



Tomar's Addition, Administrative Subdivision Plan No. 620200060



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Completed:9/21/2020

Description

Request to create one lot from a parcel of land for a single-family detached house.

Location: 10514 Warfield Street.

Master Plan: 2012 *Kensington Sector Plan*.

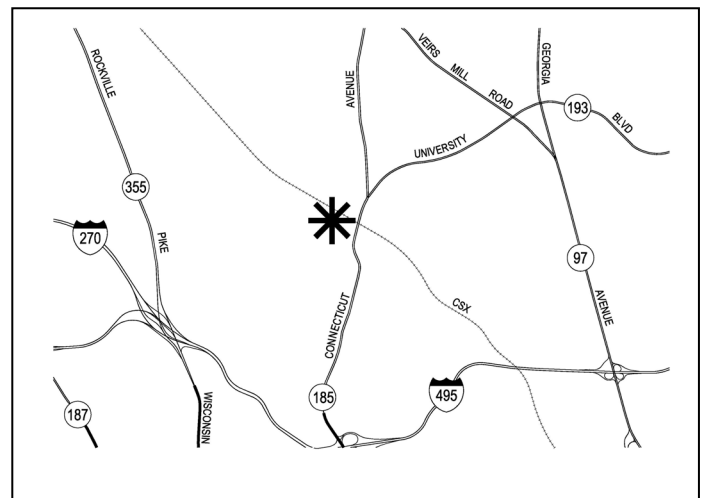
Zone: R-60.

Property Size: 0.13 acres.

Applicant: YKB Investments LLC.

Acceptance Date: February 12, 2020.

Review Basis: Chapter 50, Subdivision Regulations.



Summary

- Staff recommends approval with conditions.
- The Application includes a request for waivers of Sections 50.4.3.D.3.a and 50.4.3.E.3.b to reduce the amount of dedication on Warfield Street to allow the Property to remain at or above 6,000 square feet in size in order to meet Zoning Ordinance requirements.
- Staff and MCDOT staff support the waiver request, which includes the provision of a Public Improvements Easement where dedication is not possible.
- Staff has received an objection from a neighboring property owner, triggering Planning Board review.

PRELIMINARY PLAN RECOMMENDATION AND CONDITIONS

Staff recommends approval of Administrative Subdivision Plan No. 620200060, subject to the following conditions:

1. The Administrative Subdivision Plan is limited to one lot for one single-family detached dwelling unit.
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.
3. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated July 28, 2020 and incorporates them as conditions of the Administrative Subdivision 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 Administrative Subdivision 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 April 1, 2020 and incorporates them as conditions of the Administrative Subdivision 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 Administrative Subdivision 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 March 10, 2020 and incorporates them as conditions of the Administrative Subdivision 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 Administrative Subdivision approval.

Forest Conservation/Environment

7. The Limits of Disturbance (LOD) on the Forest Conservation Exemption must be consistent with the LOD on the Sediment and Erosion Control Plan.
8. No clearing, grading, or any demolition may occur prior to receiving approval of the Sediment and Erosion Control Plan.

Transportation

9. The Applicant must provide and show on the record plat:
 - a. Five (5) feet Public Improvement Easement along Warfield Street in lieu of dedication.
 - b. Ten (10) feet Public Utility Easement along Warfield Street.

Record Plats

10. There shall be no clearing or grading of the site prior to recordation of plat(s).
11. The record plat must show all necessary easements.

Certified Preliminary Plan

12. The certified Preliminary Plan must show the following changes:
 - a. Remove Standard No. MC-2002.02 from sheet L-1.1.
13. The Applicant must include the stormwater management concept approval letter and Preliminary Plan Resolution on the approval or cover sheet(s).
14. The certified Preliminary Plan must contain the following note:

Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permit(s). Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot.

AREA AND SITE DESCRIPTION

The Subject Property (or the Property) is located 10514 Warfield Street approximately 90 feet north of Brainard Avenue. The Property is just outside of the Town of Kensington but within the limits of the 2012 *Kensington Sector Plan*. The surrounding areas are a mix of industrial uses and single-family residential development, with the rest of the Warfield Street block occupied by a landscape contractor and associated land uses. Kensington Park library and associated parking is located to the west of the Property.



Figure 1: Vicinity Map (Subject Property outlined in red)

The 6,000-square foot Property is part of Lot 2, of B. H. Warner's Addition to Kensington. The Property is currently vacant and is flat with no forest, streams, or environmental buffers.



Figure 2: Existing Conditions (Subject Property outlined in red)

PROJECT DESCRIPTION

The Applicant proposes to create one (1) lot from a part of a lot for the purpose of constructing one (1) single-family dwelling unit (Figure 4). In 1980, an adjoining lot with an existing single-family house located at 10512 Warfield Street was created by deed. The Subject Property is the remnant of the portion of the Property that was previously conveyed by deed and is 6,000 square feet, which is the minimum size for a lot in the R-60 Zone.

The proposed lot will have frontage and access from Warfield Street. Warfield Street was created through a 1914 record plat with a 40-foot right-of-way (ROW) and no additional dedication has occurred since the initial ROW creation. Warfield Street has approximately 16 feet of paving, with informal parking on both sides of the road. Montgomery County Department of Transportation (MCDOT) has agreed with Planning Staff that while this road would typically be classified as a Secondary Residential Street with a 60-foot ROW, this road can be accepted as a Secondary Residential Street with a 50-foot ROW. However, any ROW dedication would reduce the lot size below the minimum necessary for development. Thus, the Applicant is requesting to provide a 5-foot Public Improvement Easement (PIE) in lieu of dedication, with frontage improvements including a 5-foot sidewalk and 6-foot tree panel, as shown on the Administrative Subdivision Plan. This is an interim condition, with the final cross-section shown in Figure 3. As outlined in the findings below, MCDOT and Planning Staff support this request, as it allows for an acceptable cross-section, while providing safe and acceptable pedestrian and vehicular circulation.

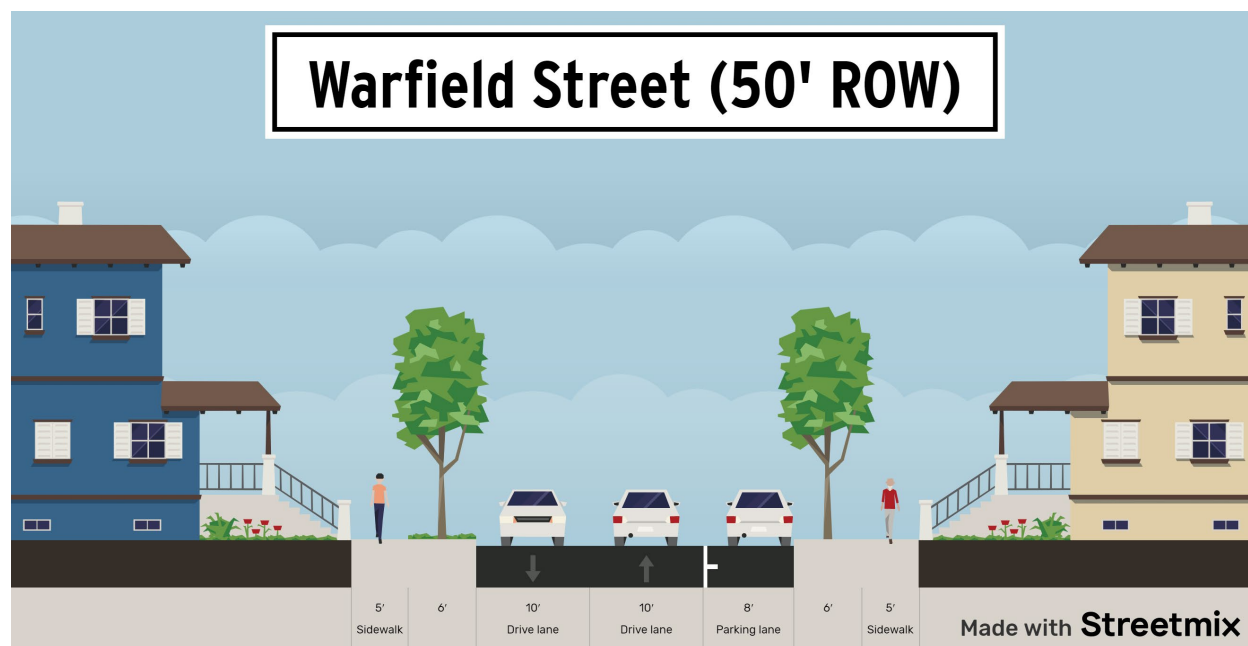
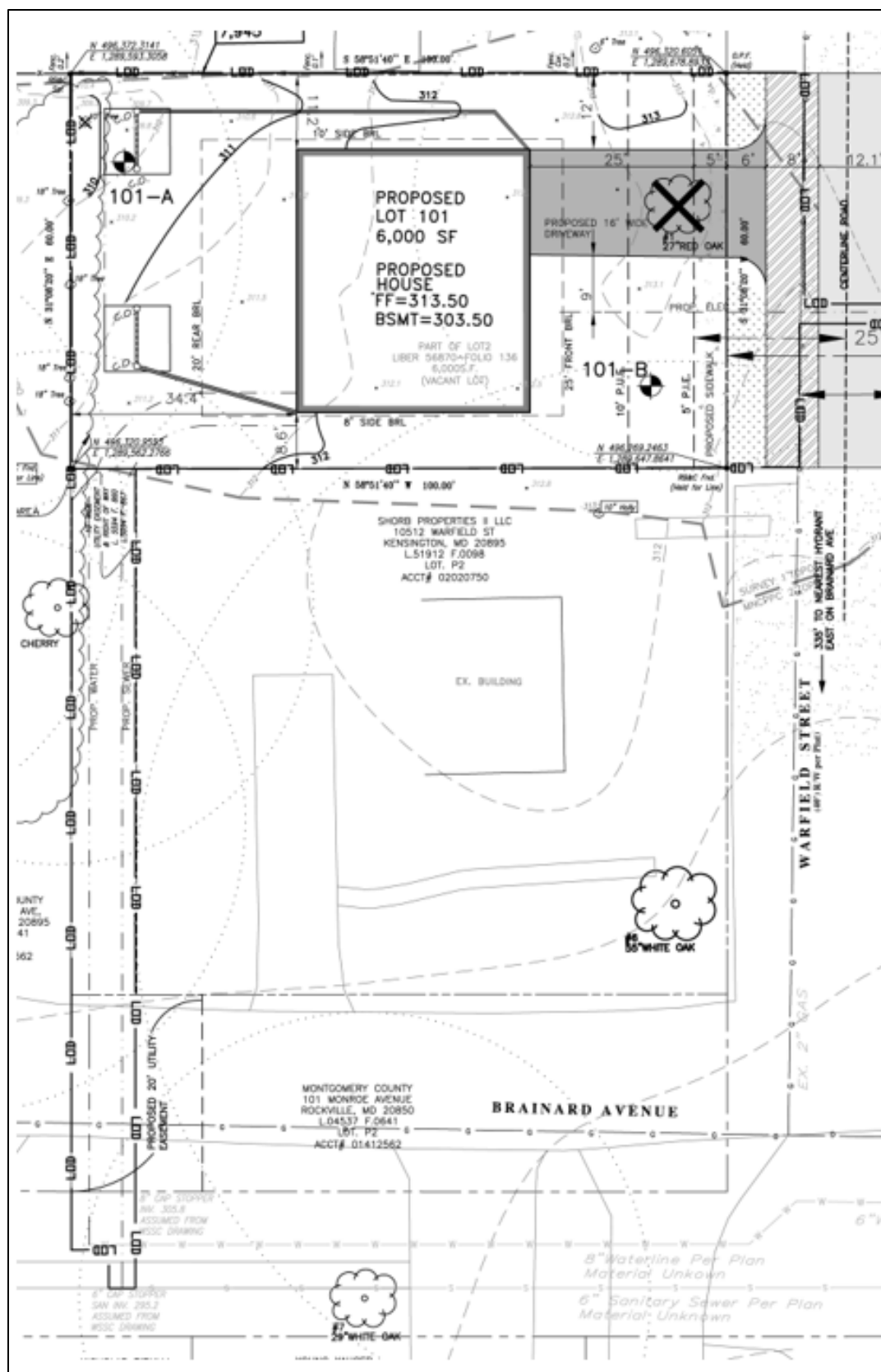


Figure 3: Final Warfield Street Cross-Section



ANALYSIS AND FINDINGS FOR CHAPTER 50, SECTION 6.1.C.

C. Subdivision for creation of certain residential lots. Up to 3 lots for detached houses are permitted in any residential zone under these procedures if:

1. The lots are approved for standard method development;

The proposed lot conforms to the standards for standard method development in the R-60 Zone.

2. Written approval for any proposed well and septic area is received from the Department of Permitting Services, Well and Septic Section before approval of the plat;

The proposed lot/unit will be served by public water and sewer. There is no well and septic proposed as part of this Application.

3. Any required road dedications and associated public utility easements are shown on the plat and the applicant provides any required improvements;

While the proposed lot meets the requirements of Chapter 59, the Application requires a finding under Section 50.4.3.E.2.a.i. to reduce the amount of dedication on Warfield Street to allow the Property to remain at or above 6,000 square feet in size in order to meet the R-60 Zone lot area requirements.

50.4.3.E.2.a.i. – Design Standards – Right-of-Way

Per Section 50.4.3.E.2.a.i., “The Planning Board may approve a narrower than standard road right-of-way, if it meets minimum fire access requirements and the Board finds that a narrower right-of-way is environmentally preferable, improves compatibility with adjoining properties, or allows better use of the tract under consideration.”

In this case, approving a 50-foot ROW meets minimum fire access requirements and allows better use of the tract under consideration.

As stated previously, the MCDOT has agreed with Planning Staff that while this road would typically be classified as a Secondary Residential Street with a 60-foot ROW, this road can be accepted as a Secondary Residential Street with a 50-foot ROW. MCDOT and Planning Staff support this request, as in addition to meeting minimum fire access requirements and allowing better use of the tract under consideration, the narrower 50-foot ROW also continues to allow for safe and acceptable pedestrian and vehicular circulation and an overall reduction of pavement width.

50-9 Subdivision Regulation Waiver

The Applicant proposes to provide a 5-foot Public Improvement Easement (PIE) in lieu of dedication, with frontage improvements including a 5-foot sidewalk and 6-foot tree panel.

While the proposed lot meets the requirements of Chapter 59, the Application requires waivers of Sections 50.4.3.D.3.a and 50.4.3.E.3.b to allow the Applicant to provide a 5-foot PIE in lieu of dedication on Warfield Street to allow the Property to remain at or above 6,000 square feet in size in order to meet the R-60 Zone lot area requirements.

Section 50.4.3.D.3.a. reads:

“Roads. In its consideration of the approval of a subdivision, the Board must require dedication and platting of adequate area to provide public roads and other public transportation facilities. These must be coordinated with other existing, planned, or platted roads, other features in the district, or with any road plan adopted or approved as a part of the General Plan.”

And Section 50.4.3.E.3.b. reads:

“Existing public roads. In a preliminary plan or administrative subdivision plan application containing lots fronting on an existing State, County, or municipally maintained road, the subdivider must provide any additional required right-of-way dedication and reasonable improvement to the road in front of the subdivision, including sidewalks and bicycle facilities, as required by Master Plan, the Road Design and Construction Code or by a municipality, whichever applies.”

The Planning Board may grant a waiver from a requirement of Chapter 50 after making the following required findings.

- I. *Due to practical difficulty or unusual circumstances of a plan, the application of a specific requirement of the Chapter is not needed to ensure the public health, safety, and general welfare:*

Instead of dedicating 5-foot of the Property’s frontage for additional Warfield Street ROW, the Applicant is providing a 5-foot PIE along the frontage of the Subject Property. The PIE will have the same legal effect as dedication because both establish a perpetual easement for public use and under both mechanisms the underlying fee simple ownership is retained by the grantor. There will be no practical difference between the proposed 5-foot PIE and ROW dedication because the easement area will be the same size, in the same location (5-foot along the Subject Property frontage), and used for the same purposes and by the same people, i.e. the public for driving. Walking and parking vehicles, and by the County for maintenance and road improvements.

- II. *The intent of the requirement is still met:*

The only technical difference between dedication and a PIE that impacts the Subdivision Plan is that dedication reduces the lot size and a PIE does not. Thus, with a PIE, the Subdivision Plan will create a buildable lot. Because a PIE and dedication will achieve the same end result, dedication is not needed to ensure the public health, safety and general welfare, and the PIE will fulfill the intent of Section 50.4.3.D.3.a and 50.4.3.E.3.b of the Montgomery County Code by providing additional public right-of-way for Warfield Street.

- III. *The waiver is:*

- a. *the minimum necessary to provide relief from the requirements:*

The requested waiver, which will allow the Applicant to grant a 5-foot PIE rather than dedicate 5-foot of frontage of the Subject Property, is the minimum necessary to provide relief from Sections 50.4.3.D.3.a and 50.4.3.E.3.b. The Applicant is not avoiding the requirement to provide additional Warfield Street ROW but doing it via a different mechanism.

- b. *consistent with the purposes and objectives of the General Plan.*

While the 2012 *Kensington Sector Plan* (the “Master Plan”) and 2018 *Master Plan of Highways and Transitways* Designations do not recommend a specific ROW width for Warfield Street, the waiver will enhance the Master Plan transportation network by increasing the width for Warfield Street and providing sidewalks, a tree panel and two 10-foot drive lanes. The ultimate configuration will be determined as adjoining properties redevelop and may include on-street parking and street trees. The additional width supports the Master Plan recommendation to “[e]ncourage pedestrian-centered urban design by using narrower urban road sections from the County’s context-sensitive design standards.”

4. The requirements for adequate public facilities under Section 4.3.J. are satisfied before approval of the plat;

Public facilities will be adequate to support and service the subdivision.

Access, Circulation, and Parking

One private driveway is proposed onto the site from Warfield Street.

Pedestrian Facilities

Currently, there are no sidewalks on Warfield Street. The Applicant will provide a five-foot sidewalk and a six-foot landscape panel along the property’s frontage with Warfield Street.

Roads and Transportation Facilities

As stated previously, the Applicant will provide a 5-foot PIE, in lieu of dedication, to accommodate the sidewalk and landscape panel, as shown on the Administrative Subdivision Plan.

Local Area Transportation Review (LATR)

A traffic study is not required to satisfy the APF’s LATR test because the Project generates generate fewer than 50 person trips in the peak hour, which occurs within the weekday morning (6:30 to 9:30 a.m.) and evening (4:00 to 7:00 p.m.) peak periods.

Schools Adequacy Test

The Subject Application satisfies the schools portion of the APF test. The Project is located within the Walter Johnson School Cluster, which has capacity to support the proposed administrative subdivision. The Project adds one new single family detached dwelling unit, therefore, the Application qualifies for the *de minimis* (three units or less) exemption.

Other Public Facilities and Services

Other utilities, public facilities and services, such as water, sewer, electric, telecommunications, police stations, firehouses and health services are currently operating within the standards set by the Subdivision Staging Policy Resolution currently in effect.

5. Forest conservation, stormwater management, and environmental protection requirements are satisfied before approval of the plat.

Environmental Guidelines

Staff approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD No. 42020062E) on November 22, 2019. The Property contains no streams or stream buffers, wetlands or wetland buffers, hydraulically adjacent steep slopes, 100-year floodplains, or known habitats of Rare, Threatened and Endangered species, or historic resources. The Property is within the Lower Rock Creek Watershed, which is a Maryland State Use Class I-P stream. This watershed is not in a Special Protection Area. The submitted Administrative Subdivision Plan is in conformance with the Montgomery County Planning Department's *Environmental Guidelines*.

Forest Conservation

The project is subject to the Montgomery County Forest Conservation law (Chapter 22A of the Code) but the Property is exempt from Article II under Section 22A-5(s)(2). Forest Conservation Plan Exemption No. 42020062E, was approved on November 22, 2019, satisfying the applicable requirements of the Forest Conservation Law. This exemption was granted because the proposed activity occurs on a tract of land less than 1 acre in size that will: clear no more than 20,000 square feet of forest; and the afforestation requirements are not in excess of 10,000 square feet. There are no specimen trees on-site and a Tree Save Plan was not required.

Stormwater Management

The Administrative Subdivision Plan received an approved stormwater concept plan from the Montgomery County Department of Permitting Services, Water Resources Section on April 1, 2020.

ANALYSIS AND FINDINGS – Chapter 50, Section 50.4.3 – Technical Review

1) The layout of the subdivision, including size, width, shape, orientation and density 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 proposed lot was reviewed for compliance with the dimensional requirements for the R-60 Zone as specified in the Zoning Ordinance. The proposed lot dimensions, size, width, shape and orientation are appropriate for the location of the subdivision and this type of development and will meet all dimensional requirements for area, frontage, width, and setbacks in the zone. The proposal is consistent with the intent of the R-60 Zone that reads as follows:

“... to provide designated areas of the County for moderate density residential uses. The predominant use is residential in a detached house. A limited number of other building types may be allowed under the optional method of development.”

Pursuant to Section 59.4.4.9 of the current Zoning Ordinance, applicable development standards for a Standard Method development in the R-60 Zone are as follows:

R-60		Provided
Lot Area	6,000sf	Lot 1
		6,000sf
Principal Building Placement		
Lot Width at Front Lot Line / Front Building Line	25' / 60'	60' / 60'
Front Setback (Minimum)	25'	≥25'
Side Setback	Sides: 8' min. 18' total	8' or more each side
		18' or more total
Rear Setback	20'	≥20'
Building Height	35'	35' or less
Lot Coverage	35% (max)	35% or less

While the proposed lot meets the requirements of Chapter 59, the Application requires a finding under Section 50.4.3.E.2.a.i. to reduce the amount of dedication on Warfield Street to allow the Property to remain at or above 6,000 square feet in size in order to meet the R-60 Zone lot area requirements.

50.4.3.E.2.a.i. – Design Standards – Right-of-Way

Per Section 50.4.3.E.2.a.i., “The Planning Board may approve a narrower than standard road right-of-way, if it meets minimum fire access requirements and the Board finds that a narrower right-of-way is environmentally preferable, improves compatibility with adjoining properties, or allows better use of the tract under consideration.”

In this case, approving a 50-foot ROW meets minimum fire access requirements and allows better use of the tract under consideration.

As stated previously, the MCDOT has agreed with Planning Staff that while this road would typically be classified as a Secondary Residential Street with a 60-foot ROW, this road can be accepted as a Secondary Residential Street with a 50-foot ROW. MCDOT and Planning Staff support this request, as in addition to meeting minimum fire access requirements and allowing better use of the tract under consideration, the narrower 50-foot ROW also continues to allow for safe and acceptable pedestrian and vehicular circulation and an overall reduction of pavement width.

50-9 Subdivision Regulation Waiver

The Applicant proposes to provide a 5-foot Public Improvement Easement (PIE) in lieu of dedication, with frontage improvements including a 5-foot sidewalk.

While the proposed lot meets the requirements of Chapter 59, the Application requires waivers of Sections 50.4.3.D.3.a and 50.4.3.E.3.b to allow the Applicant to provide a 5-foot PIE in lieu of dedication on Warfield Street to allow the Property to remain at or above 6,000 square feet in size in order to meet the R-60 Zone lot area requirements.

Section 50.4.3.D.3.a. reads:

“Roads. In its consideration of the approval of a subdivision, the Board must require dedication and platting of adequate area to provide public roads and other public transportation facilities. These must be coordinated with other existing, planned, or platted roads, other features in the district, or with any road plan adopted or approved as a part of the General Plan.”

And Section 50.4.3.E.3.b. reads:

“Existing public roads. In a preliminary plan or administrative subdivision plan application containing lots fronting on an existing State, County, or municipally maintained road, the subdivider must provide any additional required right-of-way dedication and reasonable improvement to the road in front of the subdivision, including sidewalks and bicycle facilities, as required by Master Plan, the Road Design and Construction Code or by a municipality, whichever applies.”

Per Section 50.9., the Planning Board may grant a waiver from a requirement of Chapter 50 after making the following required findings.

- I. *Due to practical difficulty or unusual circumstances of a plan, the application of a specific requirement of the Chapter is not needed to ensure the public health, safety, and general welfare:*
Instead of dedicating 5-foot of the Property's frontage for additional Warfield Street ROW, the Applicant is providing a 5-foot PIE along the frontage of the Subject Property. The PIE will have the same legal effect as dedication because both establish a perpetual easement for public use and under both mechanisms the underlying fee simple ownership is retained by the grantor. There will be no practical difference between the proposed 5-foot PIE and ROW dedication because the easement area will be the same size, in the same location (5-foot along the Subject Property frontage), and used for the same purposes and by the same people, i.e. the public for driving, walking and parking vehicles, and by the County for maintenance and road improvements.
- II. *The intent of the requirement is still met:*
The only technical difference between dedication and a PIE that impacts the Subdivision Plan is that dedication reduces the lot size and a PIE does not. Thus, with a PIE, the Subdivision Plan will create a buildable lot. Because a PIE and dedication will achieve the same end result, dedication is not needed to ensure the public health, safety and general welfare, and the PIE will fulfill the intent of Section 50.4.3.D.3.a and 50.4.3.E.3.b of the Montgomery County Code by providing additional public right-of-way for Warfield Street.
- III. *The waiver is:*
 - a. *the minimum necessary to provide relief from the requirements:*
The requested waiver, which will allow the Applicant to grant a 5-foot PIE rather than dedicate 5-foot of frontage of the Subject Property, is the minimum necessary to provide relief from Sections 50.4.3.D.3.a and 50.4.3.E.3.b. The Applicant is not

avoiding the requirement to provide additional Warfield Street ROW but doing it via a different mechanism.

b. consistent with the purposes and objectives of the General Plan.

While the 2012 *Kensington Sector Plan* (the "Master Plan") and 2018 *Master Plan of Highways and Transitways* Designations do not recommend a specific ROW width for Warfield Street, the waiver will enhance the Master Plan transportation network by increasing the width for Warfield Street and providing sidewalks, a tree panel, an 8-foot-wide on-street parking lane and two 10-foot drive lanes. The additional width supports the Master Plan recommendation to "[e]ncourage pedestrian-centered urban design by using narrower urban road sections from the County's context-sensitive design standards."

Therefore, Staff recommends approval of the Subdivision Regulation Waiver, and that the Planning Board accept the 5-foot PIE in lieu of dedication.

2) The preliminary plan substantially conforms to the master plan.

The Property is in the 2012 *Kensington Sector Plan* but not specifically mentioned in the Plan. However, it does meet the general recommendations.

For example, the Plan recommends:

Encourage pedestrian-centered urban design by using narrower urban road sections from the County's context-sensitive design standards.

The reduction of the ROW from 60-feet to 50-feet meets the Sector Plan goals. Additionally, the Application will build the first segment of sidewalk on Warfield Street.

Increase tree canopy cover along streets and within medians, within existing neighborhoods, commercial areas, and on parkland.

The Application will provide a 6-foot green panel with street trees to shade Warfield Street, which currently has no street trees.

Master-Planned Roadways and Bikeways

Warfield Street is not classified in the *Kensington Sector Plan* or the *Master Plan of Highways and Transitways*; the existing right-of-way (ROW) is 40-feet and the street is partially unpaved.

Warfield Street features a unique assembly of uses and zoning—residential, industrial, and commercial. The Planning Department's desired condition for Warfield Street is a Secondary Residential Street (MC-2002.02) with a reduced 50-foot ROW, including two 10-foot travel lanes and an eight-foot parking lane. The existing conditions warrant a reduced ROW, which will retain the neighborhood's character while ensuring safe and adequate vehicular access.

The Applicant is providing a five-foot public improvement easement (PIE) along the property's frontage to enable Warfield Street to be reclassified as a Secondary Residential Street with a 50-foot reduced right-of-way. Requiring roadway dedication will preclude development of this parcel. A 5-foot PIE will also be required for future development on the east side of Warfield Street to ensure the 50-foot ROW is provided. Ultimately, on-street parking is proposed for the east side of Warfield Street, pending future redevelopment. In the interim, until the east side of Warfield Street is redeveloped, on-street parking is proposed on the west side, adjacent to the property frontage.

Thus, with the 5-foot PIE and required frontage improvements, the project is in conformance with the 2012 *Kensington Sector Plan*.

3) Public facilities will be adequate to support and service the area of the subdivision.

As stated in detail above, public facilities will be adequate to support and service the subdivision.

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

As previously stated, a Forest Conservation Plan Exemption, No. 42020062E, was approved on November 22, 2019, satisfying all requirements of the Forest Conservation Law.

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

As previously stated, the Administrative Subdivision Plan received an approved stormwater concept plan by the Montgomery County Department of Permitting Services, Water Resources Section on April 1, 2020.

6) Any burial site of which the applicant has actual notice or constructive notice or that is included in the Montgomery County Inventory and located within the subdivision boundary is approved under Subsection 50-4.3.M.

Not applicable; the Applicant is not aware of any burial sites and the Property is not included in the Montgomery County Inventory.

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

Not applicable.

COMMUNITY OUTREACH

The Applicant has complied with all the submittal and noticing requirements.

CONCLUSION

The Administrative Subdivision Plan meets the technical requirements of Section 50.6.1.C., including the technical requirements of 50.4.3 of the Subdivision Regulations. The lot meets all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conforms to the recommendations of the 2012 *Kensington Sector Plan*. Access and public facilities will be adequate to serve the proposed lot, and the Application has been reviewed by other applicable county agencies, all of which have recommended approval of the plan. Therefore, this Administrative Subdivision Plan is approved, subject to the conditions above.

Attachments:

1. Administrative Subdivision Plan
2. Subdivision Waiver Request
3. MCDPS Concept Plan Acceptance Letter
4. MCDOT Design Exception Letter
5. MCDPS Fire Department Access Approval Letter

GENERAL NOTES:

- 1) ZONE: R60
- 2) WATER CATEGORY - W-1 SEWER CATEGORY - S-1
- 3) BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY: SNIDER ASSOCIATES, INC. JUNE, 2019
- 4) ADJACENT CONTOURS & PROPERTY BOUNDARY INFORMATION BASED ON MNCPPC GIS DATA.
- 5) TOTAL TRACT AREA = 6,000 SF OR 0.13 AC.
- 6) PROPERTY SHOWN ON TAX MAP HP343
- 7) PROPERTY SHOWN ON WSSC 200' SHEET 213NW04
- 8) PROPERTY SHOWN ON MONTGOMERY COUNTY SOILS SURVEY MAP No. 23 SOIL TYPE(S): 2UB GLENELG-URBAN 0-8% AND 2UC GLENELG-URBAN 8-15%

- 9) THERE IS NO 100 YEAR FLOODPLAIN ASSOCIATED WITH THE PROPERTY ACCORDING TO THE FEMA FLOOD MAP COMMUNITY PANEL #24031C 03650
- 10) SITE IS LOCATED IN THE LOWER ROCK CREEK WATERSHED USE I-P.
- 11) LOCAL UTILITIES INCLUDE:
SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION & ONSITE SEPTIC
WATER - WSSC
ELECTRIC - PEPCO
TELEPHONE - VERIZON
- 12) THERE ARE NO WELLS WITHIN 100 FEET OF THE PROPERTY.
- 13) PROPERTY ADDRESS:
10514 WARFIELD STREET
KENSINGTON, MD 20817
- 14) NRI/PSD EXEMPTION APPROVAL # 4202062E
- 15) THE BUILDING FOOTPRINTS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. FINAL BUILDING LOCATIONS WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.
- 16) THE PROPERTY IS INSIDE THE BETHESDA-CHEVY CHASE HIGH SCHOOL CLUSTER.

SEQUENCE OF CONSTRUCTION:

1. CONSTRUCT ON LOT 101

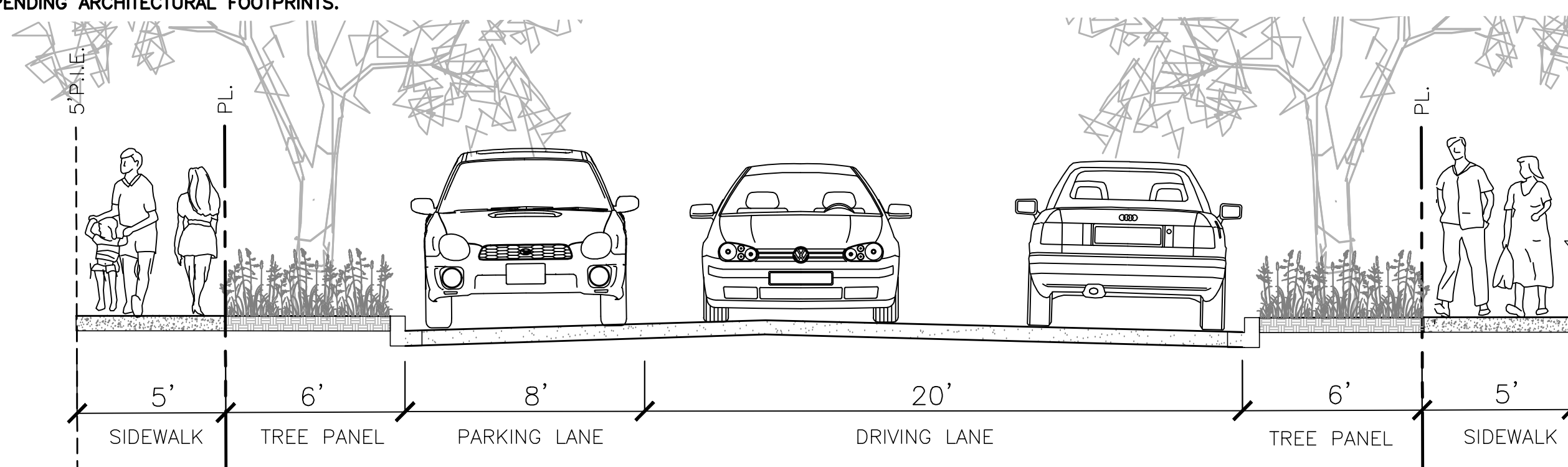
SITE TABULATIONS:

PROPERTY (ACRES)	0.13 AC (6,000 SF)
NET PROPERTY (ACRES)	0.13 AC (6,000 SF)
AREA BY ZONE	0.13 AC (6,000 SF)
TOTAL UNITS THEORETICAL YIELD	1

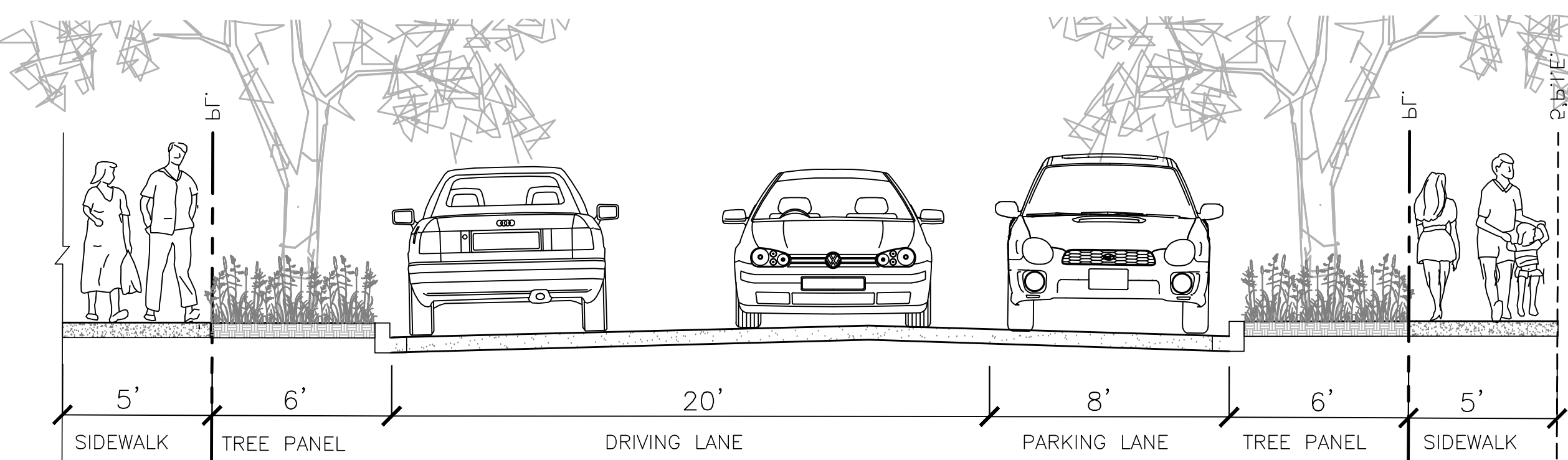
Table 1: R-60 Zone, Standard Method Development Standards*

PLAN DATA	Required/Permitted	Proposed	Lot 1
1. Lot and Density (59.4.4.9.B.1.)	6,000 sq. ft.	6,000 sq. ft.	
Density (max) (59.4.4.8.B.1.)	7.26	7.26	
Density (units/acre)			
Coverage (max)	35%	< 30%	
Lot			
Specification for Lot & Density			
a. Lot width at the front building line and setback requirements may be reduced under Section 4.4.3. Historic Districts.			
b. Development with a detached house building type may have to satisfy Section 4.4.1.B., Residential Infill Compatibility.			
2. Placement (59.4.4.9.B.2.)			
Principal Building Setbacks (min)			
Front setback	25 ft.	25 ≥ ft.	
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	25 ft.	NA	
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	25 ft.	NA	
Side setback	8 ft.	8 ≥ ft.	
Sum of side setbacks	18 ft.	18 ≥ ft.	
Rear setback	20 ft.	20 ≥ ft.	
Specification for Principal Building Setbacks			
Development may have to satisfy Section 4.4.1.A., Established Building Line			
Height (max) (59.4.4.9.B.3.)	35 ft.	< 35 ft.	

NOTE: THE PROPOSAL IS FOR THE STANDARD METHOD OF DEVELOPMENT.
** SUBJECT TO DPS ESTABLISHED BUILDING RESTRICTION LINE.
BUILDING COVERAGE SCALED PER LOT SIZE AND IS SUBJECT TO CHANGE
PENDING ARCHITECTURAL FOOTPRINTS.



INTERIM SECTION SCALE: 1/4" = 1'-0"



FINAL SECTION SCALE: 1/4" = 1'-0"

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION RELATING TO THE BOUNDARY FOR THE SUBJECT PROPERTY INCLUDED IN THIS PRELIMINARY PLAN IS CORRECT. THAT IT IS THE RESULT OF A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE LAWS REGULATING LAND SURVEYING IN THE STATE OF MARYLAND.

JANUARY 8, 2020
DATE:

Matthew N. Snider
SNIDER SURVEYS, INC.
MATTHEW N. SNIDER, PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 21406
LICENSE EXPIRES: 06/08/2020

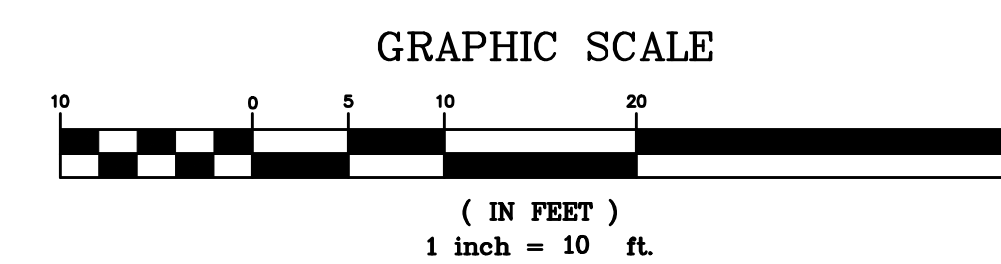


LIST OF DRAWINGS

SHEET #	DESCRIPTION
L-1.1	ADMINISTRATIVE SUBDIVISION PLAN
L-1.2	ADMINISTRATIVE SUBDIVISION PLAN - APPROVAL SHEET

CONCEPTUAL LIMITS OF
DISTURBANCE:
*LOD = 7,945 SF

*INCLUDES UTILITY WORK
IN THE ROW AND EASEMENT



LEGEND

- EXISTING TREE
- EXISTING SIGNIFICANT TREE ≥24" AND <30" DBH WITH CRZ
- EXISTING SPECIMEN TREE ≥30" DBH WITH CRZ
- SCRUB/HEDGE
- LIMITS OF SURVEY
- EXISTING PROPERTY BOUNDARY
- PROPOSED LIMITS OF DISTURBANCE
- BUILDING RESTRICTION LINE (BRL)
- PROPOSED UTILITIES
- PROP. CONTOUR
- PERF. SCHEDULE 40" PVC WITH CLEANOUT
- SOLID SCHEDULE 40" PVC
- EX. CONTOUR
- PROPOSED HOUSE
- EXISTING HOUSE
- PROPOSED DRYWELL
- PROPOSED EASEMENT
- TREE REMOVAL
- PROPOSED PARKING LANE
- PROPOSED DRIVE AISLE
- PROPOSED TREE PANEL
- PROPOSED SIDEWALK

NOTES:

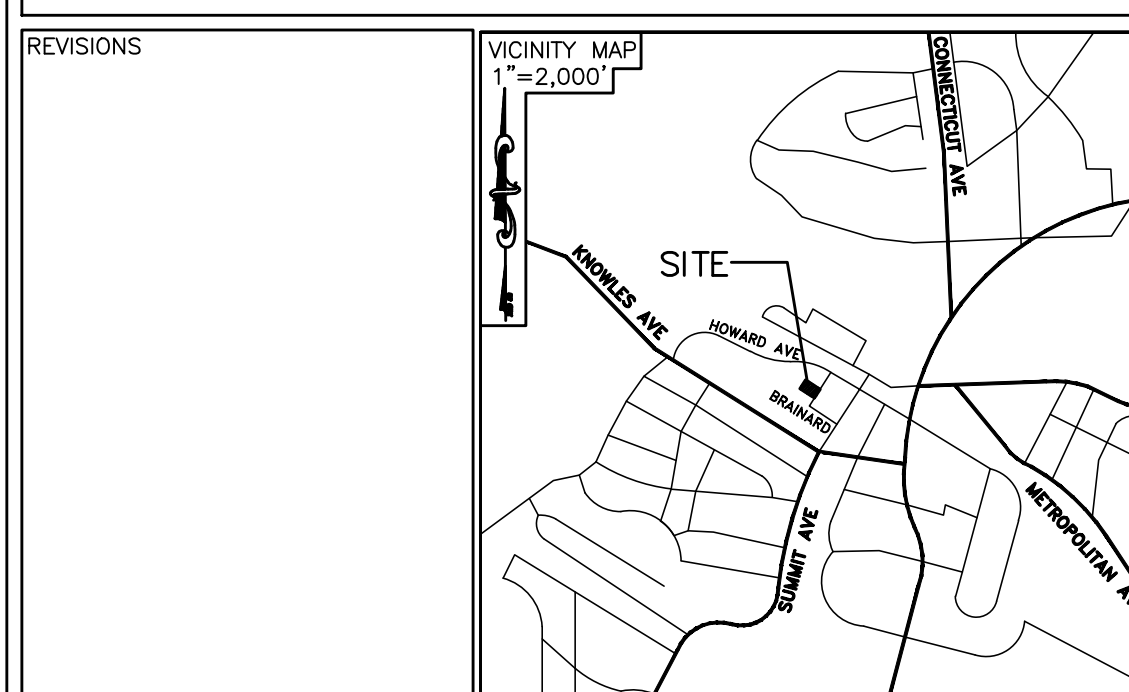
- EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THEY ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY. ALL UTILITY LOCATIONS MUST BE FIELD LOCATED.
- RESIDENTIAL DRIVEWAY TO COMPLY TO MONTGOMERY COUNTY STANDARD NO. MC-301.01.

ADMINISTRATIVE SUBDIVISION PLAN
NO. 620200060

PROJECT
TOMAR'S ADDITION
LOT 101
10514 WARFIELD STREET
KENSINGTON, MD 20895

PREPARED FOR
YKB INVESTMENTS LLC, IN CARE OF:
SHAIL TOMAR
10 DUDLEY COURT, BETHESDA MD 20814
shailt@hotmail.com

NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
5140 DORSEY HALL DRIVE, 2ND FLOOR
BALTIMORE, MD 21244
BALT. 443.542.9199
WWW.NORTONLANDDESIGN.COM



WATER CLASS	I-P	WATERSHED	LOWER ROCK	FEMA FLOODPLAIN MAP PANEL #	24031C03650
TRIBUTARY	NULL				
TAX MAP	HP343	200' SHEET	213NW04	ADC MAP PAGE	36 C-3
SCALE	AS SHOWN	DATE	FEB. 2020	PROJ. NO.	19-010
				SHEET NO.	L-1.1



Casey L. Cirner
301.517.4817
ccirner@milesstockbridge.com

June 9, 2020

Chairman Casey Anderson, Esq.
Members of the Montgomery County Planning Board
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Subdivision Waiver Request
Administrative Subdivision Plan No. 620200060
Tomar's Addition

Dear Chairman Anderson and Members of the Montgomery County Planning Board:

Pursuant to §50.9 of the Montgomery County Code and in conjunction with Administrative Subdivision Plan No. 620200060 (the "Subdivision Plan"), the Applicant, YKB Investments, LLC, respectfully requests a waiver of the requirement to dedicate public right-of-way set forth in §§50.4.3.D.3.a and 50.4.3.E.3.b of the Montgomery County Code¹ so that the proposed lot remains a buildable lot under the Montgomery County Zoning Ordinance.² In lieu of dedication, the Applicant will grant Montgomery County a public improvements easement ("PIE") to offset the requested waiver.

The subject property is a part of a lot located at 10514 Warfield Street in Kensington (the "Subject Property") and is classified in the R-60 zone. The Subdivision Plan will establish the Subject Property as 1 lot for the construction of 1 detached dwelling unit. The proposed lot is exactly 6,000 square feet, the minimum area needed to record a property as a buildable lot in the R-60 zone. A waiver from the dedication

¹ Section 50.4.3.D.3.a of the Montgomery County Code provides that the Board "in its consideration of the approval of a subdivision, [] must require dedication and platting of adequate area to provide public roads and other public transportation facilities. These must be coordinated with other existing, planned, or platted roads, other features in the district, or with any road plan adopted or approved as part of the General Plan." Section 50.4.3.E.3.b provides that "[i]n a preliminary plan or administrative subdivision plan application containing lots fronting on an existing State, County, or municipally maintained road, the subdivider must provide any additional required right-of-way dedication and reasonable improvement to the road in front of the subdivision, including sidewalks, bicycle facilities, as required by Master Plan, the Road Design and Construction Code or by a municipality, whichever applies."

² The Applicant also argues, in the alternative, that a waiver from §50.4.3.D.3.a is not necessary because that provision requires dedication when the Board is considering a "subdivision." "Subdivision" is defined in §50.2.2 of the Montgomery County Code as "[t]he division or assemblage of a lot, tract, or parcel of land into one or more lots or parcels or other divisions for the purpose, whether immediate or future, of sale or development. The definition of subdivision does not include a bona fide division of exclusively agricultural land not for development purposes. A resubdivision is a subdivision." The Subdivision Plan does not "subdivide" the Subject Property because it merely confirms its existing boundaries and does not divide the Subject Property or assemble it with other properties. The Applicant also argues, in the alternative, that a waiver from §50.4.3.E.3.b is not necessary because it requires dedication and reasonable improvement by a "subdivider." A "subdivider, applicant, developer" is defined in §50.2.2 of the Montgomery County Code as "an individual, partnership, corporation, or other legal entity and its agent that undertakes the subdivision of land or the activities covered by this Chapter. The terms include all persons involved in successive stages of the project, even though such persons may change and ownership of the land may change. Each term includes the other." Again, by definition, this application does not include a "subdivision."

Chairman Casey Anderson, Esq.
Members of the Montgomery County Planning Board
June 9, 2020
Page 2

requirement is, therefore, requested so that the proposed lot remains at 6,000 square feet, and the Subdivision Plan creates a buildable lot. Without the requested waiver, the dedication of additional right-of-way for Warfield Street will reduce the Subject Property by approximately 300 square feet, rendering it unbuildable.

I. Applicable Standard

The Planning Board may grant a waiver from the requirements of the Subdivision Regulations (Chapter 50 of the Montgomery County Code) if “due to practical difficulty or unusual circumstances of a plan, the application of a specific requirement of the Chapter is not needed to ensure the public health, safety, and general welfare; the intent of the requirement is still met; and the waiver is (i) the minimum necessary to provide relief from the requirements; and (ii) consistent with the purposes and objectives of the General Plan.” §50.9.3.A, Montgomery County Code.

II. Background

The Subject Property is part of Lot 2, B. H. Warner’s Addition to Kensington, Plat Book 2, Plat No. 171, dated 1914. Lot 2 was originally platted as a 10+ acre lot in 1914, prior to the enactment of the Regional District Act, and was subsequently subdivided into many properties, which now generally consist of the Subject Property, the residential area adjoining to its south, which includes the Kensington Library, and the crafts/services area along Howard Avenue adjoining its northern boundary. Specifically, the Subject Property was the remnant from the deed dated October 15, 1980 and recorded among the Land Records for Montgomery County, Maryland in Liber 5594 at folio 860, which conveyed out 8,000 square feet, thereby creating the adjoining property located at 10512 Warfield Street.

The Applicant acquired the Subject Property in October 2018 for the purpose of constructing a home for its authorized agent, Shail Tomar, and his family. To the Applicant’s detriment, however, it was only later discovered that the Subject Property was not platted, but rather was created by deed in 1980 by a predecessor in title and, therefore, must go through the preliminary plan process and be platted prior to the issuance of a building permit. Accordingly, the Applicant filed this Subdivision Plan in February 2020.

The Subject Property is classified in the R-60 zone and is 6,000 square feet in size, which is the minimum lot size for the zone. The Subject Property fronts on and will have access to and from Warfield Street, which is a public road with a 40’ right-of-way and approximately 16’ of paving. The Department of Transportation (“DOT”) has indicated that, since Warfield Street was created by plat in 1914, it should be a Secondary Residential Street, which, by its standards, has a 60’ right-of-way. However, a 60’ right-of-way would require approximately 600 square feet of dedication from the Subject Property, which would significantly reduce it below the 6,000-square-foot minimum lot, thereby rendering it unbuildable. Thus, the unusual circumstances presented in the Subdivision Plan, the lot size restriction, generated development review committee comments from DOT and M-NCPPC Staff in support of a 50’-wide right-of-way for

Chairman Casey Anderson, Esq.
Members of the Montgomery County Planning Board
June 9, 2020
Page 3

Warfield Street³ and 5'-wide PIE along the frontage of the Subject Property, with an adjoining (not overlapping) 10' public utility easement, in lieu of a 60' right-of-way. Thus, the waiver from §§50.4.3.D.3.a and 50.4.3.E.3.b of the Montgomery County Code will allow the 5' PIE on the Subject Property, in lieu of dedication, which would otherwise result in the practical difficulty of the Subdivision Plan creating an unbuildable lot.

III. The Requested Waiver Satisfies §50.9 of the Montgomery County Code.

A. Dedication is Not Needed to Ensure the Public Health, Safety, and General Welfare and the Intent of §§50.4.3.D.3.a and 50.4.3.E.3.b of the Montgomery County Code Is Still Met by the Subdivision Plan.

Instead of dedicating 5' of the Subject Property's frontage for additional Warfield Street right-of-way, the Applicant will grant Montgomery County a 5' PIE along the frontage of the Subject Property. The PIE will have the same legal effect as dedication because both establish a perpetual easement for public use and under both mechanisms the underlying fee simple ownership is retained by the grantor. Thus, there is no real practical difference between the proposed 5' PIE and dedication because the easement area will be the same size, in the same location (5' along the Subject Property's frontage), and utilized for the same purposes and by the same people, i.e. the public for driving, walking and parking vehicles, and by the County for maintenance and road improvements.

The only technical difference between dedication and a PIE that impacts the Subdivision Plan is that dedication reduces the lot size and a PIE does not. Thus, with a PIE, the Subdivision Plan will create a buildable lot. Because a PIE and dedication will achieve the same end result, dedication is not needed to ensure the public health, safety and general welfare, and the PIE will fulfill the intent of §§50.4.3.D.3.a and 50.4.3.E.3.b of the Montgomery County Code by providing additional public right-of-way for Warfield Street.

B. The Waiver is the Minimum Necessary to Provide Relief from §§50.4.3.D.3.a and 50.4.3.E.3.b of the Montgomery County Code and Is Consistent with the Purposes and Objectives of the General Plan.

The requested waiver, which will allow the Applicant to grant a 5' PIE rather than dedicate 5' of frontage of the Subject Property, is the minimum necessary to provide relief from §§50.4.3.D.3.a and 50.4.3.E.3.b of the Montgomery County Code. The Applicant is not avoiding the requirement to provide additional Warfield Street public right-of-way, but merely requesting to do it via a different mechanism.

Further, the waiver is consistent with the purposes and objectives of the General Plan. Although the 2012 Kensington Sector Plan (the "Master Plan") and 2018 Master Plan of Highways and Transitways Designations do not recommend a specific right-of-way width for Warfield Street,⁴ the waiver will enhance

³ A design exception request has been concurrently submitted to DOT for approval of the reduced 50'-wide right-of-way for Warfield Street.

⁴ The Applicant argues, in the alternative, that waiver is not required because dedication is not required as there is no recommended master planned right-of-way.

Chairman Casey Anderson, Esq.
Members of the Montgomery County Planning Board
June 9, 2020
Page 4

the Master Plan transportation network by increasing the right-of-way width for Warfield Street and providing sidewalks, a tree panel, an 8'-wide on-street parking lane and two 10'-drive lanes. The additional reduced right-of-way supports the Master Plan recommendation to "[e]ncourage pedestrian-centered urban design by using narrower urban road sections from the County's contest-sensitive design standards." (Master Plan p. 8).

IV. Conclusion

For the foregoing reasons, the Applicant respectfully requests that the Planning Board grant the requested waiver to allow a 5' PIE in lieu of dedication.

Very truly yours,



Casey L. Cirner

cc: Shail Tomar, YKB Investments, LLC
Michael Norton, Norton Land Design



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Hadi Mansouri
Acting Director

April 1, 2020

Mr. Michael A. Norton, PLA
Norton Land Design
5145 Dorsey Hall Drive, 2nd Floor
Ellicott City, MD 21042

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
Tomar's Addition
Administrative Subdivision Plan #: 620200060
SM File #: 285654
Tract Size/Zone: 0.138 Ac. / R-60
Total Concept Area: 0.166 Ac.
Lot: P2
Watershed: Lower Rock Creek

Dear Mr. Norton:

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 full ESD with the use of two 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. Use the latest design standards at time of plan submittal.

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

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

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



255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

Mr. Michael A. Norton, PLA
April 1, 2020
Page 2 of 2

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 David Kuykendall at 240-777-6332.

Sincerely,

Mark Etheridge

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

MCE: CN285654 Tomars Addition.DWK

cc: N. Braunstein
SM File # 285654

ESD: Required/Provided 374 cf / 400 cf
PE: Target/Achieved: 1.8"/1.8"
STRUCTURAL: 0.0 cf
WAIVED: 0.0 ac.



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

July 28, 2020

Ms. Amy Lindsey, Planner Coordinator
Area 2 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: Administrative Plan No. 620200060
Tomar's Addition

Dear Ms. Lindsey,

We have completed our review of the Administrative Plan dated June 17, 2020. A previous plan was reviewed by the Development Review Committee at its March 3, 2020 meeting. We recommend approval for the plan based to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

Significant Plan Review Comment

1. Warfield Street is classified as a Secondary Residential Street with 2 travel lanes. The minimum right-of-way (ROW) per Montgomery County Standard. MC-2002.01 for secondary streets is 60-feet. For the property owner to construct a house on this parcel, they need to plat the property. The applicant is proposing to plat the property along the existing deeded lot lines. They are not proposing to subdivide the property to create a second lot. If the applicant were to dedicate the additional right-of-way on their side of the road, the lot would not meet the minimum lot size requirements. Therefore, we recommend the Planning Board not require this applicant to

Office of the Director

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

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

dedicate additional right-of-way. The applicant will need to provide a 5-foot wide Public Improvement Easement (PIE) in lieu of dedication. We determined that the narrower right-of-way meets Montgomery County Code, Section 4.3.E.2. since "it allows for better use of the tract under consideration."

2. Show on the certified preliminary plan the following roadway cross section for Warfield Street that accommodates the existing right-of-way and PIE (from the centerline of the street):
 - a. 10-foot travel lane
 - b. 8-foot parking lane
 - c. 6-foot tree panel
 - d. 5-foot sidewalk
3. The driveway shall have a minimum of 25 feet in length between the garage door and the property line.
4. **Sight Distance:** A Copy of the accepted Sight Distance Evaluation certification is enclosed for your information and reference.

Note: The sight distance towards the right is limited by Howard Avenue (intersecting street).
5. **Storm Drain Analysis:** The storm drain analysis was reviewed and is acceptable to MCDOT. No improvements are needed to the downstream public storm drain system for this plan.
6. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
7. Posting of a right-of-way 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. Sidewalk, street trees, and curb and gutter (as necessary) along Warfield Street.
 - b. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.
 - c. Erosion and sediment control measures as required by Montgomery County Code 19-10(02) 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 the Department of Permitting Services (DPS) 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 the DPS.

Ms. Amy Lindsey
Administrative Plan No. 620200060
July 28, 2020
Page 3

Thank you for the opportunity to review this Administrative Subdivision plan. If you have any questions or comments regarding this letter, please contact myself for this project at brenda.pardo@montgomerycountymd.gov or (240) 777-7170.

Sincerely,

Brenda M. Pardo

Brenda M. Pardo, Engineer III
Development Review Team
Office of Transportation Policy

Enclosure

SharePoint\Transportation\Director's Office\Development Review\Brenda\Administrative Subdivision\AS620200060 Tomar's Addition\Letter\620200060-Tomar's Addition-DOT Administrative Subdivision Letter_7.28.20

cc-e:	Michael Norton	Norton Land Design
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Mark Terry	MCDOT DTEO
	Rebecca Torma	MCDOT OTP
	Correspondence folder FY2021	



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: B.H. Warner's Add. to Kensington Preliminary Plan Number: 1-

Street Name: Wartfield Street Master Plan Road Classification: Secondary

Posted Speed Limit: 25 mph

Street/Driveway #1 (Wartfield) Street/Driveway #2 (_____)

Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right <u>131</u>	_____	Right _____	_____
Left <u>278</u>	<u>✓</u>	Left _____	_____

Comments: Sight dist. to the right limited by intersecting Street.

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	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.

Matthew Nigel Brien 12/11/19
Signature Date

21406
PLS/P.E. MD Reg. No.



Montgomery County Review:

☒ Approved

☐ Disapproved:

By: Brenda M. Pardo

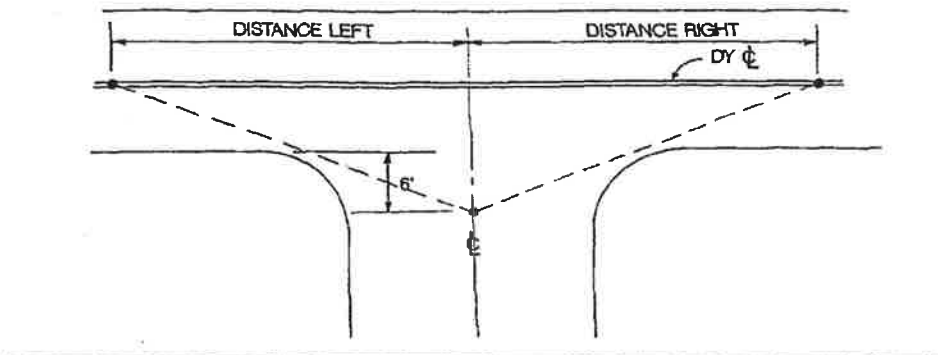
Date: 7/28/20



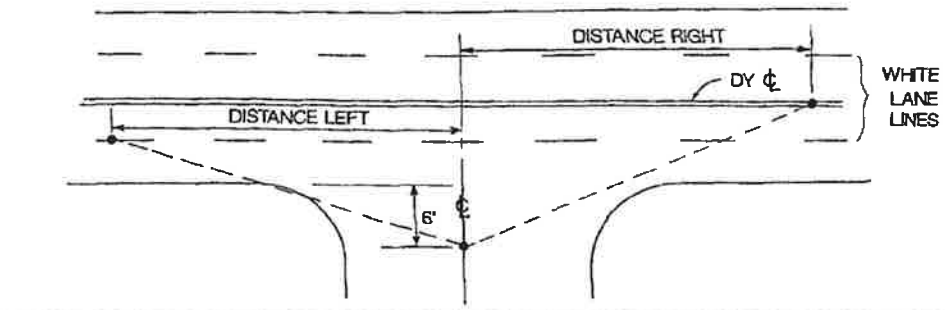
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION ATTACHMENT

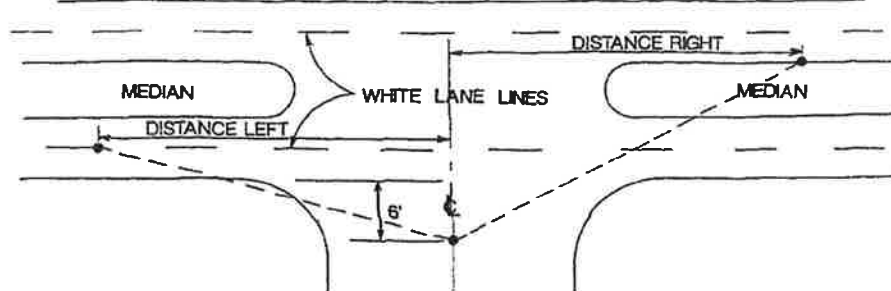
2 LANE UNDIVIDED ROADWAY



MULTI-LANE UNDIVIDED ROADWAY



MULTI-LANE DIVIDED ROADWAY





**Department of Permitting Services
Fire Department Access and Water Supply Comments**

DATE: 10-Mar-20
TO: Michael Norton
Norton Land Design, LLC
FROM: Marie LaBaw
RE: Tomar's Addition - 10514 Warfield Street
620200060

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **10-Mar-20**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

***** Existing lot deeded prior to 2010 does not require a FD access plan *****