 PM  
**To:** barry.schwartz4@verizon.net  
**Cc:** dolores.kinney@mncppc-mc.org  
**Subject:** RE: Jacot Property

Barry,

After discussing this with you and reviewing the plan showing the 20' wide shared driveway, I agree that your plan meets the requirements for FD access. Thanks for the 2nd chance to take a look.

And, Your welcome,

Master Firefighter Sidney "Jay" Williams, N.I.C.E.T. III, CET  
240-777-2457

-----Original Message-----

**From:** Barry Schwartz [mailto:barry.schwartz4@verizon.net]  
**Sent:** Tue 11/8/2005 2:30 PM  
**To:** jay.williams@montgomerycountymd.gov; Williams, Sidney  
**Cc:**  
**Subject:** Jacot Property

Jay:

MNCPPC is pushing us to have an formal review letter from DFRS prior to our Planning Board hearing. As far as I can tell, they are not considering the letters from DRC with the standard conditions acceptable, but rather looking for feedback specific to the project.

As we discussed, attached is a layout drawing of our project that shows our fire lane to conform to the

requirements of your office, both in width (min.20') and the length has been held to under 150' in order to avoid a turn-around.

Please let me know if you can provide a short letter for MNCPPC specific to this site and this layout. I really need there help in getting a PB date prior to my feasibility period expiring.

Thanks for your help,

Barry L. Schwartz  
240-508-3480 cell  
703-573-9329 office  
775-248-7818 fax

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No virus found in this outgoing message.  
Checked by AVG Free Edition.  
Version: 7.1.362 / Virus Database: 267.12.8/162 - Release Date: 11/5/2005

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No virus found in this incoming message.  
Checked by AVG Free Edition.  
Version: 7.1.362 / Virus Database: 267.12.8/163 - Release Date: 11/8/2005

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No virus found in this outgoing message.  
Checked by AVG Free Edition.  
Version: 7.1.362 / Virus Database: 267.13.8/184 - Release Date: 11/27/2005