







**Radwick Lane Property, Preliminary Plan No. 120200150 & Site Plan No. 820200120**

-  Troy Leftwich, Planner Coordinator, Mid-County Planning Division, [Troy.Leftwich@montgomeryplanning.org](mailto:Troy.Leftwich@montgomeryplanning.org), 301-495-4553
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-  Patrick Butler, Supervisor, Mid-County Planning Division, [Patrick.Butler@montgomeryplanning.org](mailto:Patrick.Butler@montgomeryplanning.org), 301-495-4561
-  Carrie Sanders, Chief, Area 2 Division, [Carrie.Sanders@montgomeryplanning.org](mailto:Carrie.Sanders@montgomeryplanning.org), 301-495-4653

**Completed: 8/31/2020**

## Description

Request to subdivide and create ten (10) single-family detached lots, and associated stormwater management parcels and open space parcels.

Location: On Radwick Lane, 1,500 feet south of the intersection of Radwick Lane and Norbeck Road, Aspen Hill.

Master Plan: 1994 *Aspen Hill Master Plan*.

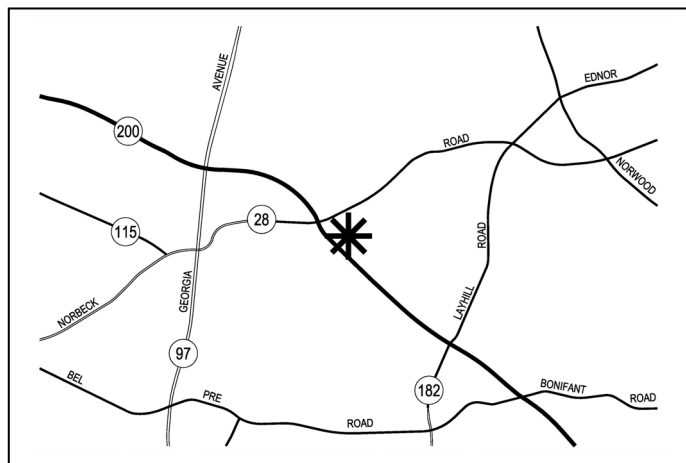
Zone: R-200.

Property Size: 5.81 acres.

Acceptance Date: January 7, 2020.

Applicant: Marcello Nucci.

Review Basis: Chapter 50, Subdivision Regulations and Chapter 59, Zoning Ordinance.



## Summary

- Staff recommends approval with conditions.
- This project is proposed under Optional Method Cluster Development.
- The Preliminary Plan includes the Preliminary Forest Conservation Plan, while the Site Plan includes the Final Forest Conservation Plan.

## **SECTION 1: RECOMMENDATION AND CONDITIONS**

### **Preliminary Plan No. 120200150**

Staff recommends approval of Preliminary Plan No. 120200150, including the Preliminary Forest Conservation Plan. All site development elements shown on the latest electronic version of Preliminary Plan No. 120200150 submitted via ePlans as of the date of this Staff Report are binding:

### **General Approval**

1. This Preliminary Plan is limited to ten (10) lots for ten (10) single-family detached dwelling units and associated stormwater management and open space parcels.

### **Adequate Public Facilities and Outside Agencies**

2. The Adequate Public Facility (“APF”) review for the Preliminary Plan will remain valid for sixty (60) months from the date of mailing of this Planning Board Resolution.

### **Outside Agencies**

3. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated July 17, 2020 and 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 MCDOT if the amendment does not conflict with any other conditions of the Preliminary Plan approval.
4. Before recording a plat for the Subject Property, the Applicant must satisfy MCDOT’s requirements for access and improvements.
5. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”) – Water Resources Section in its stormwater management concept letter dated July 13, 2020 and 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 if the amendment does not conflict with any other conditions of the Preliminary Plan approval.
6. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”), Fire Department Access and Water Supply Section in its letter dated June 17, 2020 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendment does not conflict with other conditions of Preliminary Plan approval.

### **Concurrent Site Plan Approval**

7. Before submitting a record plat application or any demolition, clearing or grading for the Subject Property, the Applicant must receive Staff certification of Site Plan No. 820200120. The number and location of site elements including but not limited to buildings, dwelling units, on-site parking, site circulation, and sidewalks is determined through site plan review and approval.

8. If an approved site plan amendment for the Subject Property substantially modifies the lot or right-of-way configuration or quantities shown on this Preliminary Plan, the Applicant must obtain approval of a Preliminary Plan amendment before certification of the site plan amendment.

## **Environment and Noise**

### Forest Conservation

9. The Applicant must comply with the following conditions of approval of Preliminary Forest Conservation Plan 120200150, approved as part of this Preliminary Plan.
  - a) Before demolition, clearing, or grading on the Subject Property, the Applicant must record a Category I Conservation Easement among the Montgomery County Land Records by deed. The deed must be in a form approved by the M-NCPPC Office of the General Counsel, and the Liber and Folio for the easement must be referenced on the record plat.

## **Transportation**

10. Prior to the recordation of plat(s), the Applicant must satisfy all necessary requirements of the MCDPS to construct a 5-foot wide sidewalk along the property frontage on Radwick Lane.

### New Streets

11. The Applicant must dedicate the rights-of-way and ensure construction of all necessary road improvements for Radwick Lane and Street A, per Road Code Standard MC-2001.02, as modified and as shown on the Preliminary Plan.
12. Proposed Street A must be a closed-section road, per the MCDOT and MCDPS Right-of-Way Permitting approvals and as shown on the Certified Preliminary Plan, with final details to be determined at Certified Site Plan.

## **Record Plats**

13. There shall be no clearing or grading of the site prior to recordation of plat(s).

### Easements

14. The record plat must show necessary easements.

### Notes and Labels

15. The record plat must reflect all areas under common ownership.
16. The record plat must include the following note: "The land contained hereon is within an approved cluster development and subdivision or resubdivision is not permitted after the property is developed."
17. The record plat must reference the Common Open Space Covenant recorded among the Montgomery County Land Records at Liber 28045 Folio 578 ("Covenant").

## **Certified Preliminary Plan**

18. The Applicant must include the stormwater management concept approval letter and Preliminary Plan Resolution on the approval or cover sheet(s).
19. 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) or site plan approval. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot.*
20. Prior to submittal of the Certified Preliminary Plan, the Applicant must make the following changes:
  - a. Show resolutions and approval letters on the certified set.

### **Site Plan No. 820200120**

Staff recommends approval of Site Plan 820200120, including the Final Forest Conservation Plan. The development must comply with the conditions of approval for concurrent Preliminary Plan No. 120200150. All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the following conditions.<sup>1</sup>

## **Density, Height & Housing**

1. Density  
The Site Plan is limited to a maximum ten (10) single-family units and various stormwater management facilities and open spaces on the Subject Property.
2. Height  
The development is limited to a maximum height of 40 feet, as measured from the building height measuring point, as illustrated on the Certified Site Plan.

## **Open Space, Facilities and Amenities**

3. Common Open Space, Facilities, and Amenities
  - a. The Applicant must provide a minimum of 50,530 square feet of common open space (20% of net lot area) on-site.
  - b. Prior to final inspection for the first single-family unit, the Applicant must construct the streetscape improvements, including the 5-foot sidewalk along Radwick Lane consistent with the streetscape standards determined by MCDOT.

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<sup>1</sup> For the purposes of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor (s) in interest to the terms of this approval.



- c. Before the issuance of the first final inspection for a single-family unit for the residential development, all public use and amenity space areas on the Subject Property must be completed.
- 4. Common Open Space Covenant  
The record plat must reference the Common Open Space Covenant recorded at Book 28045 Page 578 (Covenant).
- 5. Maintenance of Public Amenities  
The Applicant is responsible for maintaining all publicly accessible amenities including, but not limited to common use spaces.

## **Site Plan**

- 6. Architectural Character
  - a) The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on Sheet 8-10 of the submitted architectural drawings, as determined by M-NCPPC Staff.

## **Environment**

- 7. Forest Conservation  
The development must comply with the Final Forest Conservation Plan.
  - a) The Applicant must record a Category I Conservation Easement over all areas of forest retention, forest planting and environmental buffers as specified on the Final Forest Conservation Plan. The Category I Conservation Easement must be approved by the M-NCPPC Office of the General Counsel and recorded in the Montgomery County Land Records by deed prior to the start of any demolition, clearing, or grading on the Subject Property, and the Liber Folio for the easement must be referenced on the record plat.
  - b) The Applicant must install permanent Category I Conservation Easement signage along the perimeter of the conservation easements.
  - c) The Final Sediment Control Plan must be consistent with the final limits of disturbance shown on the approved FFCP.
  - d) The Applicant must comply with all tree protection and tree save measures shown on the approved FFCP. Tree save measures not specified on the FFCP may be required by the M-NCPPC forest conservation inspector at the pre-construction meeting.
  - e) The Applicant must plant 16 three-inch caliper native shade trees within one year of construction completion.
- 8. Fire and Rescue  
The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Fire Department Access and Water Supply Section in its letter dated June 17, 2020 and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Site Plan approval.

9. Site Plan Surety and Maintenance Agreement

Prior to issuance of any building permit, sediment control permit, or Use and Occupancy Certificate, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59.7.3.4.K.4 of the Montgomery County Zoning Ordinance, with the following provisions:

- a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b) The cost estimate must include applicable Site Plan elements, including, but not limited to plant material, site furniture, fences, and associated infrastructure (sidewalks, private utilities, storm drainage facilities, and street trees). The surety must be posted before issuance of any building permit of development and will be tied to the development program.
- c) The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.

10. Development Program

The Applicant must construct the development in accordance with a development program table that will be reviewed and approved prior to the approval of the Certified Site Plan.

11. Certified Site Plan

Before approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a) Include the stormwater management concept approval letter, development program, and Site Plan resolution and other applicable resolutions on the approval or cover sheet(s).
- b) Add a note to the Site Plan stating that “M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading.”
- c) Add a note stating that “Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services.”
- d) Modify data table to reflect development standards approved by the Planning Board.
- e) Ensure consistency of all details and layout between Site and Landscape plans.
- f) Principle building placement on the plans must reflect the 25-foot minimum setback requirement as specified in Chapter 59.4.4.7.C.
- g) Proposed Street A must be a closed-section road, per the MCDOT and MCDPS Right-of-Way Permitting approvals and as shown on the Certified Site Plan.

## **SECTION 2: SITE DESCRIPTION**

### **Site Vicinity**

The Subject Property, outlined in yellow in Figure 1 below, is located at the end of Radwick Lane in Aspen Hill, about 1,500 square feet south of the intersection of Radwick Lane and Norbeck Road (Maryland Route 28). The Property is within a larger residential neighborhood that is bounded by the

Intercounty Connector (Maryland Route 200) to the south and west, Norbeck Road to the north and west, and Layhill Road (Maryland Route 182) to the east. Just south of the Subject Property, but not directly connected via the local roadway network, is the Intercounty Connector (Maryland Route 200), and to the west and southeast of the Subject Property are townhouse developments accessed from Wintergate Drive, which runs adjacent and parallel to the Intercounty Connector.

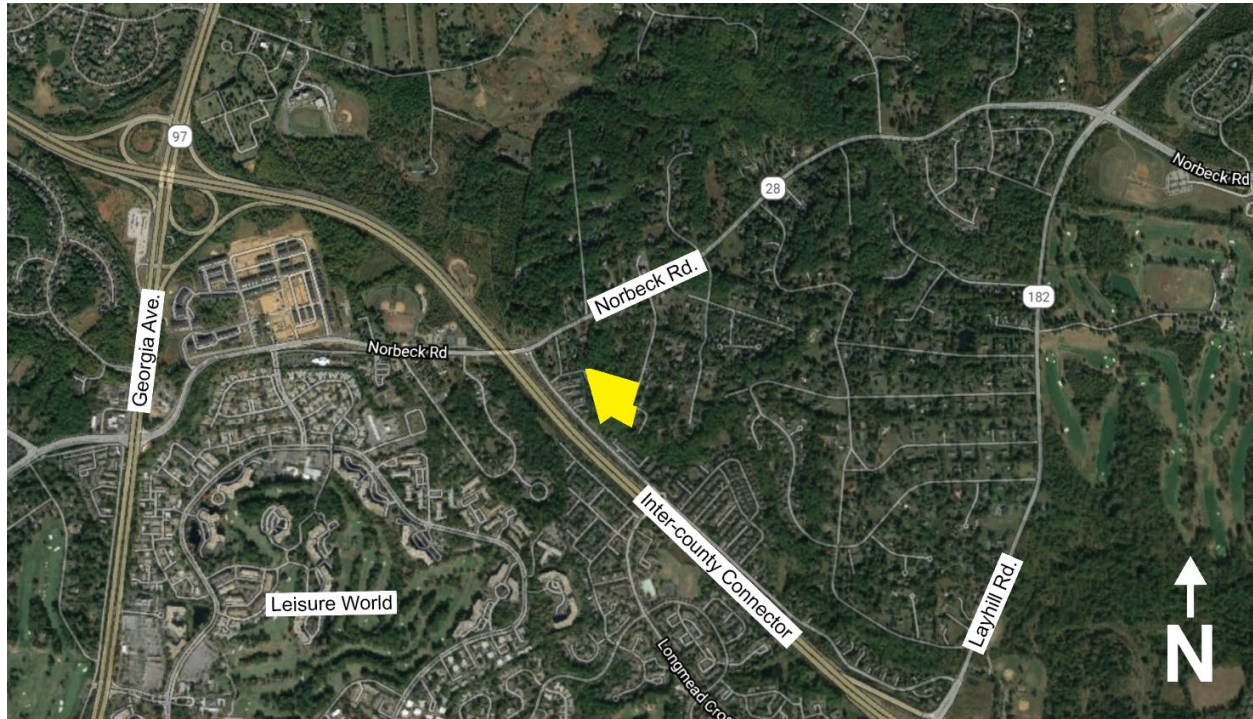


Figure 1: The Subject Property shown in yellow

## Site Description

The Subject Property, which lies within the 1994 *Aspen Hill Master Plan* area, is currently improved with one single-family dwelling. Access to the house is provided via a gravel driveway that runs west from the house to Wintergate Drive. The existing house, as well as the gravel driveway, will be abandoned as part of this application. 4.53 acres of the 5.14 acre-property are forested, and the Property slopes sharply from a high point in the west to low points in the northeast and southeast corners.



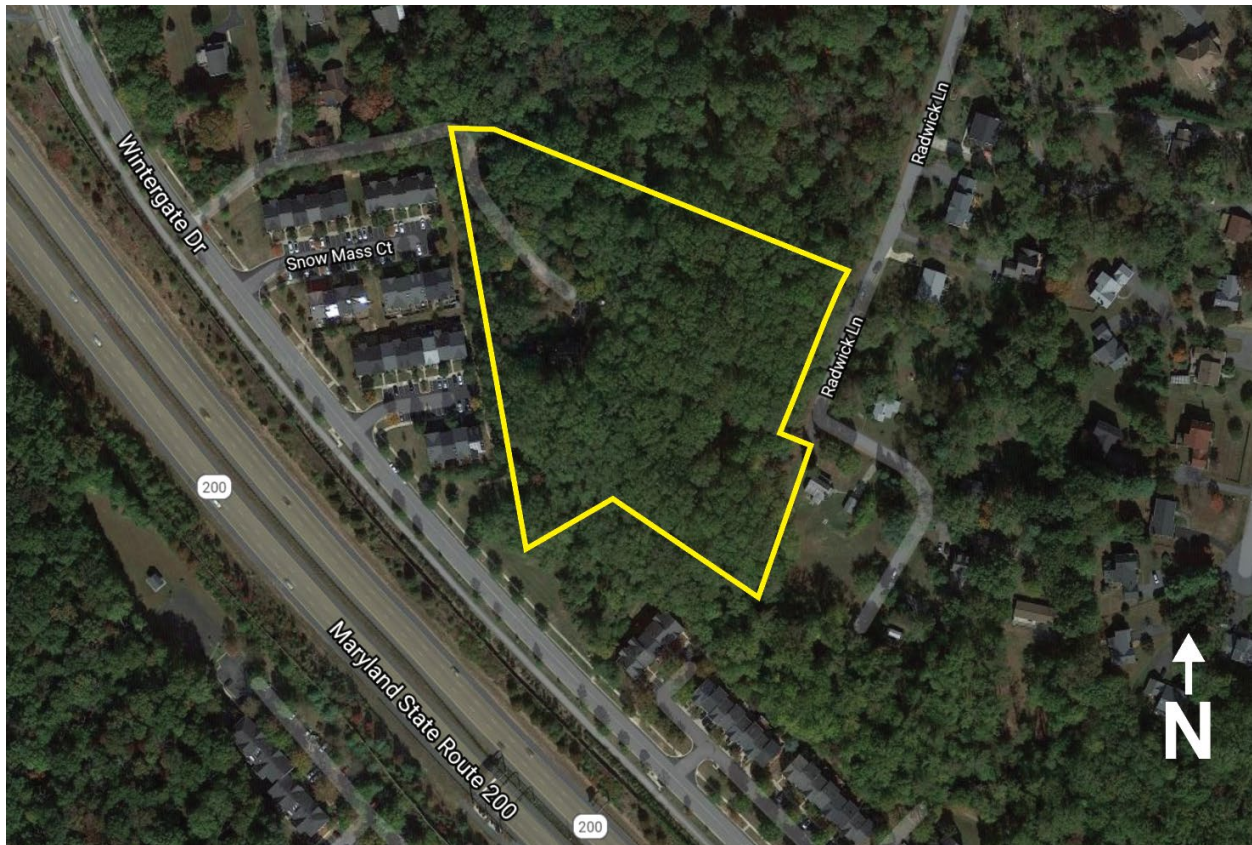


Figure 2: Aerial of the subject property

### SECTION 3: PROJECT DESCRIPTION

#### Proposal

The Applicant is proposing to subdivide the Subject Property into 10 single-family lots, 2 stormwater management parcels and 2 open space parcels. The 10 lots will be improved with detached single-family dwellings and will be serviced by a newly constructed public road, which runs west from Radwick Lane and forms a loop at the road's western terminus. The single-family homes are oriented around the outside of this loop, and the interior of the loop contains common open space served by a bisecting sidewalk that also contains a pair of publicly accessible benches. This open space will not become a separate parcel and will instead be technically in the right-of-way. The future homeowner's association for the project will be responsible for maintenance of this internal open space within the right-of-way.

The project will contain a safe and adequate system of sidewalks. A 5-foot sidewalk will be constructed on both sides of the proposed public street, and around the outside of the loop configuration at the street's western terminus. Two crosswalks and a proposed sidewalk through the middle open space form a straight line.

As part of the project review process, Staff requested that the applicant explore making a pedestrian connection between the proposed sidewalks and Wintergate Drive. This would increase the connectivity of the property with the surrounding neighborhood, including a connection between the Subject Property and the bus stop that is located along Wintergate Drive. The Applicant pursued two different options for making this connection. One was through the subject property connecting to

Alpine Valley Court, the townhouse development to the southwest. The other was along the existing gravel driveway, through the northwest corner of the property then running south west to Wintergate Drive. In both cases, the Applicant made an effort to reach out to the adjacent property owners who would need to sign off on any proposed access. In both cases, the Applicant was unable to secure an agreement to allow a connection to or through the adjacent properties.

There is no sidewalk anywhere along Radwick Lane. The segment of road where Radwick Lane intersects with Norbeck Road is also devoid of a sidewalk. The closest sidewalk is at the intersection of Wintergate Drive and Norbeck Road, which is about 1,000 feet away in a straight line, but it is more than 3,000 feet away from the Property along the existing network of roads.

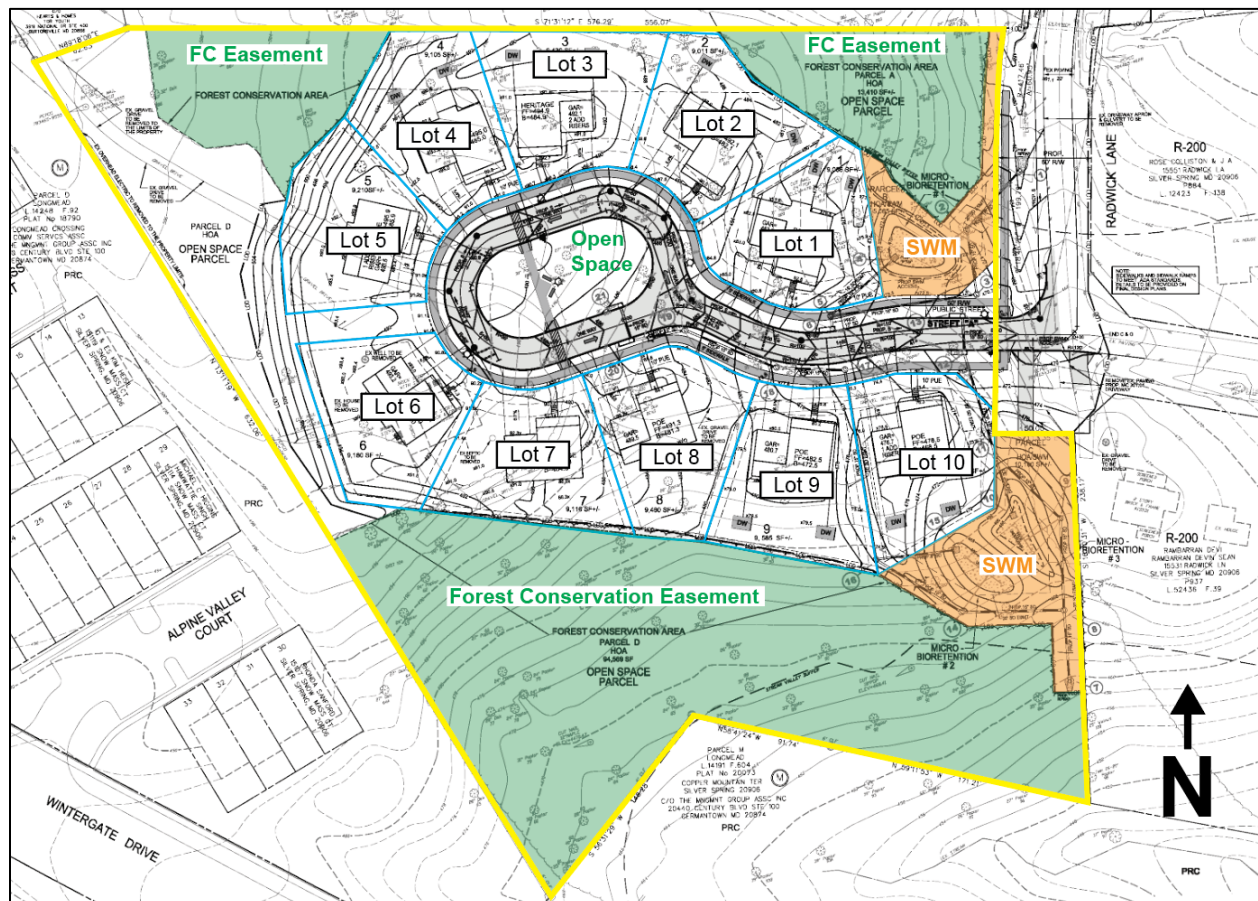


Figure 3: Radwick Lane Annotated Site Plan

## Architecture and Site Design

Creating a spacious public open space where most of the proposed homes are facing into is a strong element of this development. The landscaped open space will serve as a gathering place for residents, a place to meet a neighbor or walk your dog. The proposed sidewalk and lead walk in front of each home will help creating a pedestrian friendly environment for future residents of this community. There are three major features of the proposed home architecture that are worth highlighting.

- Recessed garage: Having the garage massing set back from the main façade of the home is a critical component of a well-designed front-loaded single-family house. This strategy



helps create pedestrian friendly streets where the garage does not dominate the streetscape.

- Front porch: The application of a generous porch in front of each home is a critical element to make the main façade more prominent while providing a semi-public space in front of each home.
- Lead walk: Providing a lead walk to connect the porch to the sidewalk is an essential component to help creating pedestrian friendly street. This shifts the focus from the garage to the entryway of each home.



Traditional Elevation

Options Shown: Facing Package 3 and Carriage Style Garage Doors



Heritage Elevation

Options Shown: Facing Package 3 and Carriage Style Garage Doors

Figure 4: Proposed Home Type Elevations

## Community Correspondence

The Applicant has met all proper signage, noticing and pre-submission meeting requirements for the submitted Applications. Staff has not received emails or community correspondence on this Application.

## SECTION 4: PROJECT ANALYSIS AND FINDINGS

### **Preliminary Plan No. 120200150**

Under Section 50.4.2.D, the Planning Board must make the following findings to approve a Preliminary Plan:

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 lots have been reviewed for compliance with Section 50-29(a) of the Subdivision Regulations. Given the residential character of the surrounding neighborhood, the layout of the subdivision, including size, width, shape, and orientation, the proposed lots are appropriate for their location within the subdivision and meet all applicable requirements of the R-200 Zone, utilizing the Optional Method Cluster Development standards from Section 59.4.4.7.C.

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

The Project provides a central open space in the center of the newly constructed public road loop. This central open space will provide a valuable amenity to be enjoyed by the residents of the new subdivision. The Project also provides 2.32 acres, or 40%, of the property as common open space, which is about double the minimum required.

- b. *The Lot(s) and Use comply with the basic requirements of Chapter 59.*

The lots and parcels were reviewed for compliance with the dimensional requirements for the R-200 zone under cluster development as specified in the Zoning Ordinance. The lots and parcels as proposed will meet all the dimensional requirements for area, frontage, and width in that zone. The project will need to adjust the location of its houses as conditioned, to meet the 25-foot minimum setback requirement as specified in Chapter 59.4.4.7.C.

### *Division 4.4.7.C. R-200 Zone, Optional Method Cluster Development Standards*

	Required	Provided
Minimum usable area	5 acres	5.81 acres
Maximum density permitted	2 DUs/acre	1.72 DUs/acre
Common Open space required (%)	20%	40%
Common Open space required (acres)	1.16 acres	2.32 acres
Minimum lot area	9,000 sf	9,000 sf
Minimum setback from public street	25 feet	25 feet*
Minimum setback from private street	10 feet	N/A
Minimum rear setback	40 feet	40 feet
Maximum height	40 feet	40 feet

Maximum lot coverage	25%	25%
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*\*Attachments reflect the correct building placement per Site Plan condition No. 12f*

2. *The Preliminary Plan substantially conforms to the Sector Plan or Urban Renewal Plan*

The Property is located within the limits of the 1994 *Aspen Hill Master Plan* and is in an area which is zoned R-200. The Master Plan does not make specific recommendations for the Subject Property, other than to confirm the existing land use and zoning of the area. The plan also states that the Vision for the residential areas is to “Encourage and maintain a wide choice of housing types and neighborhoods for people of all incomes, ages, lifestyles and physical capabilities at appropriate densities and locations.” The Master Plan also lists “Protection of the existing residential communities is a main objective of the Plan, which is in accordance with the General Plan objective to maintain and enhance the quality of housing and neighborhoods.” The proposed subdivision is in conformance with the Master Plan.

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

The Property is already served by existing public facilities including roads, water, sewer, utilities, schools and emergency services. As outlined below, the addition of 10 new homes in this area makes sense from a public facility standpoint since all the necessary services are existing and available.

Water and Sewer

The Subject Property is in water category W-1 and sewer category S-3. There are existing water and sewer lines in the adjacent Radwick Lane right-of-way. The existing water and sewer lines will be extended within the right-of-way to serve the ten proposed houses.

Transportation

The ten lots will each have their own driveway access from proposed Street A. Proposed Street A’s intersection with Radwick Lane meets the County requirements for sight distance.

The proposed lot and street layout provide a safe pedestrian and vehicular circulation with the Road Code Standard MC-2001.02, as modified. Proposed Street A is a public street utilizing the Tertiary Street standards with sidewalks on both sides. In addition, the plan is proposing a sidewalk along the Radwick Lane frontage. The area inside the elongated cul-de-sac serves as a proposed open space area, with safe crossings provided for pedestrians.

Street A is proposed as a closed-section, curb-and-gutter road. The road is located in a Class IV watershed, which typically prohibits closed-section roadways per Chapter 49 of the county code. However, Chapter 49 includes the following provision that allows for the proposed closed-section roadway:

“The Director of Permitting Services may allow a person to install curbs and gutters in a portion of a road located in an area listed in paragraph (1), after giving the Planning Board a reasonable opportunity to comment, if:

- (A) installing curbs and gutters will not significantly degrade water quality in the area;



(B) curbs and gutters are necessary for vehicular or pedestrian safety or the proper grading or maintenance of the road, or to reduce the environmental impact of the road on any park, forest, or wetland;”

Regarding the proposed Street A section, both findings A and B are satisfied, as the curb and gutters will not significantly degrade the water quality in the area and the curb and gutters are necessary to limit forest clearing and retention on the Property. Thus, 1.9 acres of existing forest are able to be placed in a Category I Conservation Easement.

#### On-Site Vehicular Circulation

The Applicant proposes a one-way, circular cul-de-sac extending from Radwick Lane, serving 10 single-family residential homes. The Applicant worked with the Planning Department and the Montgomery County Department of Transportation to refine the proposed concept, which allows for the creation of a central green space, maintains individual driveways for the single-family homes, and provides safe and adequate access for emergency vehicles.

#### Master-Planned Roadways and Bikeway

Radwick Lane is not classified by the *Master Plan of Highways and Transitways*. Connecting from Norbeck Road, Radwick Lane functions as a two-lane residential street with 20 feet currently paved, and no sidewalks.

The *Bicycle Master Plan* recommends a sidepath on the north side of Norbeck Road, but no bicycle recommendations are made for Radwick Lane. The Intercounty Connector Trail is proposed along Wintergate Drive, south of the site.

#### Roadway Improvements

The Applicant will pave a new circular cul-de-sac to support safe, efficient, and adequate access for the planned residential lots.

#### Public Transit Service

Ride On Route 51 operates along Wintergate Drive, south of the site. Route 51 operates service between the Norbeck Park & Ride and the Glenmont Metro Station every 30 minutes on weekdays, during the morning and evening peak periods. The nearest bus stop to the site is located at Wintergate Drive and Alpine Valley Court.

#### Pedestrian and Bicycle Facilities

Currently, Radwick Lane is an open section with no sidewalks. Along the circular cul-de-sac, the Applicant will construct a five-foot sidewalk and a five- to seven-foot landscape panel. The Applicant will also construct two crosswalks, including ADA accessible curb ramps, that connect to the central green. No bicycle facilities are recommended for Radwick Lane in the *Bicycle Master Plan*.

The Planning Department supported off-site pedestrian connections to Wintergate Drive or Norbeck Road, but both options were deemed nonviable.

#### Local Area Transportation Review (LATR)

The Institute of Transportation Engineers' Trip Generation rates is used to calculate the peak-hour trips generated by the proposed 10 single-family homes. Based on this projection, nine trips are expected to be generated in the peak morning hour and 10 trips are expected to be generated in the

evening peak hour. The site will generate fewer than 50 total person trips, and per the 2017 Local Area Transportation Review Guidelines no traffic study is required.

### Schools

#### **Overview and Applicable School Test**

Preliminary Plan No. 120200150 & Site Plan No. 820200120 - Radwick project is located on the north side of Radwick Lane approximately 1,300 feet from the intersection of Maryland Route 28. The application proposes the removal of one single-family detached house and construction of 10 new single-family detached houses. This project will be going before the Planning Board on September 10, 2020. Therefore, the FY21 Annual School Test, approved by the Planning Board on June 25, 2020 and effective July 1, 2020 is applicable.

#### **Calculation of Student Generation**

To calculate the number of students generated by the proposed development, the number of dwelling units is multiplied by the applicable regional student generation rate for each school level. Dwelling units are categorized by structure type: single family detached, single family attached (townhouse), low- to mid-rise multifamily unit, or high-rise multifamily unit. The subject property is located in the southwest region of the County.

#### *Per Unit Student Generation Rates – Southwest Region*

	<b>Elementary School</b>	<b>Middle School</b>	<b>High School</b>
<b>SF Detached</b>	0.186	0.109	0.151
<b>SF Attached</b>	0.167	0.085	0.111
<b>MF Low-Rise</b>	0.150	0.068	0.085
<b>MF High-Rise</b>	0.041	0.018	0.025

With a net of 9 single-family detached units, the proposed project is estimated to generate the following number of students:

<b>Type of Unit</b>	<b>Net Number of Units</b>	<b>ES Generation Rates</b>	<b>ES Students Generated</b>	<b>MS Generation Rates</b>	<b>MS Students Generated</b>	<b>HS Generation Rates</b>	<b>HS Students Generated</b>
Single Family Detached	-1	0.186	-0.186	0.109	-0.109	0.151	-0.151
Single Family Detached	10	0.186	1.860	0.109	1.090	0.151	1.510
<b>TOTALS</b>	<b>9</b>		<b>1</b>		<b>0</b>		<b>1</b>

On average, this project is estimated to generate 1 new elementary school student, no new middle school students, and 1 new high school student.

#### **Cluster Adequacy Test**

The project is located in the Rockville High School Cluster. The student enrollment and capacity projections from the FY21 Annual School Test for the cluster are noted in the following table:

School Level	Projected Cluster Totals, September 2025			Moratorium Threshold	Estimated Application Impact
	Enrollment	Program Capacity	% Utilization		
Elementary	2,641	2,597	101.7%	476	1
Middle	1,001	944	106.0%	131	0
High	1,496	1,535	97.5%	345	1

The Moratorium Threshold identified in the table is the number of additional projected students that would cause the projected utilization to exceed the 120% utilization threshold and therefore trigger a cluster-wide residential development moratorium. As indicated in the last column, the estimated enrollment impacts of this application fall below the moratorium thresholds at all three school levels. Therefore, there is sufficient capacity at the elementary, middle and high school cluster levels to accommodate the estimated number of students generated by this project.

#### Individual School Adequacy Test

The applicable elementary and middle schools for this project are Flower Valley ES and Earle B. Wood MS, respectively. Based on the FY21 Annual School Test results, the student enrollment and capacity projections for these schools are noted in the following table:

School	Projected School Totals, September 2025				Moratorium Threshold	Estimated Application Impact
	Enrollment	Program Capacity	% Utilization	Surplus/ Deficit		
Flower Valley ES	474	416	113.9%	-58	52	1
Earle B. Wood MS	1,001	944	106.0%	-57	132	0

Under the individual school adequacy test, a school is deemed inadequate if the projected school utilization rate exceeds 120% and the school seat deficit meets or exceeds 110 seats for an elementary school or 180 seats for a middle school. If a school's projected enrollment exceeds *both* thresholds, then the school service area is placed in a residential development moratorium.

The Moratorium Enrollment Thresholds identified in the table above are the numbers of additional projected students that would cause the projected utilization to exceed the 120% utilization threshold and the seat deficit threshold. As indicated in the last column, the estimated enrollment impacts of this application fall below the moratorium thresholds for both Flower Valley ES and Earle B. Wood MS. Therefore, there is sufficient anticipated school capacity to accommodate the estimated number of students generated by this project.

#### Analysis Conclusion

Based on the school cluster and individual school capacity analysis performed, using the FY2021 Annual School Test, there is adequate school capacity for the amount and type of development proposed by this application.

#### Other Public Facilities and Services

Other Public Facilities and Services Public facilities and services are available and will be adequate to serve the proposed development. The Property is proposed to be served by public water and public sewer. This application has been reviewed by the Montgomery County Fire and Rescue Service, who has determined that the Property will have appropriate access for fire and rescue vehicles. Other public facilities and services, such as police stations, firehouses and health services are operating within the standards set by the Subdivision Staging Policy resolution currently in effect and will be adequate to

serve the Property. Electrical, telecommunications, and gas services are also available to serve the Property.

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

The Property has 4.53 acres of existing forest according to what is shown on the approved Natural Resources Inventory/Forest Stand Delineation Plan 420191420. All forest conservation requirements will be met on site. The Property falls under the High-Density Residential Land Use Category and requires a 20% conservation threshold. The Forest Conservation Plans show that 1.93 acres of existing forest will be retained, thereby meeting forest conservation requirements on-site, as is required when utilizing the cluster option. There are a number of large trees that are proposed to be removed. Saving all of the on-site large specimen trees is unavoidable. The applicant has applied for a variance to allow for the removal of these trees with the Final Forest Conservation Plan.

There are two stream buffers that are located on the site. The buffers are from streams that are located off-site. Except for a small area for the stormwater management facilities outfalls, this plan proposes to leave the on-site stream buffers as forested.

Environmental Guidelines

Staff approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD No. 420191420) on June 10, 2019. The Property lies in the Northwest Branch watershed and contains 4.53 acres of high priority forest. There are two areas of forested stream valley buffer in the northeast and southeast corners of the Property. The two areas total 0.66 acres and protect off-site streams. The stream valley buffer will remain forested and protected by Category I Conservation Easements.

Forest Conservation

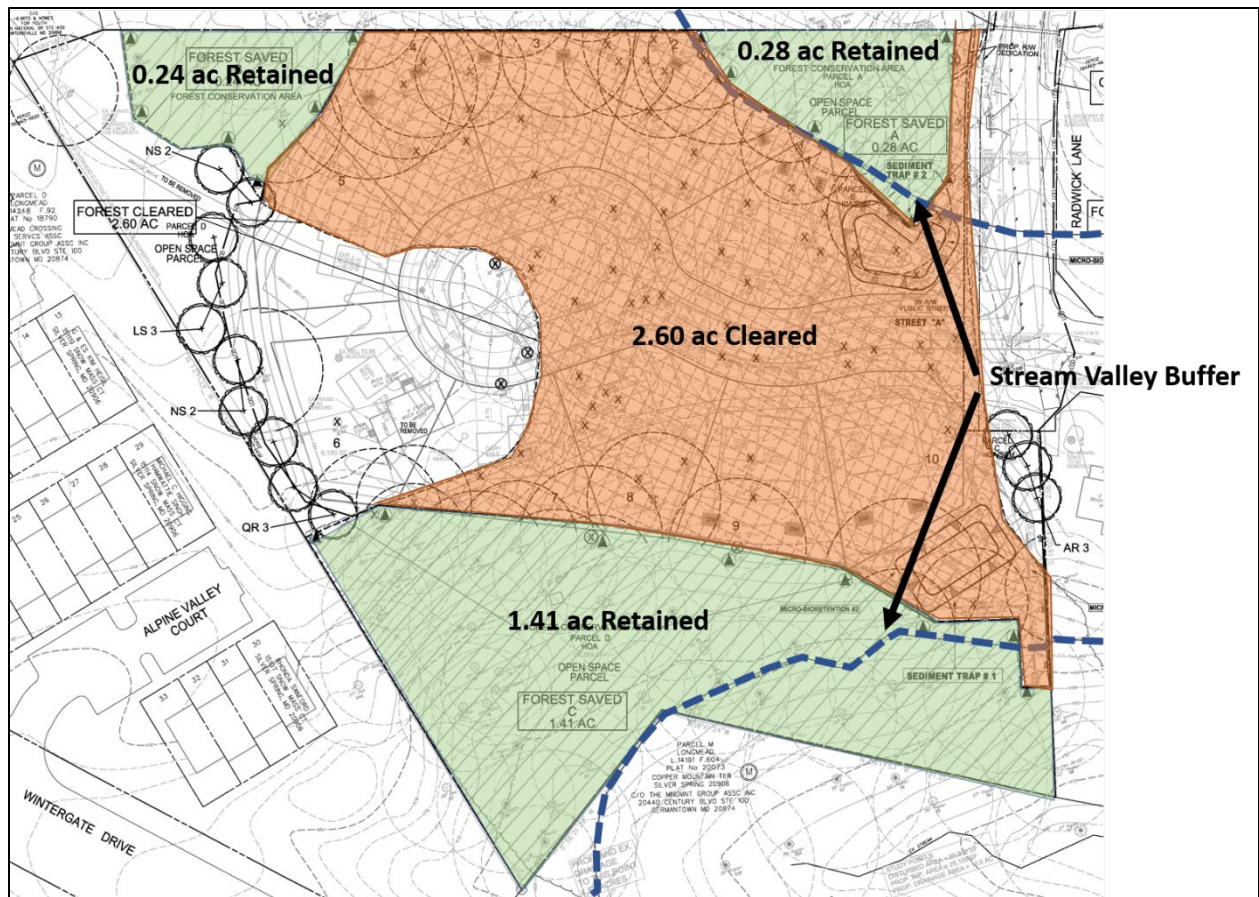
The Property is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code) and Final Forest Conservation Plan was submitted for approval. There is 4.53 acres of existing forest and the plan proposes to clear 2.60 acres of forest and to retain 1.93 acres of forest. The retained forest will be on homeowner's association property and will be covered by a Category I Conservation Easement.

*Minimum Retention*

As per Sec. 22A-12(f)(2)(B) of Forest Conservation Law,

*"In a planned development or a site developed using a cluster or other optional method in a one-family residential zone, on-site forest retention must be equal the applicable conservation threshold in subsection (a).*

The Property is subject to the minimum retention provision because R-200 is a single-family zone and the Applicant is proposing to use the cluster development optional method of development. The conservation threshold for this property is 20%, or 1.25 acres. The Applicant is retaining 1.93 acres, which meets the minimum retention requirement for this Property.



## Forest Conservation Variance

Section 22A-12(b)(3) of the Forest Conservation Law provides criteria that identify certain individual trees as high priority for retention and protection. Any impact to these trees, including removal or disturbance within the tree's critical root zone (CRZ) requires a variance. The Applicant for a variance must provide certain written information in support of the required findings in accordance with Section 22A-21 of the County Forest Conservation Law. The law requires a variance to impact trees that: measure 30 inches or greater diameter at breast height (DBH); are part of a historic site or designated with a historic structure; are designated as national, State, or County champion trees; are at least 75 percent of the diameter of the current State champion tree of that species; or trees, shrubs, or plants that are designated as Federal or State rare, threatened, or endangered species.

### Unwarranted Hardship for Variance Tree Impacts

Per Section 22A-21, a variance may only be granted if the Planning Board finds that leaving the requested trees in an undisturbed state will result in unwarranted hardship. The requested variance is necessary due to the site constraints of the existing development on all sides and the need to minimize forest and stream valley buffer impacts. The development is clustered to minimize disturbance and maximize forest retention. The Property could not be redeveloped without impacting the requested trees.

*Variance Tree Tables*

Removals

ID	Species	Size	Condition	Impacts
#55	Oak	30"	Good	Impacts from proposed building construction and grading.
#56	Tulip Poplar	31"	Good	Impacts from proposed building construction and grading.
#57	Tulip Poplar	30"	Good	Impacts from proposed building construction.
#69	Tulip Poplar	31"	Good	Impacts from proposed building construction and grading.
#805	Tulip Poplar	34"	Good	Impacts from grading for the bioretention facilities.
#815	Oak	36"	Good	Impacts from construction of Road A.
#816	Tulip Poplar	39"	Good	Impacts from construction of Road A.
#817	Tulip Poplar	37"	Good	Impacts from construction of Road A.
#818	Tulip Poplar	32"	Good	Impacts from construction of Road A.
#819	Tulip Poplar	40"	Good	Impacts from construction of Road A.
#820	Tulip Poplar	31"	Good	Impacts from construction of Road A.
#823	Tulip Poplar	30"	Good	Impacts from construction of Road A.
#826	Tulip Poplar	32"	Good	Impacts from construction of Road A.
#827	Tulip Poplar	36"	Good	Impacts from construction of Road A.
#833	Tulip Poplar	31"	Fair	Impacts from construction of Road A.
#834	Tulip Poplar	30"	Good	Impacts from construction of Road A.
#835	Tulip Poplar	30"	Good	Impacts from construction of Road A.
#836	Tulip Poplar	30"	Fair	Impacts from construction of Road A.
#838	Tulip Poplar	30"	Fair	Impacts from construction of Road A.
#846	Tulip Poplar	33"	Good	Impacts from construction of Road A.
#847	Tulip Poplar	33"	Good	Impacts from construction of Road A.
#855	Tulip Poplar	31"	Good	Impacts from PUE and proposed utilities.

ID	Species	Size	Condition	Impacts
#865	Tulip Poplar	31"	Good	Impacts from proposed building construction and grading.
#875	Tulip Poplar	35"	Good	Impacts from proposed building construction and grading.
#877	Tulip Poplar	30"	Good	Impacts from proposed building construction and grading.
#880	Tulip Poplar	33"	Poor	Impacts from proposed building construction and grading.
#881	Tulip Poplar	32"	Good	Impacts from proposed building construction and grading.
#882	Tulip Poplar	37"	Good	Impacts from proposed building construction and grading.
#898	Tulip Poplar	35"	Good	Impacts from proposed building construction and grading.
#899	Tulip Poplar	31"	Fair	Impacts from proposed building construction and grading.

#### Impacts

ID	Species	Size	Condition	% CRZ	Impacts
#67	Tulip Poplar	30"	Good	15%	Impacts from proposed building construction and grading.
#801	Tulip Poplar	35"	Good	8%	Impacts from stormwater management outfall.
#863	Tulip Poplar	39"	Good	37%	Impacts from proposed building construction and grading.

#### Variance Findings

Based on the review of the variance request and the proposed Preliminary Forest Conservation Plan, Staff finds:

1. *Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.*

Granting this variance will not confer a special privilege on the Applicant as disturbance of the specific trees is a result of the need to avoid disturbance within the stream valley buffers and the need to maximize forest retention. The development is clustered to minimize disturbance, while meeting all relevant zoning requirements. Granting the variance will not confer a special privilege on the Applicant.

2. *The need for the variance is not based on conditions or circumstances which are the result of the actions by the applicant.*

The requested variance is not based on conditions or circumstances that are the result of actions by the Applicant. The variance is necessary due to the constraints of the two locations of stream valley buffer and the need to retain existing forest.

3. *The need for the variance is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property.*

The requested variance is a result of the location of trees and the proposed development and not a result of land or building use on a neighboring property.

4. *Granting the variance will not violate State water quality standards or cause measurable degradation in water quality.*

The Applicant will plant 48" caliper inches of native shade trees to replace the form and function of the variance trees proposed for removal. In addition, the Property will be developed in accordance with the Maryland Department of the Environment criteria for stormwater management and the stream valley buffer planted.

*Mitigation for Trees Subject to the Variance Provisions*

The Applicant is requesting a variance to remove 30 trees and will mitigate for the six (6) trees located outside of forest that are being removed and accounted for on the worksheet. The six (6) trees will be mitigated at a rate of 1" caliper per 4" DBH removed, using a minimum 3-inch caliper native shade tree. The Applicant will provide 16 native shade trees, at a minimum 3-inch caliper size.

*County Arborist's Recommendation of the Variance*

In accordance with Montgomery County Code Section 22A-21(c), the Planning Department is required to refer a copy of the variance request to the County Arborist in the Montgomery County Department of Environmental Protection for a recommendation prior to acting on the request. The variance request was sent to the arborist on September 3, 2019, and a response has not been provided as of the date of this report.

*Variance Recommendation*

Based on the analysis above, Staff recommends that the variance be granted.

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

The Applicant received approval of their stormwater management concept from the Montgomery County Department of Permitting Services, Water Resources Section on July 13, 2020. The concept meets required stormwater management goals using a combination of ESD approaches including drywells and microbioretention areas. The Property is not subject to a water quality plan, and there are no floodplain requirements. The requirements of Chapter 19 for stormwater management are satisfied.

**Site Plan No. 820200120 Findings**

Per Section 7.3.4 of the Zoning Ordinance,

1. When reviewing an application, the approval findings apply only to the site covered by the application.
2. To approve a site plan, the Planning Board must find that the proposed development:
  - a. satisfies any previous approval that applies to the site;



This section is not applicable. There are no previous approvals for the subject property.

- b. satisfies under Section 7.7.1.B.5 the binding elements of any development plan or schematic development plan in effect on October 29, 2014;

This section is not applicable.

- c. satisfies under Section 7.7.1.B.5 any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment;

This section is not applicable.

- d. satisfies applicable use standards, development standards, and general requirements under this Chapter;

The proposed development is consistent with the requirements of the R-200 Zone, utilizing the Optional Method Cluster Development Section 59.4.4.7.C.

*Division 4.4.7.C R-200 Zone, Optional Method Cluster Development Standards*

	Required	Provided
Minimum usable area	5 acres	5.81 acres
Maximum density permitted	2 DUs/acre	1.72 DUs/acre
Common Open space required (%)	20%	40%
Common Open space required (acres)	1.16 acres	2.32 acres
Minimum lot area	9,000 sf	9,000 sf
Minimum setback from public street	25 feet	25 feet*
Minimum setback from private street	10 feet	N/A
Minimum rear setback	40 feet	40 feet
Maximum height	40 feet	40 feet
Maximum lot coverage	25%	25%

*\*Attachments reflect the correct building placement per Site Plan condition No. 12f*

- e. satisfies the applicable requirements of:

- i. Chapter 19, Erosion, Sediment Control, and Stormwater Management; and

As stated previously, this project meets all applicable requirements of Chapter 19.

- ii. Chapter 22A, Forest Conservation.

As stated previously, this project meets all applicable requirements of Chapter 22A, Forest Conservation.

- f. provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;

#### Building Massing

The proposed homes are single family detached units with a maximum height of 40 feet. The building massing is consistent with other residential homes in the area.

#### Open Spaces and Site Amenities

The area inside the elongated cul-de-sac serves as a proposed open space area, which provides a central useable area for future residents and surrounding residential neighborhoods. The Project will provide a total of 40% open space (2.32 acres), which is double than the required 20% per Chapter 59. This includes 2 open space parcels.

- g. substantially conforms with the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan;

As stated in Preliminary Finding no. 2, this project meets the requirements for the *1994 Aspen Hill Master Plan*.

- h. will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the development is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required, the Planning Board must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage;

As described in the Preliminary Plan section of this report, the Project will be served by adequate public services and facilities.

- i. on a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood; and

The proposed single family lots developed under the R-200 cluster option are compatible with the adjacent properties. The lots serve as a transition from the existing R-200 single family lots to the existing townhome lots to the west. In addition, the forest conservation areas and the community open space serve as a buffer from the undeveloped R-200 lots to the east and south.

- j. on a property in all other zones, is compatible with existing and approved or pending adjacent development.

Not applicable to this submission.

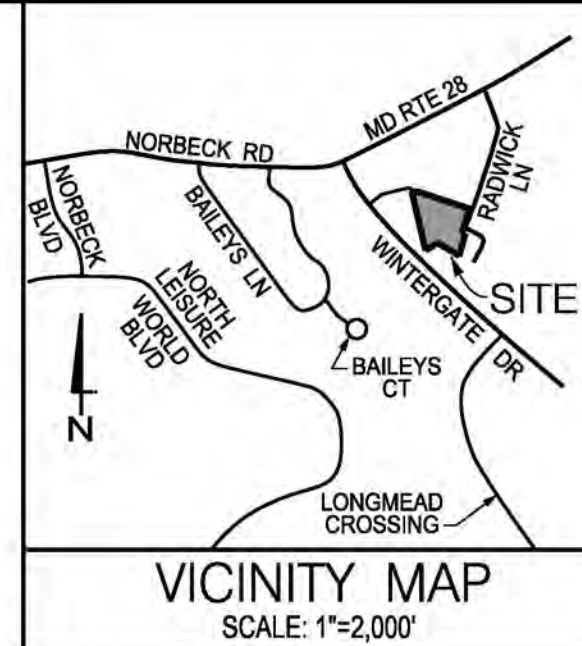
### **SECTION 5: CONCLUSION**

The Preliminary Plan and Site Plan applications satisfy the findings under Section 50.4.2.D of the Subdivision Regulations and Section 59-7.3.4. of the Zoning Ordinance, and substantially conform to the recommendations of the *1994 Aspen Hill Master Plan*. Therefore, Staff recommends approval of the Preliminary Plan and Site Plan with the conditions specified at the beginning of this report.

**ATTACHMENTS**

1. Preliminary Plan
2. Site Plan
3. Forest Conservation Plan
4. Approval Letters





NOTE:  
FOR TYPICAL SECTIONS OF PROP. STREET "A"  
AND RADWICK LANE DITCH GRADING  
SEE PRELIMINARY PLAN - SHEET 2

## GENERAL NOTES

- THE SUBJECT PROPERTY IS IDENTIFIED AS P880 AND P901  
THE TAX ID NUMBER IS P880 - 13-00982498  
P901 - 13-00982501  
THE PROPERTY OWNER IS - MARCELLO NUCCI  
7304 CONNECTICUT AVENUE, CHEVY CHASE, MD 20815
- THE AREA OF THE SUBJECT PROPERTY IS: P880 - 3.97 AC  
P901 - 1.84 AC  
TOTAL - 5.81 AC
- THE WSSC 200 SCALE SHEET FOR THIS PROPERTY IS 221NW03.  
THE TAX MAP REFERENCE FOR THIS PROPERTY IS HS62.
- THE NRI/FSD PLAN NUMBER 420191420 WAS APPROVED BY M-NCPPC ON JUNE 10, 2019
- THERE ARE NO STREAMS, SPRINGS, WETLANDS, SEEPS OR FLOODPLAINS ON SITE, ACCORDING TO SITE OBSERVATIONS, THE NATIONAL WETLANDS INVENTORY MAP AND A DRAINAGE AREA LESS THAN 30 ACRES. STREAM VALLEY BUFFERS EXTEND ON TO THE SITE AT THE NORTHEAST AND SOUTHEAST CORNERS OF THE SITE.
- THE SOURCE OF THE TOPOGRAPHY IS A FIELD SURVEY DATED MARCH 2005 BY MACRIS, HENDRICKS, GLASCOCK, P.A. THE TOPOGRAPHY FOR THE SUBJECT PROPERTY WAS VERIFIED BY KIM ENGINEERING IN FEBRUARY 2019. OFFSITE TOPOGRAPHY WITHIN 100 FEET OF THE SITE IS FROM MONTGOMERY COUNTY GIS IN FEBRUARY 2019.
- THE SOURCE OF THE BOUNDARY FOR THE SUBJECT PROPERTY IS FROM A BOUNDARY SURVEY BY MACRIS, HENDRICKS, GLASCOCK, P.A. IN 2005 AND VERIFIED BY KIM ENGINEERING IN FEBRUARY 2019. THE SURROUNDING PROPERTY LINES ARE FROM AVAILABLE RECORDS.
- THE SUBJECT PROPERTY IS NOT LOCATED ON THE LOCATIONAL ATLAS OF THE INDEX OF HISTORICAL SITES.
- THE SUBJECT PROPERTY IS IN THE NORTHWEST BRANCH WATERSHED, WHICH IS DESIGNATED AS A CLASS IV WATERWAY BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (COMAR 26.08.02.02(N)).
- THERE ARE NO SLOPES GREATER THAN 25% OR GREATER THAN 15% ON HIGHLY ERODIBLE SOILS.
- THE SITE IS NOT LOCATED IN A SPECIAL PROTECTION AREA OR A PRIMARY MANAGEMENT AREA.
- THE CURRENT ZONING OF THE PROJECT IS R-200
- PEPCO, COMCAST AND VERIZON ARE THE PUBLIC UTILITY COMPANIES THAT WILL PROVIDE SERVICE TO THIS SITE.
- 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 SITE PLAN APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS AND BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER INFORMATION FOR THE SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE PLANNING BOARD'S APPROVAL.
- STREET A TO BE A PUBLIC STREET THAT IS PUBLICLY MAINTAINED. THE INTERIOR CUL DE SAC GREEN SPACE WILL BE MAINTAINED BY THE HOA AND BE SUBJECT TO A DECLARATION OF MAINTENANCE & LIABILITY WITH IN ROW AGREEMENT.
- SWM FACILITIES TO BE ON HOA PARCELS, HOA MAINTAINED AND SUBJECT TO THE MCDPS MASTER DECLARATION OF TERMS AND CONDITIONS OF STORMWATER MANAGEMENT RIGHT OF ENTRY AND MAINTENANCE AGREEMENT.
- PAVEMENT MARKINGS ARE FOR REFERENCE ONLY AND WILL BE FINALIZED AT ROW PERMIT UNDER THE SIGNING & MARKINGS PLAN.

## DEVELOPMENT STANDARDS R-200 CLUSTER

	PERMITTED/REQUIRED	PROPOSED LOTS
MINIMUM SITE AREA (USABLE AREA)	5 AC	5.8 AC
MAXIMUM DENSITY	2 DU/AC - 11 LOTS	1.72 DU/AC - 10 LOTS
MINIMUM LOT AREA	9,000 SF	9,011 SF
LOT WIDTH AT FRONT BUILDING LINE	DETERMINED AT SITE PLAN	70 FT
LOT WIDTH AT FRONT LOT LINE	25 FT	25 FT
MINIMUM SETBACKS:		
FRONT SETBACK - PUBLIC STREET	25 FT	25 FT
FRONT SETBACK - PRIVATE STREET	10 FT	20 FT
SIDE SETBACK	DETERMINED AT SITE PLAN	8 FT
REAR YARD	20 FT	MUST MEET ZONING STANDARD
REAR YARD ABUTTING PROPERTY NOT INCLUDED IN APPLICATION	40 FT	40 FT
MINIMUM LOT WIDTH AT BRL	60 FT	60 FT
MINIMUM LOT WIDTH AT FRONT LOT LINE	25 FT	25 FT
MAXIMUM LOT COVERAGE	35%	MUST MEET ZONING STANDARD
MAXIMUM BUILDING HEIGHT	40 FT	40 FT
FRONTAGE ON STREET OR OPEN SPACE	REQUIRED	PROVIDED
MAX LOT COVERAGE	25%	25%
OPEN SPACE (COMMON OPEN SPACE % OF USABLE AREA)	20% = 1.16 AC	2.5 AC = 43%

## Developer's Certificate

The Undersigned agrees to include all the features of the Plan Approved No. 120200150 including Approval Conditions, Development Program, and Landscape and Lighting Plan.

Developer: MARCELLO NUCCI  
Company: MARCELLO NUCCI

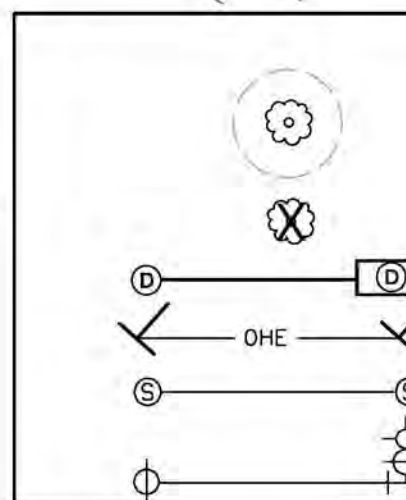
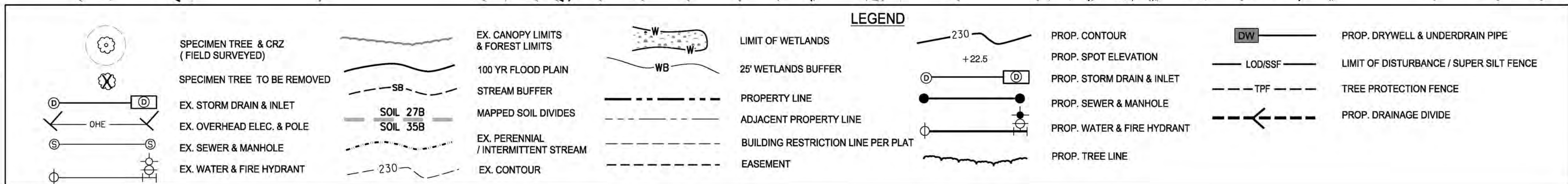
Address: 7304 CONNECTICUT AVENUE, CHEVY CHASE, MD 20815

Phone: 301-440-7716  
Cell: 301-440-7716

Signature: \_\_\_\_\_

## SHEET INDEX

- PRELIMINARY PLAN
- PRELIMINARY PLAN APPROVAL SHEET
- FOREST CONSERVATION PLAN
- FOREST CONSERVATION NOTES & DETAILS

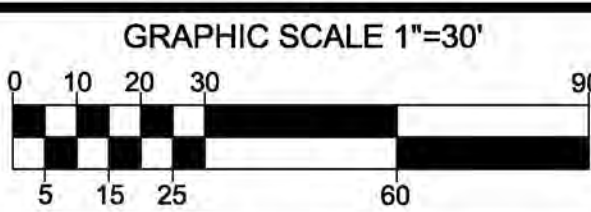


## Kim Engineering, Inc.

MBE/DBE/SwM  
5901 Ammendale Road, Suite F, Beltsville, MD 20705  
240-542-4238  
www.kimengineering.com  
Baltimore, MD - Beltsville, MD - Fairfax, VA  
Civil Engineering - Land Surveying - Geotechnical Engineering

NO.	REVISION	BY	DATE

DATE	DECEMBER 2019
JOB NO.	1214
DESIGNED	KVC
TECHNICIAN	HN
CHECKED	KVC
WSSC GRID	221NW03
TAX MAP	HS562
ADC MAP	47&48-A7&8
1214/ENG/PRELIM	



## PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
License No. 30736, Expiration Date: 08/03/20

## MISS UTILITY

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation.

NOT FOR CONSTRUCTION

PRELIMINARY PLAN

PRELIMINARY PLAN NO. 120200150

**PRELIMINARY PLAN**  
**RADWICK LANE PROPERTY**  
PARCELS 901 & 880, FLINT HILL  
13TH. WHEATON ELECTION DISTRICT  
SILVER SPRING, MARYLAND

SHEET  
1 OF  
4  
SCALE  
1" = 30'









LEGEND

- TAG 1  
28" PIN OAK
- 30" MAPLE
- 30" MAPLE
- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING LIGHT POLE
- EX. OVERHEAD UTILITY LINES
- RP
- ROOT PRUNE LINE
- LOD
- LIMITS OF DISTURBANCE
- FOREST SAVED
- FOREST CLEARED
- PROPOSED MITIGATION TREE
- PERMANENT FOREST CONSERVATION SIGN

VICINITY MAP

SCALE: 1"=2,000'

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TOTAL - 5.81 Ac
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- THE SITE IS NOT LOCATED IN A SPECIAL PROTECTION AREA OR A PRIMARY MANAGEMENT AREA..
- THE CURRENT ZONING OF THE PROJECT IS R-200.

Forest Conservation Data Table

Tract	Number of Acres	Includes 0.44 ac offsite LOD
Remaining in Agricultural Use	6.25	
Road & Utility ROWs <sup>1</sup>	-	
Total Existing Forest	4.53	
Forest Retention	1.93	
Forest Cleared	2.60	

Land Use & Thresholds <sup>2</sup>	Area, Acre, IDA, HDR, MDP, or CIA
Land Use Category	HDR
Conservation Threshold	20% percent
Afforestation Threshold	15% percent

Total Channel Length (ft.)	Average Buffer Width (ft.) <sup>3</sup>
Stream(s)	125

Acres of Forest in	Retained	Cleared	Planted
Wetlands	-	-	-
100-Year Floodplain	-	-	-
Stream Buffers	0.01	0.05	-
Priority Areas	0.01	0.05	-

Developer's Certificate

The Undersigned agrees to execute all the features of Approved Final Forest Conservation Plan No. 13020150 and 80202020, including financial bonding, forest planning, maintenance, and all other applicable agreements.

Developer: MARCELLO NUCCI  
Company: MARCELLO NUCCI  
Address: 7304 CONNECTICUT AVENUE, CHEVY CHASE, MD 20815  
Phone: 301-440-7716  
Signature: cellomario@comcast.net

SITE PLAN NO. 8-20200120

PRELIMINARY PLAN NO. 1-20200150

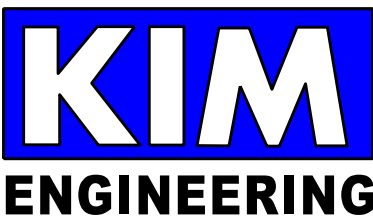
NOT FOR CONSTRUCTION

PRELIMINARY/FINAL  
FOREST  
CONSERVATION  
PLAN

**FOREST CONSERVATION PLAN**  
**RADWICK LANE PROPERTY**  
PARCELS 901 & 880, FLINT HILL  
13TH, WHEATON ELECTION DISTRICT  
SILVER SPRING, MARYLAND

SHEET  
3  
OF  
10

SCALE



**Kim Engineering, Inc.**

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240-542-4238  
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Baltimore, MD - Beltsville, MD - Fairfax, VA  
Civil Engineering - Land Surveying - Geotechnical Engineering

DATE  
JANUARY 2020  
JOB NO.  
1214  
DESIGNED  
KVC  
TECHNICIAN  
HN  
CHECKED  
KVC

GRAPHIC SCALE 1"=30'  
0 10 20 30 40 50 60 70 80 90  
WSSC GRID: 221NW03  
TAX MAP: HS562  
ADC MAP: 47&48-A7&8  
1214/ENG/ENV/FCP



PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS  
WERE PREPARED OR APPROVED BY ME,  
AND THAT I AM A DULY LICENSED  
LANDSCAPE ARCHITECT UNDER  
THE LAWS OF THE STATE OF MARYLAND.  
License No. 527, Expiration Date: 07/16/2021

MISS UTILITY  
Call "Miss Utility" at 1-800-257-7777,  
48 hours prior to the start of work.  
The excavator must notify all public  
utility companies with under ground  
facilities in the area of proposed  
excavation and have those facilities  
located by the utility companies prior  
to commencing excavation.





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedoeem  
Director

July 13, 2020

Ms. Norma Suriel  
KIM Engineering, Inc.  
5901 Ammendale Road, Suite F  
Beltsville, MD 20705

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN** for  
Radwick Lane  
Preliminary Plan #: 1-2020150  
Site Plan #: 8-2020120  
SM#: 284990  
Tract Size/Zone: 6.23 ac / R-200  
Total Concept Area: 3.47 ac  
Parcel(s): 901 and 880, Flint Hill, to be  
Subdivided into 10 lots, 4 HOA parcels and  
Public right-of-way  
Watershed: Northwest Branch/ Class IV

Dear Ms. Suriel:

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 proposes to meet required stormwater management goals via micro-bioretenention and drywells.

The following items will need to be addressed during the detailed sediment control/stormwater management 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. All facilities must be designed using latest available MCDPS guidance documents. The distance between the micro-bioretenention facilities must be maximized.
5. The use of drywells on individual lots must be maximized.
6. Demonstrate non-erosive velocity and safe outfall of the ten-year event at all storm drain outfalls.

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



255 Rockville Pike, 2<sup>nd</sup> Floor, Rockville, Maryland 20850 | 240-777-0311  
[www.montgomerycountymd.gov/permittingervices](http://www.montgomerycountymd.gov/permittingervices)

Ms. Norma Suriel  
July 13, 2020  
Page 2 of 2

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Mary Fertig at 240-777-6202 or at [mary.fertig@montgomerycountymd.gov](mailto:mary.fertig@montgomerycountymd.gov).

Sincerely,



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

MCE: mmf

cc: N. Braunstein  
SM File # 284990

Study Point A  
ESD: Required/Provided 2,113 cf / 2,449 cf  
PE: Target/Achieved: 1.2" / 1.2"  
STRUCTURAL: N/A  
WAIVED: N/A

Study Point B  
ESD: Required/Provided 2,693 cf / 2,830 cf  
PE: Target/Achieved: 1.2" / 1.2"  
STRUCTURAL: N/A  
WAIVED: N/A



January 6, 2020

Reviewer  
MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

Re: Radwick Lane Property  
Forest Conservation Plan-Variance Request  
Preliminary Plan No.:120200150  
Site Plan No.:820200120  
Kim No. 1214

Dear Reviewer:

On behalf of the property owner, Marcello Nucci, Kim Engineering, Inc. is requesting a variance for the impact to the critical root zone of 3 on site specimen trees and to remove 30 on site specimen trees, all 30 inches or greater in dbh, as required under Section 22A-21 of Montgomery County's Forest Conservation Law. The impact of these trees is necessary in association with the development of the above referred property, which is located in Silver Spring, MD.

The property is 5.81 acres and contains 4.53 acres of forest. The significant and specimen trees were identified and shown on the approved NRI/FSD. The site is bordered on the north, east and south by existing residential communities. The Forest Conservation plan shows that 1.93 acres of forest will be retained and that all forest conservation requirements will be met on site.

The specimen trees identified in this variance request for critical root zone impact or removal are shown on the FFCP. The trees and/or their critical root zones to be impacted are located within the limits of disturbance and have impacts to their critical root zone.

These trees are located throughout the property and immediately adjacent to existing Radwick Lane. The site design is constrained by the requirement to provide access by a public street in the location shown on the plan.

Efforts were made to protect the existing specimen trees whenever possible. The impacts to the stream valley buffer are limited to the stormwater management facility outfalls. The majority of the existing trees which are located in the stream valley buffer or in the forest conservation area will not have impacts to their critical root zones.

The following is a description of the specimen trees proposed to be saved, with impacts to their critical root zone areas.

Table 1, below, lists the specimen trees as they are identified on the Forest Conservation Plan and provides their impacts and proposed tree care methods.

ON/OFF SITE SPECIMEN TREE LIST							
NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH (inches)	CONDITION	SPECIMEN TREE	RECOMMENDATION	CRZ DISTURBED/%
55	OAK	QUERCUS	30	GOOD	X	REMOVE	61%
56	POPLAR	LIRIODENDRON TULIPIFERA	31	GOOD	X	REMOVE	100%
57	POPLAR	LIRIODENDRON TULIPIFERA	30	GOOD	X	REMOVE	100%
67	POPLAR	LIRIODENDRON TULIPIFERA	30	GOOD	X	SAVE, ROOT PRUNE	15%
69	POPLAR	LIRIODENDRON TULIPIFERA	31	GOOD	X	REMOVE	47%
801	POPLAR	LIRIODENDRON TULIPIFERA	35	GOOD	X	SAVE, ROOT PRUNE	8%
805	POPLAR	LIRIODENDRON TULIPIFERA	34	GOOD	X	REMOVE	73%
815	OAK	QUERCUS	36	GOOD	X	REMOVE	100%
816	POPLAR	LIRIODENDRON TULIPIFERA	39	GOOD	X	REMOVE	100%
817	POPLAR	LIRIODENDRON TULIPIFERA	37	GOOD	X	REMOVE	100%
818	POPLAR	LIRIODENDRON TULIPIFERA	32	GOOD	X	REMOVE	100%
819	POPLAR	LIRIODENDRON TULIPIFERA	40	GOOD	X	REMOVE	100%
820	POPLAR	LIRIODENDRON TULIPIFERA	31	GOOD	X	REMOVE	100%
823	POPLAR	LIRIODENDRON TULIPIFERA	30	GOOD	X	REMOVE	100%

826	POPLAR	LIRIODENDRON TULIPIFERA	32	GOOD	X	REMOVE	100%
827	POPLAR	LIRIODENDRON TULIPIFERA	36	GOOD, SPLITS INTO TWO TRUNKS( 15" & 24" 6 FT UP	X	REMOVE	100%
833	POPLAR	LIRIODENDRON TULIPIFERA	31	FAIR, BROKEN BRANCHES, HOLE IN TRUNK	X	REMOVE	100%
834	POPLAR	LIRIODENDRON TULIPIFERA	30	GOOD	X	REMOVE	100%
835	POPLAR	LIRIODENDRON TULIPIFERA	30	GOOD	X	REMOVE	100%
836	POPLAR	LIRIODENDRON TULIPIFERA	30	FAIR,MANY BROKEN BRANCHES	X	REMOVE	100%
838	POPLAR	LIRIODENDRON TULIPIFERA	30, 8	FAIR, 8" TRUNK IS DEAD	X	REMOVE	100%
846	POPLAR	LIRIODENDRON TULIPIFERA	33	GOOD, SPLITS INTO TWO TRUNKS( 15" & 24") 6 FT UP	X	REMOVE	100%
847	POPLAR	LIRIODENDRON TULIPIFERA	33	GOOD	X	REMOVE	100%
855	POPLAR	LIRIODENDRON TULIPIFERA	31	GOOD	X	REMOVE	100%
863	POPLAR	LIRIODENDRON TULIPIFERA	39	GOOD	X	SAVE, ROOT PRUNE	37%
865	POPLAR	LIRIODENDRON TULIPIFERA	31	GOOD	X	REMOVE	51%
875	POPLAR	LIRIODENDRON TULIPIFERA	35	GOOD	X	REMOVE	100%
877	POPLAR	LIRIODENDRON TULIPIFERA	30	GOOD	X	REMOVE	100%
880	POPLAR	LIRIODENDRON TULIPIFERA	33	POOR, MAIN TRUNK BROKEN OFF	X	REMOVE	75%
881	POPLAR	LIRIODENDRON TULIPIFERA	32	GOOD	X	REMOVE	86%
882	POPLAR	LIRIODENDRON TULIPIFERA	37	GOOD	X	REMOVE	70%
898	POPLAR	LIRIODENDRON TULIPIFERA	35	GOOD	X	REMOVE	100%
899	POPLAR	LIRIODENDRON TULIPIFERA	31	FAIR, BROKEN BRANCHES	X	REMOVE	100%

**Tree 55**

Trees 55 is located within proposed lot 9. This tree is a 30-inch Oak and is in good condition. The proposed house on Lot 9 is sited to minimize grading and impact to the critical root zone. The proposed dry wells are located within of the critical root zone. This lot and the proposed house cannot be adjusted in a meaningful way to further minimize impact to the critical root zone. The plan proposes 61% impact to the critical root zone of this tree. The impact is too large to save this tree

**Tree 56**

Tree 56 is an existing 31-inch Poplar located on proposed Lot 9. This tree is in good condition. The proposed house on Lot 9 is sited to minimize grading and impact to the critical root zone. The proposed dry wells are located within of the critical root zone. This lot and the proposed house cannot be adjusted in a meaningful way to further minimize impact to the critical root zone. The plan proposes 100% impact to the critical root zone of this tree. The impact is too large to save this tree

**Tree 57**

Tree 57 is a 30-inch Poplar in good condition which is located on Lot 9 in the area of the proposed house. The house location cannot be adjusted in a meaningful way to save the tree. 100% of the critical root zone will be impacted. The tree should be removed.

**Tree 67**

Tree 67 is a 30-inch Poplar in good condition located in the forest save area, adjacent to Lot 7 and will be retained. Approximately 15% of its critical root zone will be impacted. The 15% CRZ impact has been minimized. The proposed houses and the drywells located nearby, have been adjusted to minimize the critical root zone impacts to allow the tree to remain but a variance is required. Root pruning and the application of Mycorrhizal inoculant are proposed to offset these impacts, as permitted by the property owner.

**Tree 69**

Tree 69 is a 31-inch Poplar in good condition located at the edge of the forest save area, adjacent to Lot 7 and will be removed. Approximately 47% of its critical root zone will be impacted. The 47% CRZ impact has been minimized. The proposed houses and the drywells located nearby, have been adjusted to minimize the critical root zone impacts, however the impact is to great to save this tree.

**Tree 801**

Tree 801 is a 35-inch Poplar in good condition located in the forest save area, adjacent to micro-bioretentention #2 and will be retained. Approximately 8% of its critical root zone will be impacted. The 8% CRZ impact has been minimized. The stormwater management outfall pipe located nearby, has been adjusted to minimize the critical root zone impacts to allow the trees to remain but a variance is required. Root pruning and the application of Mycorrhizal inoculant are proposed to offset these impacts, as permitted by the property owner.

**Tree 805**

Tree 805 is a 34-inch Poplar in good condition located in the area of proposed micro-bioretenention #2 and will need to be removed. The tree and 73% of its critical root zone will be impacted. Grading for the micro-bioretenention facility cannot be adjusted in a meaningful way to save this tree.

**Trees 815-820 and 823, 826 & 827 and 846 & 847**

Trees 815-820 and 823, 826, 827, 846 and 847 are all Poplars ranging in size from 31-40-inches and are in good condition. These trees are all located within or adjacent to the proposed right of way of Street A, a public street. The street cannot be adjusted to save these trees. Street A is located to meet MCDOT sight distance requirements and to allow for the proposed lots to be located outside of the stream valley buffers. Trees 815-820 and 823, 826, 827, 846 and 847 are proposed to be removed.

**Trees 833-836 and 838**

Trees 833-836 and 838 are all Poplars ranging in size from 30-31-inches and are in good condition. These trees are all located within or adjacent to the proposed oval cul de sac right of way of Street A, a public street. The street cannot be adjusted to save these trees. Street A is proposed to end in an elongated cul de sac and is configured to meet, fire access requirements and to allow for the proposed lots to be located outside of the stream valley buffers. Trees 833-836 and 838 are proposed to be removed.

**Tree 855**

Tree 855 is a 31-inch Poplar in good condition located within the proposed public utility easement (PUE) for Radwick Lane. The PUE is a 10 feet wide and is required to be adjacent to the proposed right of way dedication for Radwick Lane. The PUE location cannot be adjusted and Tree 855 is proposed to be removed.

**Tree 863**

Tree 863 is a 39-inch Poplar in good condition located in the forest save area, adjacent to Lot 2 and will be retained. Approximately 37% of its critical root zone will be impacted. The 37% CRZ impact has been minimized. The proposed houses and the drywells located nearby, have been adjusted to minimize the critical root zone impacts to allow the trees to remain but a variance is required. Root pruning and the application of Mycorrhizal inoculant are proposed to offset these impacts, as permitted by the property owner.

**Tree 865**

Tree 865 is a 31-inch Poplar in good condition located at the rear of Lot 2. The tree is within the limits of disturbance and is proposed to be removed. The limits of grading cannot be adjusted in a meaningful way to save this tree. Tree 865 is proposed to be removed.

**Tree 875**

Tree 875 is a 35-inch Poplar in good condition located on Lot 3 in the area of the proposed house. The tree is within the limits of disturbance and is proposed to be removed. The limits of grading cannot be adjusted in a meaningful way to save this tree. Tree 875 is proposed to be removed.

**Tree 877**

Tree 877 is a 30-inch Poplar in good condition located on Lot 4 in the area of the proposed house. The tree is within the limits of disturbance and is proposed to be removed. The limits of grading cannot be adjusted in a meaningful way to save this tree. Tree 877 is proposed to be removed.

**Trees 880-882**

Trees 880-882 are all Poplars ranging in size from 32-37-inches and are in good condition. These trees are all located on Lot 4 within the limits of disturbance. The house cannot be adjusted in a meaningful way to save these trees. The house and lot are located to preserve the maximum amount of forest on the southern edge of the property to avoid bifurcation on the forest to the south. These trees, 880-882 are proposed to be removed.

**Trees 898 and 899**

Trees 898-899 are all Poplars ranging in size from 31-35-inches and are in good condition. These trees are all located on Lot 7 near the public street right of way within the limits of disturbance. The house cannot be adjusted in a meaningful way to save these trees. The house and lot are located to preserve the maximum amount of forest on the southern edge of the property to avoid bifurcation on the forest to the south. These trees, 898 and 899 are proposed to be removed.

Section 22A-21 (b) lists the criteria for granting of the variance requested herein. The following narrative explains how the requested variance is justified under the set of circumstances described above.

1. *Describe the special conditions peculiar to the property which would cause the unwarranted hardship.*

The subject property consists of two parcels with a gross area of 8.51 acres and is rectangular in shape. It is located on the north side Radwick Lane. The property is currently improved with one single family existing home. Leaving the property in an undisturbed state would result in an unwarranted hardship, denying the applicant reasonable and significant use of their property. The applicant is proposing to locate Street A in a location to meet sight distance requirements and allow for the ten proposed houses to front on proposed street A. this proposed layout minimizes stream buffer disturbance and allows for the forest conservation requirements to be met on site.

2. *Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas.*

As described above, the property is zoned R-20, is in a suburban neighborhood and has one existing house which is proposed to be removed and replace with ten new homes. The inability to disturb any of the critical root zones of the existing trees would cause the property to be undevelopable as recommended by the master plan. Efforts have been undertaken during the design phase to limit the grading and disturbance within the critical root zone areas of the trees subject to the variance request. Considering the size and configuration of the property and the requirement to retain the undisturbed stream valley buffer and meet forest conservation requirements on-site, the proposed lots and home locations cannot be adjusted in a meaningful way to avoid impacts to the critical root zones. The same criteria has been applied to similar

projects where CRZ disturbance is unavoidable. Therefore, the potential inability to impact the critical root zones of the existing specimen trees would create a significant disadvantage for the applicant that deprives the applicant of the opportunities afforded to the neighboring or similar properties that have not experienced this unique review and approval process.

3. *Verify that State water quality standards will not be violated or that measurable degradation in water quality will not occur as a result of the granting of the variance.*

The critical root zones of the specimen trees that are proposed to be impacted are not within a stream buffer, wetland or a special protection area. Kim Engineering has prepared a Stormwater Management Concept which is under review by the Montgomery County Department of Permitting Services That concept proposes to address stormwater management requirements through Environmental Site Design, by providing dry wells and three micro-bioretenion facilities, therefore State water quality standards will not be violated or a measurable degradation in water quality will not occur as a result of the granting of the variance request.

4. *Provide any other information appropriate to support the variance.*

Please note that the impact to the forest stream valley buffer has been limited to the stormwater management outfalls and that the forest conservation requirements are being met on site.

Also note that the applicant is proposing to plan new trees on the property to offset the loss of the 30 specimen trees. These trees will provide shade and aesthetic benefit to the property and the community. These trees will also help to improve water quality at the site by reducing runoff and erosion, providing shade to reduce the temperature of the runoff and promote overland filtering, evapotranspiration and infiltration.

Thank you for your consideration of this Tree Variance request. In summary, we believe that the information provided in this letter justifies the variance to impact the critical root zone of five (3) specimen trees that are to be preserved and the removal of 30 specimen trees.

Sincerely,



Karen V. Carpenter, RLA  
Senior Project Manager  
Kim Engineering, Inc.

cc: Marcello Nucci



DEPARTMENT OF TRANSPORTATION

Marc Elrich  
*County Executive*

Christopher R. Conklin  
*Director*

July 17, 2020

Mr. Parker Smith, Senior Planner  
Area 2 Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

RE: Preliminary Plan & Design Exception Letter  
Preliminary Plan No. 120200150  
Radwick Lane Property

Dear Mr. Smith:

We have completed our review of the design exception waiver dated June 23, 2020 and the revised preliminary plan uploaded to eplans on July 1, 2020 and reviewed by the Development Review Committee at its March 3, 2020 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 (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.

**Design Exception Waiver:**

**1. Applicant's request:**

- a) The design includes a public closed section roadway in a 50-foot public right-of-way conforming to MCDOT Tertiary Street Standard No. 2001.02. The proposed road ends in an oval shaped cul-de-sac with a green area in the center. This is a request modification to MCDOT Standard MC-222.01. This modification is being requested to provide a cul-de-sac that will meet fire and rescue emergency access requirements by providing the minimum curb radii for emergency access. The radii for the curb at the ends of the oval cul-de-sac are a 50-foot outside and 30-foot inside. These radii meet the Department of Fire and Rescue

**Office of the Director**

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101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

*Located one block west of the Rockville Metro Station*



Mr. Parker Smith  
Preliminary Plan No. 120200150  
July 17, 2020  
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Emergency Access Requirements. The proposed oval cul de sac exceeds the minimum curb radii. The road will have 20-foot wide pavement with curb & gutter located within a public right-of-way with a one-way counterclockwise circulation pattern in the oval cul-de-sac.

**MCDOT Response:** We **agree** with the applicant's request for the modification of MCDOT cul-de-sac Standard (MC-222.01) to an oval shaped cul-de-sac with green space in the center for the following reasons:

- i. The turning movement for SU-30 provided by the applicant works within the proposed cul-de-sac. Based on DPS Fire and Rescue, the emergency access requirements are met.
  - ii. The line of sight for the proposed driveways should not be blocked by any proposed obstructions such as proposed trees or traffic signs. At the permit stage, the applicant should work with DPS to make the necessary modifications in order to meet the sight distance requirements for the proposed driveways.
  - iii. The proposed pavement is 20-foot wide with a one-way counterclockwise traffic circulation. At the permit stage the applicant shall provide the location of the necessary traffic signs for approval.
- b) The inside of the oval will be covered by a Private Use and Maintenance Agreement and used for landscaping, open space and seating.

**MCDOT Response:** This does not qualify as a design exception request. We defer to DPS for the final decision on the maintenance and liability agreement for the landscape area in the center of the cul-de-sac at the permit stage.

**2. Applicant's request:**

The applicant will be grading their half of Radwick Lane right-of-way to meet Montgomery County roadway standard 2002.04 for Secondary Open Section Roads. We are requesting a design exception to the shoulder width. The standard shoulder width is 2-feet paved with 5-feet grass at a slope of 5%. The proposed cross section meets the standard except for the shoulder width which will vary from 6-feet to 14-feet wide grass shoulder. The design exception is being requested because the existing Radwick Lane paving is offset from the center of the right-of-way. The modified shoulder width allows for a standard ditch cross section and alignment and allows the ditch to better align and drain to the exiting culvert. This modified section allows the proposed 5-foot walk to be held 2-feet off the right-of-way line as shown in the typical section. To comply with the standard would require the ditch be held within 7-feet of the edge of the existing paving.

Mr. Parker Smith  
 Preliminary Plan No. 120200150  
 July 17, 2020  
 Page 3

The proposed ditch would then need to make a sharp turn to meet up with the entrance of the culvert. Additional rip rap would be required. The sharp turn would create a future erosion and maintenance problem.

**MCDOT Response:** We **agree** with the applicant's request for the modified section for the existing Radwick Lane along the property frontage for the following reason:

- i. Due to Radwick Lane being in a Class IV watershed, we recommend not to increase the impervious area by providing a 2-ft paved shoulder; thus, the applicant may maintain the existing 20-ft pavement with a variable grass shoulder as shown in roadway cross section.
- ii. The applicant was able to grade a standard ditch with 2-foot bottom improving the drainage of the roadway.

#### **Significant Preliminary Pan Comments**

1. The final location of the proposed crosswalks shall be approved at the permit stage.
2. **Street 'A' Road Grade Plan:** The vertical curve at PVI Station 1+06 does not meet the minimum 'k'-factor of 26 for a Design Speed of 25mph per AASHTO Table 3-37. At or before the approval of Road Grade Establishment Plan by DPS, the applicant should revise it to meet the AASHTO standard.
3. **Sight Distance:**
  - i. **Street 'A' at Radwick Lane:** The sight distance study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
  - ii. **Proposed Driveway Entrances along Street 'A':** The line of sight for the proposed driveways should not be blocked by any proposed obstructions such as proposed trees, street light poles or traffic signs. At the permit stage, the applicant should work with DPS to make the necessary modifications to the locations of the items mentioned above in order to meet the sight distance requirements for the proposed driveways.
4. **Storm Drain Analysis:**
  - a) **Study point 'A':** A portion of the site drains to an existing 24-inch culvert on Radwick Lane. Under post development conditions, the drainage area draining to the study point is reduced by one-acre and therefore reducing the 10-yr runoff, the applicant shall not be responsible for any downstream drainage improvements for this study point.
  - b) **Study Point 'B':** A portion of the site drains to an existing stream and there is no public storm drain within 500-ft downstream from the study point, and therefore the applicant shall not be responsible for any downstream drainage related to existing storm drain

Mr. Parker Smith  
Preliminary Plan No. 120200150  
July 17, 2020  
Page 4

pipes or culvert improvements for this study point. The storm drain report states that there is an increase in flow under post development conditions, but the computations state a decrease. Since the drainage area draining to the study point is increased by one-acre, there should be an increase in 10-yr runoff. At the permit stage, please provide revised computations for review and approval by DPS and the applicant may be required to do the necessary improvements related to erosion at the proposed outfall locations.

**Standard Plan Review Comments**

1. No permanent structures are allowed in the public right-of-way.
2. Show 10-PUE along all street frontages.
3. The owner will be required to submit a recorded covenant for the operation and maintenance of private streets, storm drain systems, and/or open space areas prior to DPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
4. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
5. Posting of the ROW permit bond is a prerequisite to DPS approval of the record plat. The right-of-way permit will include, but not necessarily be limited to, the following improvements:
  - a. Street grading, paving, curbs and gutters, sidewalks and handicap ramps, storm drainage and appurtenances, and street trees along Street 'A'.
  - b. Sidewalks and handicap ramps, drainage ditch, storm drainage and appurtenances and street trees along Radwick Lane.
  - c. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements.
  - d. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
  - e. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by MCDPS and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by MCDPS.

Mr. Parker Smith  
Preliminary Plan No. 120200150  
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Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development Review Engineer for this project at [deepak.somarajan@montgomerycountymd.gov](mailto:deepak.somarajan@montgomerycountymd.gov) or at (240) 777-2194.

Sincerely,

*Deepak Somarajan*

Deepak Somarajan, Engineer III  
Development Review Team  
Office to Transportation Policy

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\Preliminary Plan\ Radwick Lane Property \Letter\  
120200150-Radwick Lane-MCDOT Prelim-Design Exception ltr

Enclosures: Sight Distance Form

cc: Sharepoint Correspondence Folder

cc-e:	Karen Carpenter	KIM Engineering, Inc.
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Mark Terry	MCDOT DTEO
	Mary Fertig	MCDPS WR
	Rebecca Torma	MCDOT OTP



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

**SIGHT DISTANCE EVALUATION**

Facility/Subdivision Name: Radwick Lane Preliminary Plan Number: 1-20200150

Street Name: Radwick Lane Master Plan Road Classification: \_\_\_\_\_

Posted Speed Limit: 30 mph

Street/Driveway #1 ( Street ) Street/Driveway #2 ( N/A )

Sight Distance (feet) OK?  
 Right 80 (existing house) X  
 Left 430 X

Sight Distance (feet) OK?  
 Right \_\_\_\_\_  
 Left \_\_\_\_\_

Comments: \_\_\_\_\_  
Existing house on a dead-end  
road to the right.

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**GUIDELINES**

Classification or Posted Speed  
 (use higher value)

Tertiary	-	25 mph
Secondary	-	30
Business	-	30
Primary	-	35
Arterial	-	40
		(45)
Major	-	50
		(55)

Required  
 Sight Distance  
 in Each Direction\*

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

\*Source: AASHTO

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

**ENGINEER/ SURVEYOR CERTIFICATE**

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

Michael L. Swan

Signature

30736

PLS/P.E. MD Reg. No.

7/16/20

Date



**Montgomery County Review:**

☒ Approved

☐ Disapproved:

By: Deepak Somarajan

Date: 7/17/2020

## **DPS-ROW CONDITIONS OF APPROVAL**

Attachment 4

**July 7, 2020**

### **820200120 Radwick Lane Property**

Contact: Sam Farhadi at 240 777-6333

We have reviewed site and landscape plans files:

**“07-SITE-820200120.001.pdf V4”** uploaded on/ dated **“7/1/2020”**,  
**“08-LL-820200120.001.pdf V3”** uploaded on/ dated **“7/1/2020”** and

Please address the following comments prior to the certification of site plan:

1. Please ensure the centerline of storm drain pipes is 15 feet minimum from any residential structure.
2. All plantings within the cul-de-sac island are subject to MCDOT distance requirements between the trees as well as streetlights and they shall not obstruct sight distance.



January 6, 2020

Ms. Carrie Sanders, Area 2 Chief  
Montgomery County Planning Department  
M-NCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

Re: Radwick Lane  
Preliminary Plan No. 1-20200150  
Detailed Site Plan No. 8-202000120  
Transportation Study Exemption Statement

Dear Ms. Sanders,

Plans for the subject property, which is within Policy Area 1 – Aspen Hill are being submitted for a Preliminary Subdivision and Detailed Site Plan review. As a part of this process, we are requesting a Local Area Transportation Review.

The property consists of 2 existing undeveloped parcels. The parcels are shown on the Montgomery County Tax Map HS62 as P 880 and P 901. The total area of the parcels is 5.81 acres. The property is zoned R-200 and a combined Preliminary/Site Plan is being submitted to develop ten (10) single family lots.

Attached, please find the Transportation Impact Study Scope of Work Agreement. This project will generate 8.5 AM and 9.9 PM trips per current trip generation rates.

Based on a total trip generation of 49 or fewer, we are hereby requesting a Transportation Study Exemption.

Sincerely,

A handwritten signature in blue ink, appearing to read "Raymond Norris", written over a horizontal line.

Raymond Norris, PE  
Vice President

CC: Mr. Marcello Nucci  
Ms. Rebecca Torma – Montgomery County Department of Transportation  
Ms. Karen Carpenter – Kim Engineering  
Ms. Norma Suriel – Kim Engineering





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

Local Area Transportation Review

TRANSPORTATION IMPACT STUDY SCOPE OF WORK AGREEMENT

Contact Information				
Transportation Consultant (company, contact name, email, and phone number)	Kim Engineering, Inc. Raymond Norris, PE 301 240-542-4238 raynorris@kimengineering.com			
Name of Applicant / Developer	Marcello Nucci			
Project Information <i>Include Tables/Graphics, As Needed</i>				
Project Name (include plan no. if known)	Radwick Lane Property Preliminary Plan # 1-20200150 Site Plan # 8-20200120			
Project Location (include address if known)	Radwick Lane, 1500 Feet West of MD Route 28			
Policy Area(s) (subdivision staging policy map)	#1 - Aspen Hill	Master Plan(s) / Sector Plan Area(s)	Aspen Hill	
Application Type(s)	<input checked="" type="checkbox"/> Preliminary Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Sketch/Concept/Pre-Preliminary (Optional)	<input type="checkbox"/> Amendment
	<input type="checkbox"/> Conditional Use (formerly special exception)	<input type="checkbox"/> Local Map Amendment	<input type="checkbox"/> APF at Building Permit	<input type="checkbox"/> Other:
Project Description & Previous Approvals  (proposed land uses, zoning, no. of units, square footage, construction phasing, prior approvals and proposals, existing uses, site operations, year built, status of Adequate Public Facilities [APF], other relevant info)	10 Proposed Single Family Lots in an R-200 Cluster.  NRI / FSD # 4-20191420 Approved 6-10-2019			
1. Site Access  (proposed access location(s), existing/adjacent/opposite curb cuts, interparcel connections, access configurations and restrictions, internal circulation, private roads, parking/loading areas, other relevant info)	Site Access via a new Public Street with Cul-de-Sac - West Side of Radwick Lane			



2. Transportation Analysis Requirement	<input type="checkbox"/> Transportation Impact Study Generates <u>50</u> or more total weekday peak hour person trips (vehicular, transit, bicycle, and/or pedestrian) with no reductions other than a credit for existing developments over 12 years old, <u>AND</u> is outside of the White Flint and White Oak Policy Areas. Fill out remainder of this form and include in transportation impact study appendix.		<input checked="" type="checkbox"/> Transportation Study Exemption Statement Generates <u>49</u> or fewer total weekday peak hour person trips (vehicular, transit, bicycle, and/or pedestrian) with no reductions other than a credit for existing developments over 12 years old, <u>OR</u> within White Flint and White Oak Policy Areas. Fill out PAR and trip generation sections below, and include with exemption statement.		
3. Policy Area Review (PAR)  Only for projects filed before 1/1/17	<input type="checkbox"/> TPAR (1/1/13 – 12/31/16) 0, 25, 50%: _____ (TPAR = Transportation Policy Area Review)	<input type="checkbox"/> PAMR (11/15/07 – 12/31/12) 0-50%: _____ (PAMR = Policy Area Mobility Review)	<input type="checkbox"/> Exempt (no square footage increase or fewer than 3 new trips) <u>or</u> 1/1/17 or later) <input type="checkbox"/> No PAR (7/1/03 – 11/14/07) <input type="checkbox"/> PATR (before 6/30/03) (PATR = Policy Area Transportation Review)		
4. Transportation Mitigation Agreement (TMAg) Required?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes (In Transportation Management District [TMD])		<input type="checkbox"/> Amend Existing TMAg	
5. Established Transportation Management District (TMD)?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes      TMD Name: _____			
<b>Transportation Impact Study Assumptions</b> <span style="float: right;"><i>Include Tables/Graphics, As Needed</i></span>					
6. Study Years / Phases	Existing Year: _____		Phases / Build-out Year(s): _____		
7. Study Periods	<input type="checkbox"/> AM <input type="checkbox"/> PM <input type="checkbox"/> Mid-day <input type="checkbox"/> Saturday <input type="checkbox"/> Sunday <input type="checkbox"/> Other: _____				
8. Study Intersections (For projects generating 50 or more person trips, list all signalized & significant unsignalized intersections, and site driveways traffic counts <b>must be collected within 12-months of completed and accepted application</b> )	# of tiers of intersections to study (refer current LATR Guidelines): _____ <i>For the purpose of determining the number of tiers of study intersections, trip calculation for the subject site should also include nearby unbuilt properties in common ownership. No trip reductions should be taken in this calculation other than a credit for existing developments over 12 years old.</i>				
	1)		7)		
	2)		8)		
	3)		9)		
	4)		10)		
	5)		11)		
	6)		add more rows if necessary		
9. Trip Generation  (clearly cite sources and methodology including use of average rates vs. equation; include trip generation for existing site, current approvals, proposed uses, and net changes)	Total Person Trips  <u>18.4</u>	Vehicle Trips* (Auto Driver)	Transit Trips*	Walking Trips* (non-motorized + transit)	Bicycling Trips* (non-motorized)
	* Only required if total peak hour person trips are 50 or more in either the AM or PM peak hour. Sum of all vehicle, transit, and non-motorized trips shall be the equivalent of total person trips. Use table at the end of the form to show all calculations and assumptions for mode breakout.				

<p>10.Trip Reductions</p> <p>(include justification and supporting documentation for internal capture, pass-by, diverted, Transportation Demand Management)</p>	
<p>11.Trip Distribution %</p> <p>(include a map of the proposed project in addition to a list or table)</p>	
<p>12.Pipeline Developments to be considered as background traffic</p> <p>(include name, plan #, land uses, and sizes for approved but unbuilt developments or concurrently pending applications; info can be obtained from the M-NCPPC Pipeline website: - website is updated quarterly)</p>	
<p>13.Pipeline Transportation Projects to be considered as background condition</p> <p>(fully funded for construction in County Capital Improvement Program, State Consolidated Transportation Program, developer projects, etc. within the next 6 years)</p>	



Preliminary Mitigation Analysis		<i>*Refer to the LATR Guidelines for details on how to mitigate</i>		
14.Vehicular Analysis	<input type="checkbox"/> Vehicular Analysis Anticipated (Vehicular mitigation to be determined after study)	<ul style="list-style-type: none"> <li>TEST: HCM Analysis is required to be provided for all intersections analyzed in studies for: 1) "Red &amp; Orange" policy areas, and 2) intersections with a CLV of more than 1,350 in "Yellow &amp; Green" policy areas. 3) <b>CLV analysis required for all intersections regardless of policy area. CLV assessment and signal timing worksheets are to be included in the study appendix.</b></li> <li>MITIGATION: Required if HCM delay analyses exceed policy area standard</li> </ul>		
15.Pedestrian Analysis	<input type="checkbox"/> Pedestrian Mitigation Anticipated	<ul style="list-style-type: none"> <li>TEST: If the plan generates 50 or more pedestrian peak hour trips, mitigation of surrounding pedestrian conditions is required</li> <li>MITIGATION: Required if ADA non-compliance issues within 500 foot radius of site boundary and if pedestrian crosswalk delay at LATR intersections within 500 feet of site boundary is lower than Level of Service (LOS) D</li> </ul>		
16.Bicycle Analysis	<input type="checkbox"/> Bicycle Mitigation Anticipated	<ul style="list-style-type: none"> <li>TEST: If the plan generates 50 or more bicycle peak hour trips and is within 0.25 miles of an existing educational institution or existing/planned bikeshare station, mitigation of surrounding bicycle conditions is required</li> <li>MITIGATION: Required to make improvements to provide a low Level of Traffic Stress to any existing similar facility within 750 feet of the site boundary; Alternatively, project may provide a master planned improvement that provides an equivalent improvement in the level of traffic stress for cyclists</li> </ul>		
17.Transit Analysis	<input type="checkbox"/> Transit Mitigation Anticipated	<ul style="list-style-type: none"> <li>TEST: If the plan generates 50 or more transit peak hour trips and the peak load of bus routes at bus stops within 1,000 feet of site boundary exceeds (or is worse than) peak load of LOS D (1.25 transit riders per seat during the peak period in the peak direction), mitigation of transit conditions is required</li> <li>MITIGATION: Required to provide or fund improvements that would mitigate the trips exceeding the standard that are attributable to the development</li> </ul>		
Additional Analysis or Software Required	<input type="checkbox"/> Queuing Analysis <input type="checkbox"/> Signal Warrant Analysis <input type="checkbox"/> Weaving/Merge Analysis	<input type="checkbox"/> Accident Analysis <input type="checkbox"/> Synchro <input type="checkbox"/> SIDRA	<input type="checkbox"/> VISSIM <input type="checkbox"/> CORSIM <input type="checkbox"/> Other _____	

**M-NCPPC Clarifications**

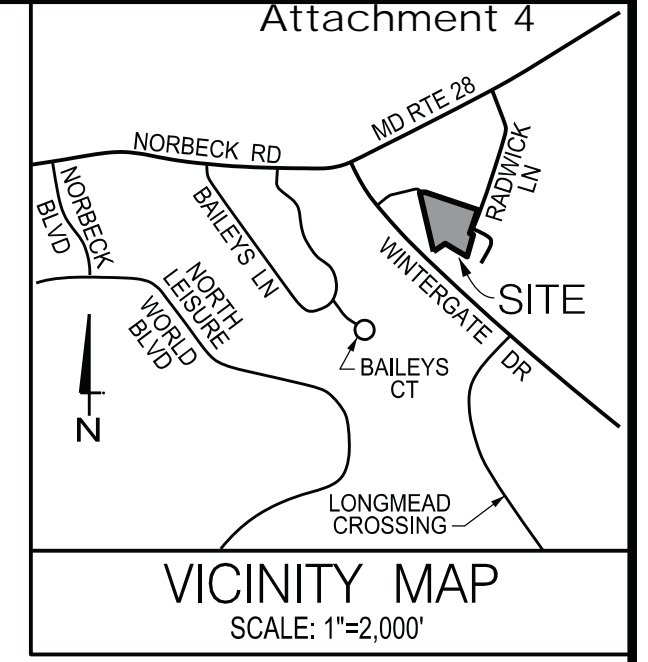
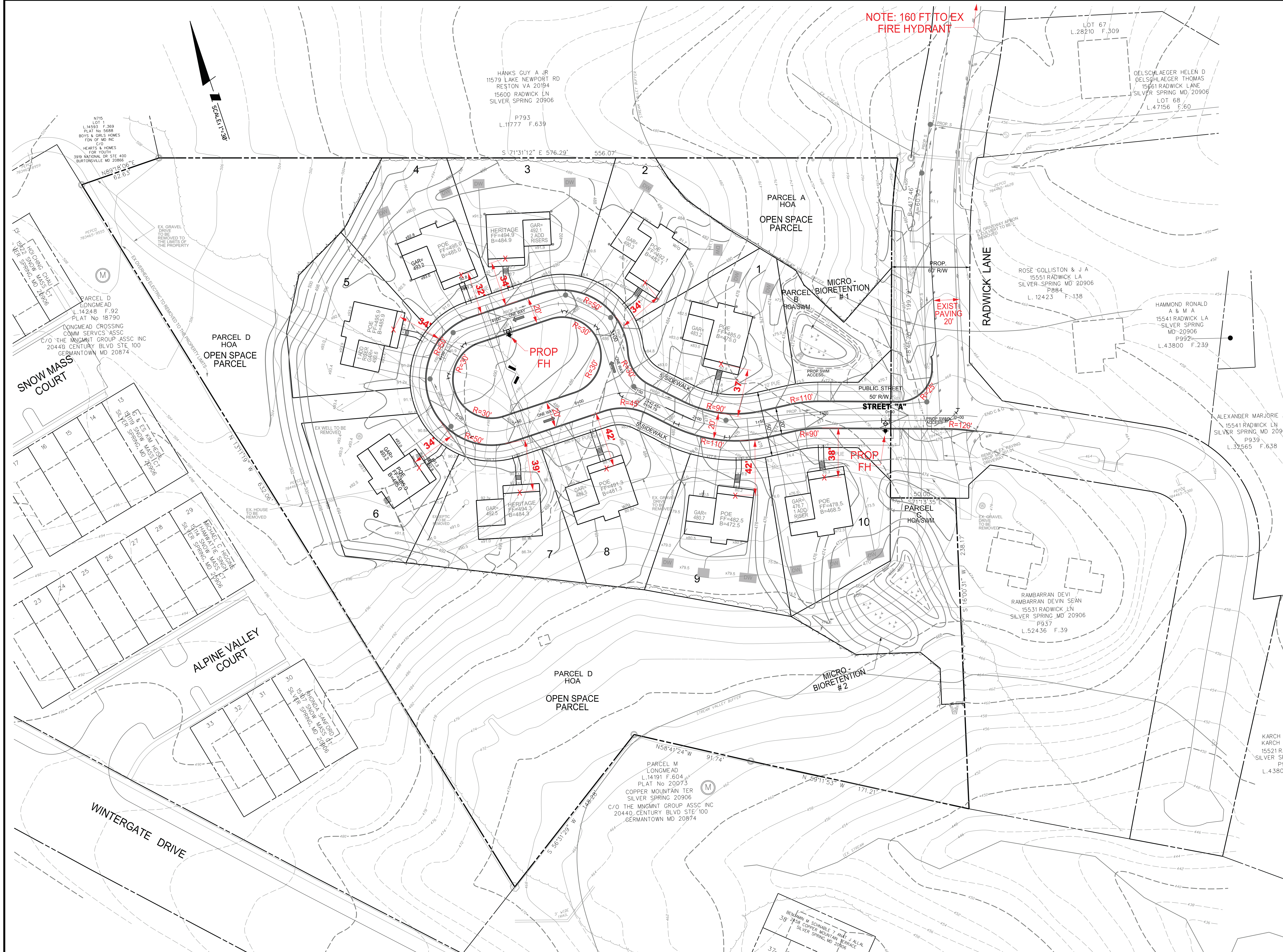
- Transportation impact study will comply with all other requirements of the LATR Guidelines not listed on this form.
- If physical improvements are proposed as mitigation, the transportation impact study will demonstrate feasibility with regards to right-of-way and utility relocation (at a minimum).
- In the event that the development proposal significantly changes after this transportation impact study scope has been agreed to, the Applicant will work with M-NCPPC staff to amend the scope to accurately reflect the new proposal.
- A receipt from MCDOT showing that the transportation impact study review fee has been paid will be provided to M-NCPPC DARC at the time the development application is submitted.
- Minimum of seven paper copies (more if near the County line or an incorporated City) and two PDF copies of the transportation impact study and appendices will be provided.

**Additional Assumptions / Special Circumstances for Discussion**

Site Trip Generation Estimate Worksheet				
<b>Step 1: Vehicle Trips</b>				
ITE Land use Code	210			
Development Size	10 DU			
ITE trip generation estimate formula/rate* AM	0.85	Total AM Vehicle Trips	8.5	
ITE Trip generation estimate formula/rate* PM	0.99	Total PM Vehicle Trips	9.9	
<b>Step 2: Policy Area Conversion</b>				
Policy Area # & Name		Trip Adjustment Factor	_____%	
Applied Policy Area Adjusted Value AM				
Applied Policy Area Adjusted Value PM				
<b>Step 3: Mode Split</b>			AM	PM
Auto Driver	%	Results		
Auto Passenger	%	Results		
Transit	%	Results		
Walking (transit + non-motorized)	%	Results		
Bicycling (non-motorized)	%	Results		

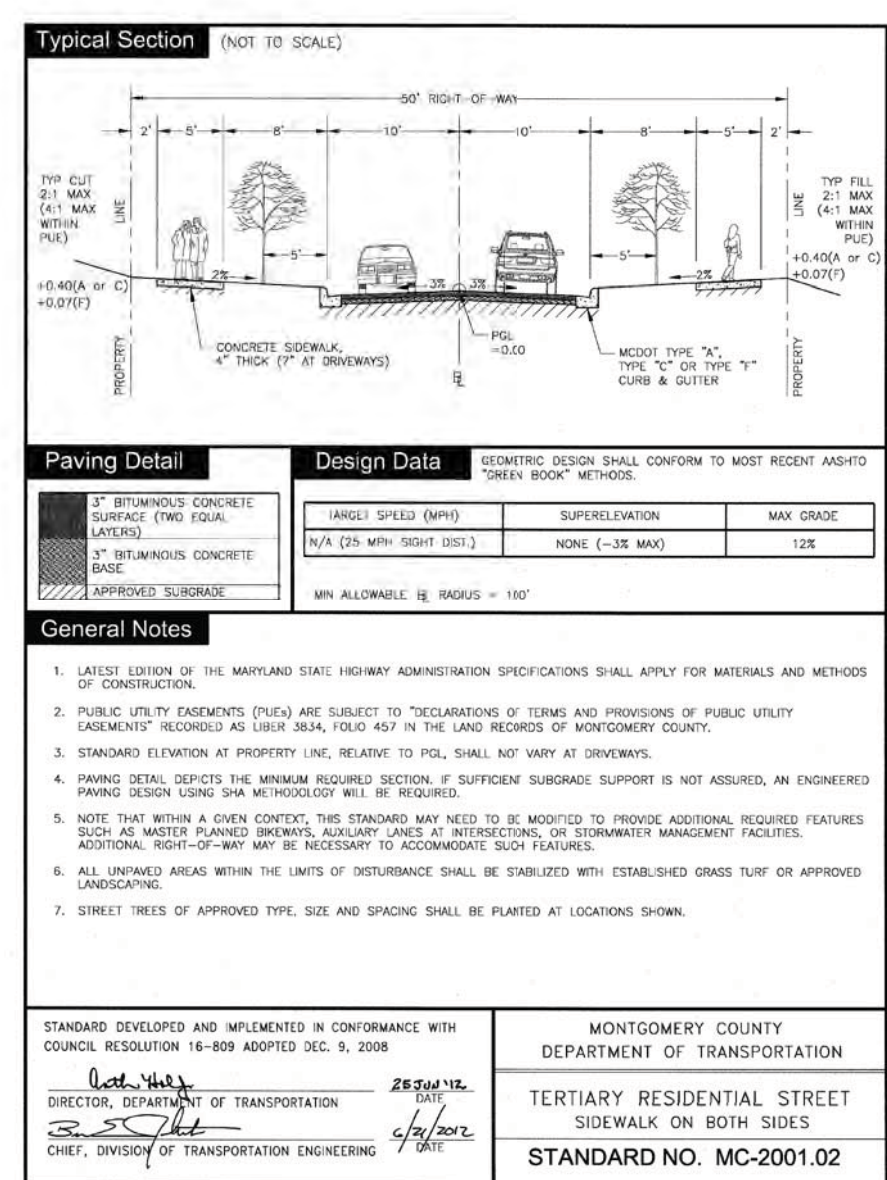
Complete one of these tables for EACH use included in the application. Enter results into "Transportation Impacts Analysis" section of the form.





NOTE: NO PARKING ON STREET A. A TRAFFIC ORDER WILL BE SUBMITTED TO DFRS

**NOTES**  
X - MAIN HINGED DOOR LOCATION  
⦿ PROPOSED FIRE HYDRANT



**GENERAL NOTES**

- THE SUBJECT PROPERTY IS IDENTIFIED AS P880 AND P901  
THE TAX ID NUMBER IS P880 - 13-00982498  
P901 - 13-00982501  
THE PROPERTY OWNER IS - MARCELLO NUCCI  
7304 CONNECTICUT AVENUE, CHEVY CHASE, MD 20815
- THE AREA OF THE SUBJECT PROPERTY IS: P880 - 3.97 Ac  
P901 - 1.84 Ac  
TOTAL - 5.81 Ac
- THE WSSC 200 SCALE SHEET FOR THIS PROPERTY IS 221NW03.  
THE TAX MAP REFERENCE FOR THIS PROPERTY IS H562
- THE NR/FSD PLAN NUMBER 420191420 WAS APPROVED BY M-NCPPC ON JUNE 10, 2019
- THERE ARE NO STREAMS, SPRINGS, WETLANDS, SEEPS OR FLOODPLAINS ON SITE, ACCORDING TO SITE OBSERVATIONS, THE NATIONAL WETLANDS INVENTORY MAP AND A DRAINAGE AREA LESS THAN 30 ACRES. STREAM VALLEY BUFFERS EXTEND TO THE SITE AT THE NORTHEAST AND SOUTHEAST CORNERS OF THE SITE.
- THE SOURCE OF THE TOPOGRAPHY IS A FIELD SURVEY DATED MARCH 2005 BY MACRIS, HENDRICKS, GLASCOCK, P.A. THE TOPOGRAPHY FOR THE SUBJECT PROPERTY WAS VERIFIED BY KIM ENGINEERING IN FEBRUARY 2019. OFFSITE TOPOGRAPHY WITHIN 100 FEET OF THE SITE IS FROM MONTGOMERY COUNTY GIS IN FEBRUARY 2019.
- THE SOURCE OF THE BOUNDARY FOR THE SUBJECT PROPERTY IS FROM A BOUNDARY SURVEY BY MACRIS, HENDRICKS, GLASCOCK, P.A. IN 2005 AND VERIFIED BY KIM ENGINEERING IN FEBRUARY 2019. THE SURROUNDING PROPERTY LINES ARE FROM AVAILABLE RECORDS.
- THE SUBJECT PROPERTY IS NOT LOCATED ON THE LOCATIONAL ATLAS OF THE INDEX OF HISTORICAL SITES.
- THE SUBJECT PROPERTY IS IN THE NORTHWEST BRANCH WATERSHED, WHICH IS DESIGNATED AS A CLASS IV WATERWAY BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (COMAR 26.08.02.02(N)).
- THERE ARE NO SLOPES GREATER THAN 25% OR GREATER THAN 15% ON HIGHLY ERODIBLE SOILS.
- THE SITE IS NOT LOCATED IN A SPECIAL PROTECTION AREA OR A PRIMARY MANAGEMENT AREA.
- THE CURRENT ZONING OF THE PROJECT IS R-200
- PEPCO, COMCAST AND VERIZON ARE THE PUBLIC UTILITY COMPANIES THAT WILL PROVIDE SERVICE TO THIS SITE.
- 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 SITE PLAN APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS AND BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER INFORMATION FOR THE SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE PLANNING BOARD'S APPROVAL.

**FIRE CODE ENFORCEMENT**  
Fire Department Access Review  
Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.  
BY: SML\* FH: 43 DATE: 6/17/2020

Developer's Certificate  
The Undersigned agrees to execute all the features of the Plan Approval No. 120200150 including Approval Conditions, Development Program, and Landscape and Lighting Plan.  
Developer: MARCELLO NUCCI  
Address: 7304 CONNECTICUT AVENUE, CHEVY CHASE, MD 20815  
Phone: 301-440-7716  
Signature: \_\_\_\_\_

OWNER  
MARCELLO NUCCI  
7304 CONNECTICUT AVENUE  
CHEVY CHASE, MD 20815  
ATT: MARCELLO NUCCI  
301-440-7716

**Kim Engineering, Inc.**  
MBE/DBE/SWaM  
5901 Ammendale Road, Suite F, Beltsville, MD 20705  
240-542-4238  
www.kimengineering.com  
Baltimore, MD - Beltsville, MD - Fairfax, VA  
Civil Engineering - Land Surveying - Geotechnical Engineering

NO.	REVISION	BY	DATE

DATE	JOB NO.	DESIGNED	TECHNICIAN	CHECKED
DECEMBER 2019	1214	KVC	HN	KVC

GRAPHIC SCALE 1"=30'

WSSC GRID: 221NW03  
TAX MAP: HS562  
ADC MAP: 47&48-A7&8  
1214/ENG/EXHIBIT/FIRE PLAN

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
License No. 30736, Exp. Date: 08/03/20

MISS UTILITY  
Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation.

**NOT FOR CONSTRUCTION**

**FIRE DEPARTMENT ACCESS PLAN**

**PRELIMINARY PLAN NO. 120200150**

**FIRE DEPARTMENT ACCESS PLAN**

**RADWICK LANE PROPERTY**

PARCELS 901 & 880, FLINT HILL  
13TH, WHEATON ELECTION DISTRICT  
SILVER SPRING, MARYLAND

SHEET 1 OF 1  
SCALE 1" = 30'