



### Manfield Preliminary Plan No. 120160360

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☐ Kathleen A. Reilly, AICP, Coordinator, Area 1, [Kathy.Reilly@montgomeryplanning.org](mailto:Kathy.Reilly@montgomeryplanning.org), (301) 495-4614

☒ Elza Hisel-McCoy, Supervisor, Area 1, [Elza.Hisel-McCoy@montgomeryplanning.org](mailto:Elza.Hisel-McCoy@montgomeryplanning.org) (301) 495-2115

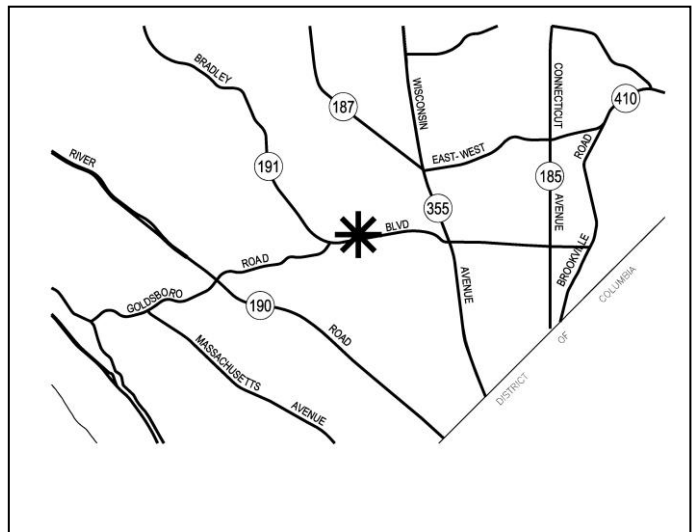
☐ Robert A. Kronenberg, Chief, Area 1, [Robert.Kronenberg@montgomeryplanning.org](mailto:Robert.Kronenberg@montgomeryplanning.org) (301) 495-2187

Staff Report Date: July 10, 2017

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### Description

- Request to subdivide one recorded lot into two one-family residential lots
- 5115 Bradley Boulevard
- Size: 28,592 square feet (0.66 acre)
- Zone: R-60
- Master Plan: 1990 *Bethesda-Chevy Chase*
- Applicant: Melanie Manfield
- Date Accepted: August 10, 2016
- Review Authority: Chapter 50, effective February 13, 2017



### Summary

- Staff recommends **Approval** of Preliminary Plan No. 120160360 for two lots with conditions.
- Staff recommends **Approval** of the submitted Tree Save Plan.

## SECTION 1 – RECOMMENDATION

**Recommendation:** Staff recommends approval of Preliminary Plan No. 120160360, Manfield Property, for two one-family lots subject to the following conditions:

1. Approval is limited to two one-family residential lots.
2. The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS) – Water Resources Section in its stormwater management concept letter of December 23, 2016, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the 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.
3. Prior to any demolition, clearing or grading on the Subject Property, the Applicant must hold a preconstruction meeting with the project arborist, who must be both an ISA-Certified Arborist and a Maryland Licensed Tree Care Expert, and the M-NCPPC Forest Conservation Inspector. Any tree protection measures required by the Forest Conservation Inspector must be implemented prior to any demolition, clearing or grading on the Subject Property.
4. The Tree Save Plan as shown in *EPlans*, as of the date of this staff report, July 10, 2017, or as amended by the MNCPPC forest conservation inspector, must be fully implemented.
5. The planting of native canopy trees (one tree on each lot, as shown on the Tree Save Plan, measuring a minimum of 3” caliper at the time of planting) must be installed within the first growing season after the completion of the associated house.
6. The Planning Board accepts the recommendations of the Montgomery County Department of Transportation (MCDOT) in its letter dated September 20, 2016, and does hereby incorporate them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT, provided that the amendments do not conflict with other conditions of the Preliminary Plan.
7. The record plat must show a common access easement from Bradley Boulevard (MD 191) over the shared driveway.
8. Prior to recordation of plat, the Applicant must satisfy the provisions for access and improvements as required by Maryland State Highway Administration (MSHA) including relocating the existing storm drain inlet outside the limits of the proposed driveway apron, unless this requirement is waived by MSHA.
9. The Applicant must dedicate 10-feet along the Subject Property’s frontage as mandated by the 1990 *Bethesda-Chevy Chase Master Plan* and as shown on the Preliminary Plan.
10. 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.

11. 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 permits. 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.
12. Prior to approval of the Certified Preliminary Plan, the Applicant must include: the stormwater management concept approval letter, MCDOT recommendation letter, and Preliminary Plan resolution in the plan set or on the cover sheet(s).

## SECTION 2 – SITE LOCATION AND DESCRIPTION

### Site Location

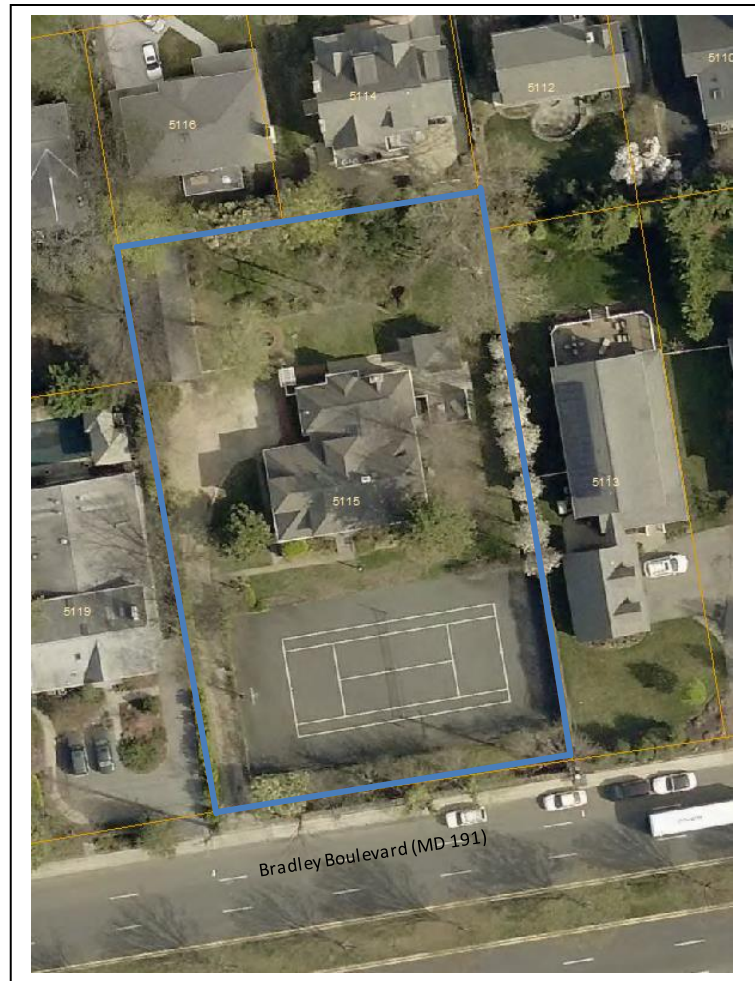
The Subject Property ("Property" or "Site") is located on the north side of Bradley Boulevard (MD 191), approximately 500 feet west of its intersection with Fairfax Road in Bethesda. The surrounding area is zoned R-60 and developed with one-family detached housing units.



Figure 1: Vicinity Map (Subject Site Outlined in Red)

### Site Description

The Property consists of approximately 28,592 square feet of R-60 zoned land. It is rectangularly shaped with approximately 132 feet of frontage on MD 191. From MD 191 access to the site is via an existing gravel driveway along the property's western lot line. Presently, the site is developed with a one-family detached house, a detached garage, and a front yard tennis court. The entire site is enclosed by a 6-foot high board-on-board fence. The site is flat and contains large trees, shrubs and ornamental plantings.



*Figure 2: Aerial View looking north from MD 191 (Subject Property outlined in blue)*

## **SECTION 3 – PROPOSAL**

### Proposal

The Property consists of one subdivided lot, Lot 7, Block 4, Section 2, Bradley Hills, Plat Book 17542, recorded on June 9, 1989. Under this Application, the Property will be subdivided into 2 one-family lots, each lot comprising approximately 13,634 square feet. The existing house, garage and tennis courts will be razed. Access to both lots will be from shared driveway via MD 191. The Applicant will record an ingress/egress easement over this driveway which will permit both lots access to MD 191. The Applicant will also dedicate approximately 1,325 square feet along the site's frontage to

accommodate the 1990 *Bethesda-Chevy Chase Master Plan* recommendations for a right-of-way width of 120 feet on MD 191.

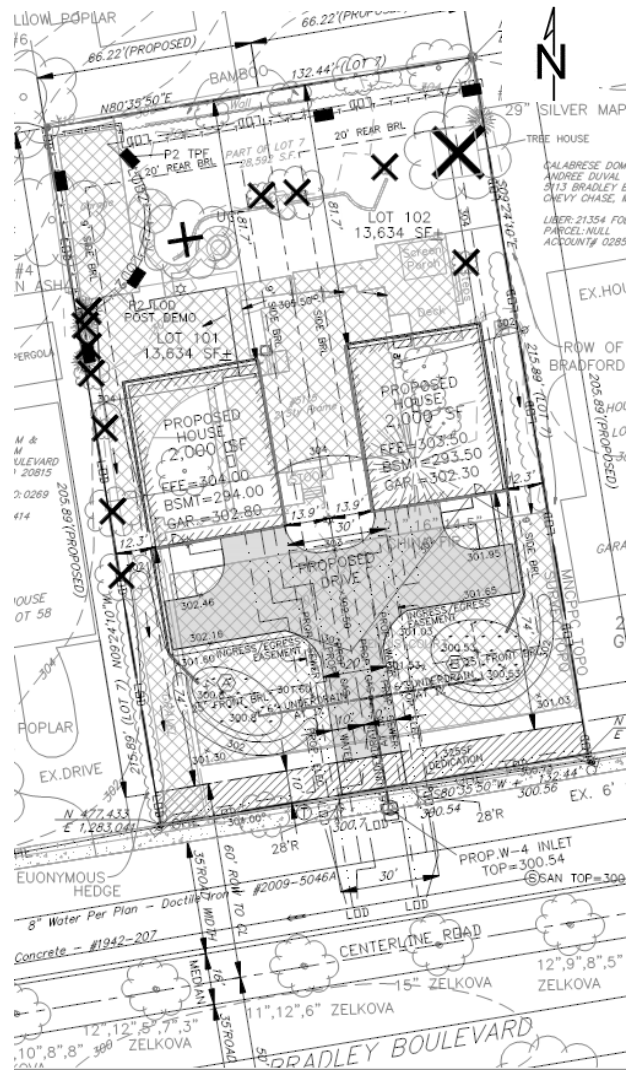


Figure 3: Proposed Preliminary Plan

#### SECTION 4 – ANALYSIS AND FINDINGS, 50.4.2.D

1. *The layout of the subdivision, including size, width, shape, orientation and diversity of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59.*

The layout of the proposed subdivision is appropriate given its location, the type of development contemplated and the requirements of Chapter 59.



- a. The proposed subdivision is an infill development and will be located on an existing residential block and will not change the overall block design. The proposed Preliminary Plan will consist of two rectangularly shaped one-family lots. Each lot will consist of approximately 13,634 square feet and have a lot width of 66 feet. The lots are located on MD 191, a public road and will access to this roadway via a shared driveway. Both proposed lots are aligned perpendicular to this road.

As proposed, both lots have been designed to accommodate any proposed buildings, infrastructure, onsite stormwater management, onsite parking and a shared access points that are necessary to serve the lots. No pedestrian paths are proposed for this subdivision. However, the existing sidewalk, along MD 191, will be replaced after 10 feet of right-of-way is dedicated along the site's frontage. Therefore, the block and lot design of this subdivision are appropriate in terms of size, width, shape, and orientation for the area. The proposed subdivision will be compatible with the existing development patterns and land use goals in this area.

- b. *Preliminary Plan provides for required public sites and adequate open areas.*

No required public sites or open areas are recommended in the Master Plan for this Property.

- c. *The Lots and Use comply with the basic requirements of Chapter 59.*

The two proposed lots were reviewed for compliance with the dimensional requirements for the R-60 zone as required by 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 shown in Table 1.

**Table 1**  
**Preliminary Plan Data Table for R- 60**

<b>Plan Data</b>	<b>Zoning Ordinance Standard</b>	<b>Proposed by Preliminary Plan Lot 101</b>	<b>Proposed by Preliminary Plan Lot 102</b>
Minimum Lot Area	6,000 sf	13,634 sf.	13,634 sf
Minimum Lot Frontage	25 ft.	66 ft.	66 ft.
Maximum Lot Coverage	35%	14.6%	14.6%
Minimum Building Setbacks			
Front	25 ft.	Must meet minimum	Must meet minimum.
Side	8 ft. min/ 18 ft. total	Must meet minimum	Must met minimum
Rear	20 ft.	Must meet minimum	Must meet minimum
Maximum Building Height	35 ft.	Must comply with Maximum Building Height.	Must comply with Maximum Building Height
MPDU's	No	No	No
Open Space Required	No	No	No
TDR's	No	No	No
Site Plan Required	No	No	No

2. *The Preliminary Plan substantially conforms to the Master Plan.*

The Property is located in the 1990 *Bethesda-Chevy Chase Master Plan* which does not specifically address the Subject Property. However, the Plan offered the following goals and objectives for land use and zoning:

- *Reconfirm the zoning for the extensive single-family detached residential area. (p.19)*
- *Maintain and enhance residential communities along major highways and arterials. (p.19)*

The proposed subdivision complies with the recommendations adopted in the Master Plan in that it maintains and enhances the residential community along an arterial (MD 191) with new one-family residential development consistent with surrounding existing residential development and the R-60 zoning designation. This proposed development replaces one very large lot with two smaller lots. With respect to dimensions and orientation, the two proposed lots will be similar in size to existing lots in the surrounding residential community. Thus, this subdivision will not alter the existing pattern of development or land use. The proposed subdivision substantially conforms to the Master Plan recommendations for zoning and residential development.

3. *Public Facilities will be adequate to support and service the area of the subdivision*

This Application was submitted prior to January 1, 2017, and is therefore reviewed under the *2012-2016 Subdivision Staging Policy* for Adequate Public Facilities.

a. Roads and Other Transportation Facilities

Transportation access is adequate to serve the proposed development by this Preliminary Plan.

i. *Existing Facilities*

The 1990 *Bethesda-Chevy Chase Master Plan* recommends that MD 191, designated Major Highway M-3, be maintained within a 120-foot wide right-of-way with six travel lanes. In its existing configuration, the roadway is comprised of six travel lanes with off-peak parking permitted on the outside travel lanes.

The 2005 *Countywide Bikeway Functional Master Plan* designates MD 191 as a Dual Bikeway DB-4 (both a shared-use path and signed shared roadway) along the property frontage. Staff notes that although the Montgomery County Department of Transportation (MCDOT) is designing a Dual Bikeway west of Glenbrook Road, the proposed subdivision is not required to upgrade the frontage sidewalk to a shared use path due to the site's limited frontage on MD 191. Additionally, a shared use path could not be extended beyond the site's frontage because the adjacent lots have not dedicated the 120-foot wide right-of-way recommended in the 1990 *Bethesda Chevy Chase Master Plan*.

Transit service within ¼ mile of the site, a walk time of approximately 5 minutes, is located at the intersections of MD 191 and Fairfax Road and MD 191 and Glenbrook Road. These bus stops are served by the Ride-On 36 Route (Bethesda - Potomac via Hillandale Road). Additionally, beyond the ¼ mile radius, the Bethesda Circulator stops on Arlington Road north of MD 191.

ii. *Proposed public transportation infrastructure*

As shown on the submitted Preliminary Plan, the Project will dedicate a 10-foot wide strip across the site's entire frontage for a total of 1,325 square feet. This dedication will provide the minimum width of 60 feet between the property line and the MD 191 right-of-way centerline. This dedication supports the Master Plan recommendation for a right-of-way width of 120-feet on MD 191 and is a recommended condition of approval.

The Project proposes eliminating the site's existing driveway from MD 191 in favor of a single right-in/ right-out shared driveway located in the middle of the site's frontage on MD 191, approximately 53 feet east of the existing driveway. The proposed access concept is preferable to the existing condition because it consolidates access to a single point between the two proposed lots.

Currently, the proposed driveway location is improved with a storm drain inlet that must be relocated outside of the proposed driveway apron to facilitate safe and adequate vehicular ingress/ egress. MSHA may permit the driveway to be constructed around the existing inlet or in the alternative require the Applicant to relocate the inlet along the site's frontage. Staff recommends a condition of approval to address the storm drain inlet.

b. Local Area Transportation Review and Transportation Policy Area Review

This Project is subject to the January 2013 *Local Area Transportation Review (LATR) Guidelines* and *Transportation Policy Area Review (TPAR)* because it was submitted prior to January 1, 2017.

The estimated traffic impact of one new one-family dwelling unit, exclusive of the existing one-family dwelling unit which will be replaced with another one-family dwelling unit on the site, is one (1) AM peak-hour trip and one (1) PM peak-hour vehicular trip. As a result of this *de minimis* impact, this Project satisfies LATR with the submitted traffic statement. Under the 2012-2016 *Montgomery County Subdivision Staging Policy (SSP)* the Preliminary Plan application is subject to the Transportation Policy Area Review (TPAR) mitigation payment. However, since the building permit will be filed after March 1, 2017, the Applicant will be required to pay the updated General District Transportation Impact Tax. Therefore, this Project satisfies the Adequate Public Facilities requirements for transportation without further traffic analysis. In consideration of the *de minimis* traffic impact and proposed site design, Staff concludes that the proposed development satisfies the *LATR* requirements and will provide safe, adequate, and efficient site access.

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



has determined that the subject property has appropriate access for fire and rescue vehicles.

The Subject Property is in the Bethesda-Chevy School Cluster. The Application was filed prior to January 1, 2017 and is being reviewed under the 2012-2016, SSP. Under the FY 2017 Annual School Test, adequate school facilities exist within the Bethesda-Chevy Chase cluster. However, at the time of building permit issuance, the Applicant will be required to pay an impact tax for the project. Other public facilities and services, such as police stations, firehouses and health services are available to serve the proposed dwelling units. Electrical, gas, and telecommunications services are also available to serve the property.

4. *All Forest Conservation Law, Chapter 22A, requirements are satisfied*

a. Environmental Guidelines

The site is not associated with any forest areas or other environmentally sensitive resources such as highly erodible soils, steep slopes, streams, floodplains or related buffers. There are no known rare, threatened, or endangered species on or near the site. However, there are a few specimen trees which measure over 30" Diameter at Breast Height (DBH) located near the subject property (along with significant trees measuring 24" DBH and greater located both on and offsite). The site is located within the Willett Branch watershed, a Use I-P watershed<sup>1</sup>

b. Forest Conservation and Tree Save Plan

This Application is subject to Chapter 22A, the Montgomery County Forest Conservation Law, but is exempt from the requirement to submit a Forest Conservation Plan under Section 22A-5(s)(2) because the proposed activity occurs on a tract of land less than 1 acre, that will not result in the clearing of more than a total of 20,000 square feet of existing forest, or any existing specimen tree or champion tree, and reforestation requirements would not exceed 10,000 square feet. The forest conservation exemption application #42016208E was confirmed by Staff on July 6, 2016. (Attachment A.)

The proposed development is subject to a Tree Save Plan which has been submitted for the Planning Board's approval. The limits of disturbance cover most of the site but some reductions and special measures have been proposed to avoid the potentially severe impacts to neighboring trees that would otherwise occur without the proposed special measures. Most notably, the Tree Save Plan calls for the careful demolition of the garage under the direction of an ISA-Certified Arborist who is also a Maryland Licensed Tree Care Expert. This work includes careful backfill of the foundation area with rich clean topsoil. After the initial demolition/backfill work is completed, the tree protection fence will be reset to cordon off the northwest corner of the site for the remainder of construction activity, to protect the larger offsite trees.

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<sup>1</sup> Use 1-P:

WATER CONTACT RECREATION, PROTECTION OF AQUATIC LIFE, AND PUBLIC WATER SUPPLY

Waters that are suitable for: water contact sports: play and leisure time activities where the human body may come in direct contact with the surface water; fishing; the growth and propagation of fish (other than trout); other aquatic life, and wildlife; agricultural water supply; industrial water supply; and public water supply.

The Tree Save Plan also includes the planting of two native canopy trees at the rear of each proposed lot that will measure a minimum of 3" caliper at the time of planting (minimum quantity of one tree planted per lot).

5. *All stormwater management, water quality plan, and floodplain requirements of Chapter 19 are satisfied*

The Montgomery County Department of Permitting Services (MCDPS) Stormwater Management Section approved a stormwater management concept plan (#282102) on December 23, 2016. Based on the approval letter, this concept plan meets stormwater management requirements with two micro-bioretenment facilities on each lot. (Attachment B.)

6. *Any other applicable provisions specific to the property and necessary for approval of the subdivision is satisfied.*

Not applicable, no other provisions specific to the property and necessary for approval of this subdivision are required.

#### **SECTION 6 – CITIZEN CORRESPONDENCE**

The Applicant has met all proper signage, noticing, and pre-submission meeting requirements for the submitted Application. Two pre-submission meetings for the Preliminary Plan were held on June 14, and June 28, 2016 at the subject site (5115 Bradley Boulevard). To date, Staff has not received any correspondence on the subject Application.

#### **SECTION 7– CONCLUSION**

The proposed lots meet all of the requirements established in the Subdivision Regulations (Chapter 50) and the Zoning Ordinance (Chapter 59), and substantially conforms to the recommendations of the 1990 *Bethesda-Chevy Chase Master Plan*. Access to the lots is adequate and all public facilities and utilities have been deemed adequate to serve this Application. The Application was reviewed by other applicable County agencies, all of whom have recommended approval of the plans. Therefore, Staff recommends approval of the Application, with the conditions specified at the beginning of this staff report

#### **Attachments**

Attachment A: Forest Conservation Exemption Memo

Attachment B: Memos - Other Agencies Memos



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

July 6, 2016

Melanie Manfield  
4322 Leland Street  
Chevy Chase, MD 20815

Re: Forest Conservation Exemption Request and Simplified NRI/FSD No. 42016208E  
Property Name: Manfield Property (Part of Lot 7, Block 4, Section 2 Bradley Hills)  
Action Taken: Exemption Confirmed and Simplified NRI/FSD Approved on 7/6/2016

Dear Melanie Manfield:

On July 5, 2016, Montgomery County Planning Department Staff received a revised Simplified Natural Resource / Forest Stand Delineation (Simplified NRI/FSD) for the Manfield Property. The Simplified NRI/FSD is part of a Chapter 22A-5(s)(2) Exemption Request for an activity on a small property also known as "5115 Bradley Boulevard" or "Part of Lot 7, Block 4, Section 2 Bradley Hills". The revised Simplified NRI/FSD shows the existing conditions and the proposed limits of disturbance (LOD). A Preliminary Plan of Subdivision is being filed in conjunction with this forest conservation exemption request.

A Chapter 22A-5(s)(2) Exemption Request, is for an activity on a tract of land of less than 1 acre that will not result in afforestation requirements in excess of 10,000 square feet. The activity can not result in the clearing of 20,000 square feet of forest or an existing specimen or champion tree and forest in any priority area must be preserved.

The Manfield Property is on a tract of land approximately 0.66 acres in size. The proposed activity, a redevelopment of the land, does not trigger afforestation requirements. No forest or champion tree exists on the property or within 100 feet of the property. No specimen trees exist within the project tract area. The revised Simplified NRI/FSD notes that a Tree Save Plan will be submitted for approval at the time of Preliminary Plan.

**Forest Conservation Exemption Request No. 42016208E for the Manfield Property is confirmed. The revised Simplified NRI/FSD for the project is approved.**

Any changes from the confirmed Forest Conservation Exemption Request and approved Simplified NRI/FSD may constitute grounds to rescind or amend any approval actions taken.

Sincerely,

Stephen Peck  
Senior Planner  
Development Applications and Regulatory Coordination  
M-NCPPC - Montgomery County Planning Department

CC: Michael Norton, Norton Land Design





## DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R. Schwartz Jones  
Director

December 23, 2016

Mr. Michael Norton  
Norton Land Design, LLC  
5146 Dorsey Hill Drive, LLC  
Ellicott City, MD 21042

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN**  
Request for Manfield Property  
Preliminary Plan #: 12016036  
SM File #: 282102  
Tract Size/Zone: 0.68 Acres  
Total Concept Area: 0.68 Acres  
Lots/Block: Lot 7 Block 4  
Parcel(s): N/A  
Watershed: Little Falls Branch

Dear Mr. Norton:

Based on a review by the Department of Permitting Services Review Staff, the Combined Stormwater Management Concept/Site Development Stormwater Management Plan for the above mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of 2 Microbioretention facilities.

The following **items** will need to be addressed **during** the final stormwater management design plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.
5. Each lot has 1 Micro Bioretention practice that will provide full ESD for each lot.

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

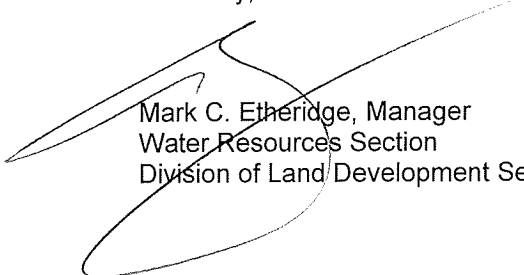
Mr. Michael Norton  
December 23, 2016  
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Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the final stormwater management design 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 Andrew Kohler at 240-777-6275.

Sincerely,



Mark C. Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

MCE: 282102

cc: C. Conlon  
SM File # 282102

ESD Acres:	0.68 Acres
STRUCTURAL Acres:	0.00 Acres
WAIVED Acres:	0.00 Acres



DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
County Executive

Al R. Roshdiah  
Director

September 20, 2016

Ms. Kathy Reilly, Planner Coordinator  
Area 1 Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

*Kathy*

RE: Preliminary Plan No. 120160360  
Manfield Property

Dear Ms. Reilly:

We have completed our review of the preliminary plan submitted on June 2016 and reviewed by the Development Review Committee at its September 6, 2016 meeting. 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 the Department of Permitting Services 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 Bradley Boulevard (MD-191) is required 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. Access and improvements along Bradley Boulevard (MD-191) as required by the Maryland State Highway Administration (MSHA).
4. Preliminary plan and record plat to reflect a reciprocal access and public utilities easement to serve the lots served by a common driveway.
5. The private common driveway 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 the private common driveway, beyond the public right-of-way, shall be approved by the Planning Board during their review of the preliminary plan.

Office of the Director

101 Monroe St., 10th Floor • Rockville, Maryland 20850 • 240-777-7170 • 240-777-7178 FAX  
[www.montgomerycountymd.gov/dot](http://www.montgomerycountymd.gov/dot)



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6. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.

Thank you for the opportunity to review the Preliminary Plan. If you have any questions or comments regarding this letter, please contact Mr. Billy Whelan, our Development Review Engineer for this project, at [william.whelan@montgomerycountymd.gov](mailto:william.whelan@montgomerycountymd.gov) or (240) 777-7170.

Sincerely,



Gregory M. Leck, Manager  
Development Review Team  
Office of Transportation Policy

cc: Michael Norton Norton Land Design, LLC  
Steve Wenthold Meridian Surveys  
Pranoy Choudhury MDSHA District 3  
Preliminary Plan folder  
Preliminary Plan letters notebook

cc-e: Matthew Folden MNCPPC Area 1  
Sam Farhadi MCDPS RWPR  
Pranoy Choudhry MSHA District 3  
Patricia Shepherd MCDOT DTE  
Gary Erenrich MCDOT OTP  
William Whelan MCDOT OTP

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MAILING LIST

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