



Hill Farm Lot 12 Block A, Administrative Subdivision Plan No. 620200100

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Completed: 9/18/20

Description

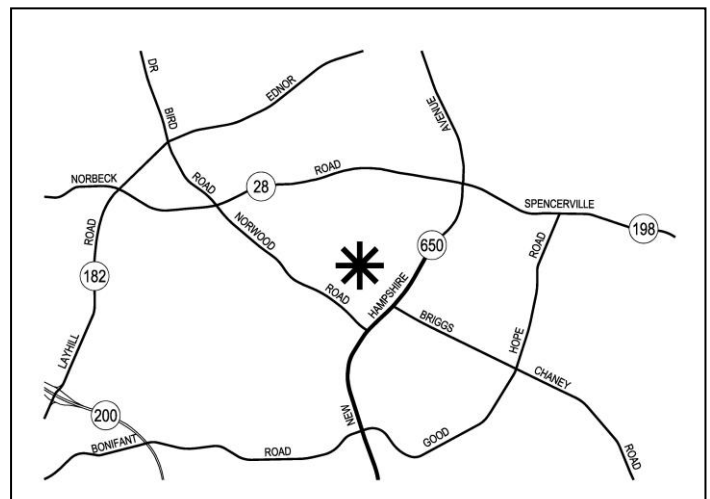
Hill Farm Lot 12 Block A, Administrative Subdivision Plan No. 620200100: Application to create one lot without frontage; +/-2.01 acres, on Norwood Road, located approximately 1,500 feet west of the intersection of New Hampshire Avenue and Norwood Road, Parcel: P715, Residential Estate (RE-2) Zone, 1997 Cloverly Master Plan.

Recommendation – Approval with conditions

Applicant: Ihab Ali & Sally Morsy

Acceptance Date: April 21, 2020

Review Basis: Chapter 50, Chapter 59 & Chapter 22A



Summary

- Staff recommends approval with conditions of the Administrative Subdivision Plan Application No. 620200100.
- Although this application is an Administrative Subdivision Plan, typically acted on by the Director, approval of a lot without frontage requires Planning Board action.
- Meets the applicability requirements for Administrative Subdivision Plan to create a lot for a single-family detached house.
- The Application is consistent with the Master Plan recommendation to maintain impervious surface levels between 10 and 15 percent for the subwatershed.
- Forest Conservation requirements will be met by protecting 0.24 acres of retained forest in a Category I conservation easement, and reforestation requirements will be met off-site at an M-NCPPC approved forest bank.
- The Planning Board granted one regulatory review extension, valid until October 2, 2020.
- To date Staff has not received any citizen correspondence on the Application.

Chapter 50, Section 6.1 of the County Code permits subdivision of land by filing an Administrative Subdivision Plan instead of a Preliminary Plan of Subdivision in limited circumstances. The necessary technical requirements of these applications must be reviewed under Section 50.4.3.

Under Section 50.6.3.B, the Planning Director must act upon the application, in writing, or may require that the application be acted upon by the Planning Board. In this particular case, because the lot will have no direct frontage on a public or private street, it requires Planning Board approval.

A Pre-submittal Community Meeting with the community/public/parties of record is not required. However, applicants must post signs on the development site and provide public notice that the application has been filed under Section 50.00.01.04 of the Administrative Procedures for Subdivision Plan Review.

On May 8, 2019, Ihab Ali and Sally Morsy ("Applicant") filed an application for an Administrative Subdivision Plan designated as Administrative Subdivision Plan No. 620200100 ("Administrative Subdivision Plan" or "Application"). The Application was filed for approval of one +/-2.01 acre lot in the RE-2 Zone, located approximately 1,500 feet west of the intersection of New Hampshire Avenue and Norwood Road identified as Parcel P715, Liber 57131, Folio 0415 ("Subject Property"), in the Cloverly Policy Area and 1997 *Cloverly Master Plan* ("Master Plan").

A notice of the Application was sent to all required parties by the Applicant on April 21, 2020. The notice gave the interested parties 15 days to review and comment on the contents of the Application. To date, staff has not received citizen correspondence regarding the Application.

RECOMMENDATION AND CONDITIONS

ADMINISTRATIVE SUBDIVISION PLAN 620200100: Staff recommends approval of the Administrative Subdivision Plan subject to the following conditions:

1. This approval is limited to one (1) lot for a single-family detached dwelling unit.
2. The Applicant must comply with the following conditions of approval of Preliminary/Final Forest Conservation Plan No. 620200100, approved as part of this Administrative Subdivision Plan:
 - a. The Applicant must schedule the required site inspections by M-NCPPC Forest Conservation Inspection Staff per Section 22A.00.01.10 of the Forest Conservation Regulations.
 - b. The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC Forest Conservation Inspection Staff.
 - c. Prior to the start of any demolition, clearing, grading, or construction for this development Application, the Applicant must record a Category I Conservation Easement over all areas of forest retention as specified on the approved Forest Conservation Plan. The Category I Conservation Easement must be in a form approved by the M-NCPPC Office of the General Counsel and must be recorded in the Montgomery County Land Records by deed. The Book/Page for the easement must be referenced on the record plat.
 - d. Prior to any demolition, clearing, grading or construction for this development Application, the Applicant must record an M-NCPPC approved Certificate of Compliance in an M-NCPPC approved off-site forest bank within the Anacostia River watershed to

satisfy the reforestation requirements for a total of 0.89 acres of mitigation credit. The off-site requirement may be met by purchasing credits from a mitigation bank elsewhere in the County, subject to Staff approval, if forest mitigation bank credits are not available for purchase within the Anacostia River watershed.

- e. Prior to the start of any demolition, clearing, grading or construction for this development Application, the Applicant must install permanent conservation easement signage along the perimeter of the conservation easements as shown on the FCP, or as directed by the M-NCPPC Forest Conservation Inspection Staff.
 - f. The Limits of Disturbance (“LOD”) shown on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved Final Forest Conservation Plan.
3. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Service (“MCDPS”) – Water Resources Section in its stormwater management concept letter dated July 29, 2020, and hereby 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 MCDPS – Water Resources Section provided that the amendments do not conflict with other conditions of the Administrative Subdivision Plan approval.
4. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated May 21, 2020, and hereby 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 provided that the amendments do not conflict with other conditions of the Administrative Subdivision Plan approval.
5. The Planning Board has reviewed and accepts the recommendations of the MCDPS – Fire Department Access and Water Supply Section in its letter dated August 13, 2020, and hereby 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 MCDPS may amend if the amendments do not conflict with other conditions of the Administrative Subdivision Plan approval.
6. Prior to approval of the record plat, the Applicant must obtain approval of a Well and Septic Plan from the Montgomery County Department of Permitting Services Well and Septic Division for the proposed private well and septic areas.
7. The record plat must show all necessary easements.
8. The record plat must reference the ingress/egress and utility easement to serve Lot 12 Block A.
9. The Adequate Public Facility (“APF”) review for the Administrative Subdivision Plan will remain valid for sixty (60) months from the date of mailing of the Planning Board Resolution.
10. Before approval of the Certified Administrative Subdivision Plan, the following revisions must be made and/or information provided subject to Staff review and approval:

- a. The Applicant must include the stormwater management concept approval letter and other applicable agency approval letters, development program, and Administrative Subdivision Plan resolution on the approval or cover sheet(s).
- b. The Certified Administrative Subdivision 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 Administrative Subdivision Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permit(s). Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval.
- c. Ensure consistency of between the data table in the Staff Report and the Administrative Subdivision Plan.

SITE LOCATION AND PROJECT DESCRIPTION

Site Location

The property ("Property" or "Subject Property"), identified as Parcel P715, Liber 57131, Folio 415 is located approximately 1,500-feet west of the intersection of New Hampshire Avenue and Norwood Road. It is approximately +/-2.01 acres and is zoned Residential Estate (RE-2). The Property is within the Cloverly Policy Area and in the 1997 *Cloverly Master Plan* ("Master Plan"). As depicted in the figure below, the Property is undeveloped and the majority of the Property is forested except for a small portion southwest of the Property. The Property is in the Northwest Branch Watershed, which is classified by the State of Maryland as Use Class IV waters. It is not located within a Special Protection Area or the Patuxent River Primary Management Area. Surrounding properties are all similar size or larger containing single-family detached houses in the RE-2 Zone as shown in Figure 1 below. There are no streams, wetlands, 100-year floodplains, stream buffers, or highly erodible soils on the Property.

This Property is tucked behind two unplatted parcels, each containing an existing single-family detached house as shown in Figure 2. The Property is accessed from Norwood Road through an existing 12-foot wide driveway currently serving the parcel directly south of the Subject Property. A separate driveway serves the parcel that fronts along Norwood Road. An existing 30-foot wide access easement is located along the eastern property lines of the two southern parcels and on the Subject Property. The Property is within the W-5 and S-6 water and sewer service categories.



Figure 1 – Vicinity Map

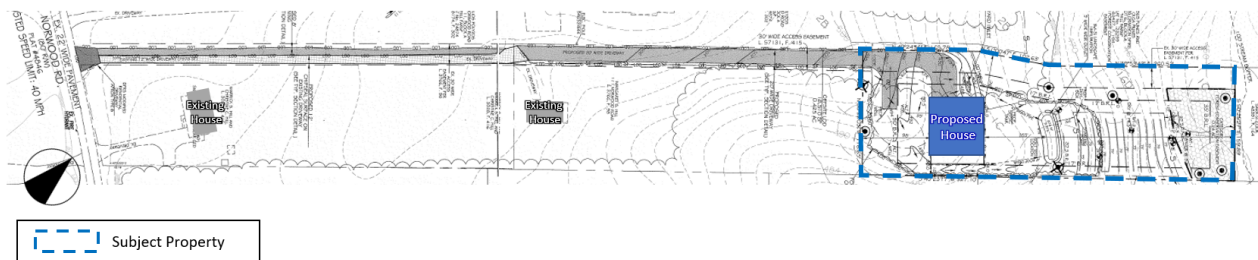


Figure 2 – Site Location

PROPOSAL

The Administrative Subdivision Plan No. 620200100 (“Application”) is a request to create one +/-2.01-acre lot to accommodate a single-family detached house as shown in Figure 3. The Property will be accessible from Norwood Road through an existing 12-foot wide driveway. As part of the Application, the existing driveway will be widened by an additional 8-feet for a total of 20-feet. The driveway will also be extended from where it currently terminates (abutting southern parcel) to the Subject Property. As proposed, the Property will not front along a public or private street. The Planning Board findings for a lot without frontage are detailed in the Analysis and Findings section in this report.

The Application proposes an 0.24-acre Category I Conservation easement to protect existing, retained forest on the Property. A new well and septic system will also be installed to serve the Property. As proposed, stormwater management goals will be met via landscape infiltration. This Application also includes a combined Preliminary/Final Forest Conservation Plan (FCP) No. 620200100 and a tree variance request to remove two specimen trees (Attachment C & D).



Figure 3 – Administrative Subdivision Plan

ANALYSIS AND FINDINGS

Chapter 50, Section 6.1.C Applicability

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 lot was submitted and is approved for standard method development in the RE-2 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 Property will be served by private well and septic. As conditioned, the Applicant must receive approval from the Department of Permitting Services, Well and Septic Division for the proposed private well and septic areas prior to approval of the record plat and therefore, this criteria will be satisfied.

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

As described below, the proposed lot does not have frontage on a public road and instead, will access the property through a 30-foot wide ingress/egress easement from Norwood Road to the Property. The Property does not have any frontage on Norwood Road and no public improvements are required at this time.

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

As conditioned, and discussed below, the requirements for adequate public facilities will be met prior to approval of the plat.

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

The Application is subject to the requirements of Chapter 22A, the Montgomery County Forest Conservation Law. As conditioned and discussed below in the Technical Review for the forest conservation section, the forest conservation requirements of Chapter 22A have been satisfied. Further, as conditioned and discussed in the findings below, the Application has received approval in a letter dated July 29, 2020 from the Montgomery County Department of Permitting Services (“MCDPS”), Water Resources Section for the stormwater management concept plan (Attachment E).

Chapter 50, Section 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;*

- a. The block design is appropriate for the development or use contemplated.

The Application proposes no new residential blocks.

- b. The lot design is appropriate for the development or use contemplated.

The Administrative Subdivision Plan meets all applicable sections of the Subdivision Code. The proposed lot size, width, shape, and orientation are appropriate for the location of the subdivision, taking into account the recommendations of the Master Plan, and the intent of the RE-2 Zone, to provide designated areas for large-lot residential uses.

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

The lot was reviewed for compliance with Section 50.4.3.D, “Public Sites and Adequate Public Facilities,” of the Subdivision Code. There are no Master Plan recommendations for public facilities or local recreation requirements for the Subject Property.

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

The lot was reviewed for compliance with the dimensional requirements for the RE-2 Zone as specified in the Zoning Ordinance. The lot meets the dimensional requirements as shown in Table 1 below except for the lot frontage requirement, which the Applicant is seeking a Planning Board waiver.

Table 1 – Development Standards Table

RE-2 Zone	Required by the Zone	Proposed for Approval
Minimum Lot Area	2.0 acres	+/-2.01 acres
Lot width at front building line	150 feet	176 feet
Lot width at front lot line	25 feet	176 feet
Frontage on street or open space	required, except as exempt under Chapter 50	See waiver
Maximum Lot Coverage	25%	Approximately 13.75%
Setbacks (min)		
Front	50 feet	50 feet or greater
Side	17 feet	17 feet or greater
Sum of side setbacks	35 feet	35 feet or greater
Rear	35 feet	35 feet or greater
Building Height (max)	50 feet	50 feet max
Site Plan Required	No	No

This Property will not have frontage on a public road. Per Chapter 50, Section 4.3.C, “every lot must abut on a public or private road” however,

- i. The Board may approve a maximum of 2 lots that do not abut a public or private road if the lots will be served by a private driveway that serves no other lots without frontage.*

As proposed, this Application is the first lot proposed for approval by the Board that will be served by a shared private driveway in this location. The Property and the unplatted parcel directly south will be served by an improved private driveway from Norwood Road that serves no other lots without frontage. The property fronting Norwood Road is served by a separate driveway to access the existing house as shown in Figure 2. Therefore, this requirement is satisfied.

- ii. The access to lots with no road frontage must be adequate to serve the lots for emergency vehicles and for installation of public utilities. In addition, the lots must be accessible for other public services and not detrimental to future development of adjacent lands.*

As proposed, the lot meets the above conditions. An existing 30-foot-wide common access easement and utility easement is located on the two unplatted parcels south of the Property between Norwood Road and along the eastern side of the proposed lot. There is also an existing 12-foot wide driveway that will be widened to 20-feet and extended to the Subject Property to accommodate emergency vehicles. On August 13, 2020 the Applicant received approval of the Fire Department Access Plan from the Montgomery County Department of Permitting Services Fire and Resources

Section demonstrating that access to the Property will be adequate for emergency vehicles. With the exception of water and sewer, other utilities are available along Norwood Road and will be brought into the site as needed within the existing access easement that will be maintained. This easement will also allow future access to the northern undeveloped parcel. Based on these conditions, Staff supports the waiver request for the proposed lot without frontage.

2. *The preliminary plan substantially conforms to the master plan;*

The Administrative Subdivision Plan substantially conforms to the Master Plan. Planning staff ("Staff") finds that the Application substantially complies with the 1997 *Cloverly Master Plan*. The Property is in the Residential Wedge area of the Master Plan and recommends low-density residential development that conforms to the zoning unless otherwise stated. Further, the Property is designated as having single-family residential in the Master Plan (p. 20) for specific land use recommendations and the proposed subdivision meets the master plan recommendations and requirements of the RE-2 Zone shown on the zoning map.

The Master Plan recommends that "ultimate subwatershed imperviousness levels should remain in the 10 to 15 percent range...." (p. 21). The Bryants Nursery Run tributary, in which the Property is located, has an imperviousness level of approximately 11.66 percent, which includes the impervious surfaces proposed by the approved RCCG Jesus House Application (120160040), and two other applications under review at the same time as this one, Mar Thoma (120200080), and Snowden's Manor Parcel P870 (120200230). This Application proposes approximately 12,030 square feet of impervious surfaces for the construction of the house and driveway, resulting in 13.75 percent impervious cover on the proposed lot (Attachment H). In addition, the Application requires the widening of the off-site driveway, adding approximately 14,670 square feet of additional impervious area. In total, the Application will add approximately 26,700 square feet of new impervious area, resulting in a total of approximately 11.72 percent imperviousness in the Bryants Nursery Run subwatershed. Therefore, the proposed development on Hill Farm, Lot 12 is consistent with the Master Plan recommendation to maintain impervious surface levels between 10-15 percent for the subwatershed.

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

Roads and Transportation Facilities

Vehicular access to the Property is from Norwood Road, which will be improved with a 20-foot-wide driveway to accommodate fire access. A common 30-foot-wide access easement will also be maintained from Norwood Road to the rear of the Property for future access for maintenance, development and shared driveways. Therefore, transportation access will be adequate to support and service the area of the subdivision. The Application was also reviewed by the Montgomery County Department of Transportation, who recommended approval of the Administrative Subdivision Plan on May 21, 2020. (Attachment F).

The DPS, Fire Department Access and Water Supply Section determined that the Property has adequate access for fire and rescue vehicles as shown on the approved Fire Department Access Plan dated August 13, 2020. (Attachment G). All other public facilities and services, police stations, and health services are currently operating within the standards set by the Subdivision Staging Policy Resolution currently in effect.

Master Plan Transportation Facilities

Norwood Road is classified as an arterial road with an 80-ft right-of-way. The 2018 Bicycle Master Plan recommends a 10-foot wide, sidepath along the east side of Norwood Road along the property frontage. The proposed site does not have any frontage along a public road; therefore, the Applicant is not responsible for any improvements along Norwood Road.

Local Area Transportation Review (LATR)

The estimated impact of the proposed single-family detached residence is one AM and one PM peak-hour person trips. As a result, this Application is exempt from additional Local Area Transportation Policy Review because the proposed land use generates fewer than 50 peak-hour person trips. The Applicant included a Transportation Statement as part of this Application. Access and circulation will be adequate for the proposed use.

Stormwater Facilities

The stormwater concept plan demonstrates that the proposed stormwater infrastructure is adequate to support the construction of the new single-family detached house and also demonstrates that the required stormwater management goals will be met by landscape infiltration. The concept plan was approved by DPS Water Resources Section in a letter dated July 29, 2020 (Attachment E).

Well & Septic

An on-site private well and septic system will be installed to serve the new lot. The use of a well and septic system is consistent with the existing W-5 and S-6 services categories designated for the Property. The Subject Property will be served by private well and septic and as conditioned, the Applicant must receive approval from DPS Well and Septic Division for the proposed private well and septic areas prior to approval of the plat.

School Adequacy

With a net of one new single-family detached dwelling unit, this Application falls within the de minimis (three units or less) exemption. Therefore, the Application is exempt from any applicable residential development moratoria and it is unnecessary to test the project's estimated impact on school enrollment. Nevertheless, below is additional information about the schools and school cluster that serve the Subject Property. The Property is located in the Blake High School Cluster. Based on the FY20 Annual School Test results, the student enrollment and capacity projections for the Blake Cluster are noted in the following table:

Table 2: Enrollment and Capacity Projections

School Level	Projected Cluster Totals, September 2024		
	Enrollment	Program Capacity	% Utilization
Elementary	3,448	2,763	124.8%
Middle	1,624	1,588	102.3%
High	1,763	1,743	101.1%

Individual School Information

The elementary school for this project is Stonegate elementary school and the middle school is White Oak MS. Based on the FY20 Annual School Test results, the student enrollment and capacity projections for these schools are noted in Table 3 below.

Table 3: Enrollment and Capacity Projections

School	Projected School Totals, September 2024			
	Enrollment	Program Capacity	% Utilization	Seat Deficit
Stonegate ES	533	372	143.3%	-161
White Oak MS	909	1,008	90.2%	+99

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

Natural Resource Inventory/Forest Stand Delineation

Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) No. 420200770 was approved for this +/-2.01-acre Property on December 20, 2019. The NRI/FSD identifies the environmental features and forest resources on the Subject Property. The Property is located within the Northwest Branch Watershed, which is classified by the State of Maryland as Use Class IV waters. The Property contains approximately 1.21 acres of forest covering the majority of the Property, with the exception of the southwestern corner. There are no streams, wetlands, 100-year floodplain, stream buffers, or slopes greater than 25 percent located on the Property. There is an area of highly erodible soils located in the rear of the Property. Existing streams and associated buffers are located off-site to the north, east and west of the Property. There are eight trees greater than or equal to 24" Diameter at Breast Height (DBH) that were identified on or adjacent to the Subject Property, four of which are 30" DBH and greater.

Forest Conservation Plan

As required by the Montgomery County Forest Conservation Law, a combined Preliminary and Final Forest Conservation Plan (FCP) was submitted with the Administrative Subdivision Application (Attachment C). The net tract area for forest conservation is 2.44 acres, which includes the +/-2.01-acre Property and 0.43 acres of off-site disturbance for the expansion of an existing off-site driveway to provide access to the Property. The Application proposes to retain 0.24 acres

and remove 0.97 acres of on-site forest. The proposed forest clearing generates a reforestation requirement of 0.89 acres, which will be met off-site at an M-NCPPC approved forest bank. The 0.24 acres of retained forest will be protected in a Category I conservation easement.

Forest Conservation Variance

Section 22A-12(b)(3) of the Montgomery County Forest Conservation Law provides criteria that identify certain individual trees as high priority for retention and protection. The law requires that there be no impact to: trees that measure 30 inches or greater DBH; are part of an historic site or designated with an 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. Any impact to high priority vegetation, including disturbance to the critical root zone (CRZ) requires a variance. An 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. Development of the Property requires impact to trees identified as high priority for retention and protection (Protected Trees), therefore, the Applicant has submitted a variance request for these impacts. Staff recommends that a variance be granted.

Variance Request

The Applicant submitted a variance request in a letter dated August 12, 2020 (Attachment D) to remove two (2) Protected Trees that are 30 inches or greater, DBH, and are considered a high priority for retention under Section 22A-12(b)(3) of the County Forest Conservation Law. Details of the Protected Trees to be removed are described in detail in the Applicant's letter and shown graphically on the Forest Conservation Plan. A summary of the tree variance request is provided in Table 4 and Figure 4 below.

Table 4: Tree Variance Request

#	DBH	Common Name	Scientific Name	Condition	CRZ (SF)	CRZ Impact (SF)	CRZ Impact %	Disposition
<i>Liriodendron</i>								
1	31"	Tulip Poplar	<i>tulipifera</i>	Good	6792	2403	35.4%	Remove
3	40"	Red Maple	<i>Acer rubra</i>	Good	11309	6466	57.2%	Remove

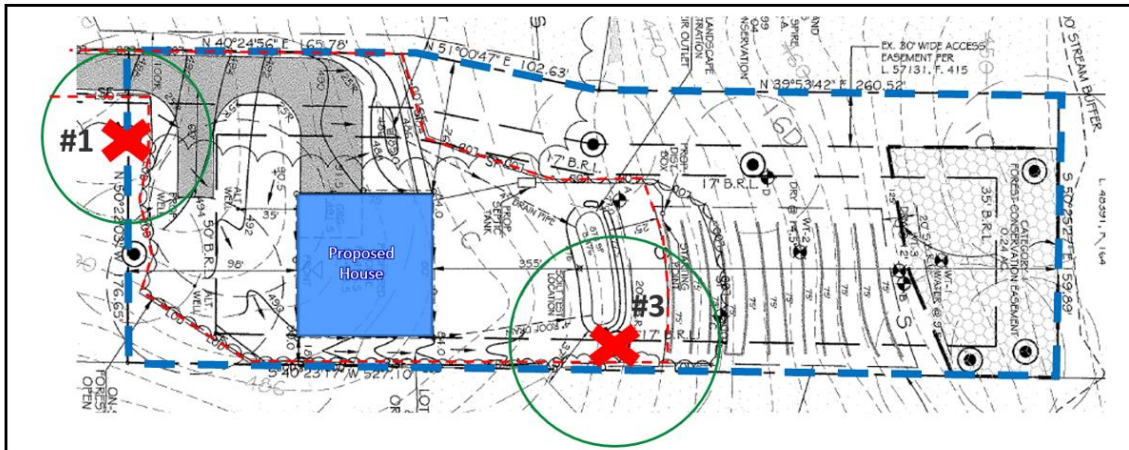


Figure 4 - Tree Variance

Unwarranted Hardship Basis

Pursuant to Section 22A-21, a variance may only be considered if the Planning Board finds that leaving the Protected Trees in an undisturbed state would result in an unwarranted hardship, denying an applicant reasonable and significant use of the Property. The Applicant contends that an unwarranted hardship would be created due to existing conditions on and adjacent to the Property and the zoning and development requirements for the Property.

Tree #1 is located adjacent to an existing access easement for the Property, where the extension of an existing driveway is anticipated to be constructed to provide access to the Subject Property. The construction of the driveway, including the turnaround for fire department vehicles, is necessary to provide access to the Property and requires impacts to the critical root zone of this tree to the extent that the tree cannot be retained. If the impacts to the critical root zone of Tree #1 were not permitted, the proposed driveway to access the Property could not be provided. Tree #3 is located in the middle of the Property and will be impacted by the proposed stormwater management facility. These impacts will require this Protected Tree to be removed. The Property is narrow in configuration and constrained on one side by the existing access easement where the driveway will be located. The required setbacks and the location of the required septic field dictate the location of the proposed house. Stormwater management features are required to treat the runoff from the house and driveway. These existing conditions are such that any application to develop this Property for the recommended use would result in the need for a tree variance. The number and location of the Protected Trees within the developable portions of the Property, and the development requirements create an unwarranted hardship. If the variance were not considered, the development anticipated on this Property would not occur. Staff has reviewed this Application and finds that there would be an unwarranted hardship if a variance were not considered.

Variance Findings

Section 22A-21 of the County Forest Conservation Law sets forth the findings that must be made by the Planning Board or Planning Director, as appropriate, for a variance to be granted. Staff has made the following determination based on the required findings in the review of the variance request and the forest conservation plan:

Granting of the requested variance:

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

Granting the variance will not confer a special privilege on the Applicant as the disturbance to the Protected Trees is due to the reasonable development of the Property. Protected Trees are located in the developable area of the Property. The requested removal of Protected Trees is due to necessary driveway and Fire Department access requirements as well as stormwater management measures for the development. This disturbance within the anticipated developable area of the Property would be necessary under any application for development of the Property. Granting a variance to allow land disturbance within the developable portion of the Property is not unique to this Applicant. Staff believes that the granting of this variance is not a special privilege that would be denied to other applicants.

2. *Is not based on conditions or circumstances which are the result of the actions by the applicant.*

The need for the variance is not based on conditions or circumstances which are the result of actions by the Applicant. The requested variance is based upon existing Property conditions, including the narrow configuration of the Property, the location of the Protected Trees within the developable area, the pre-determined driveway access easement, and the required fire department access and stormwater management improvements.

3. *Is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property.*

The need for a variance is a result of the existing conditions and the proposed design and layout of the Property, and not a result of land or building use on a neighboring property.

4. *Will not violate State water quality standards or cause measurable degradation in water quality.*

The variance will not violate State water quality standards or cause measurable degradation in water quality. The Protected Trees to be removed are not located within a stream buffer. In addition, the (MCDPS) has found the stormwater management concept for the proposed project to be acceptable as stated in a letter dated July 29, 2020 (Attachment E).

Mitigation for Protected Trees

The two trees subject to the variance provision and proposed to be removed are with the existing forest. These trees are accounted for in the forest conservation worksheet; therefore, Staff does not recommend additional mitigation for the removal of these trees.

County Arborist's Recommendation on 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 request was forwarded to the County Arborist as part of the review process. As of the date of this staff report, Staff has not received any correspondence from the County Arborist regarding this variance request.

Variance Recommendation

Staff recommends that the variance be granted.

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

The Application includes environmental site design (ESD) measures including landscape infiltration to meet all stormwater management requirements of Chapter 19. The stormwater concept plan has been approved by the Department of Permitting Services Water Resources Section (Attachment E). The Subject Property also is not located in a Special Protection Area and therefore does not require a water quality plan.

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.*

There is no record or other evidence to suggest that a burial site is located within the boundary of the Subject Property. Therefore, this finding does not apply.

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

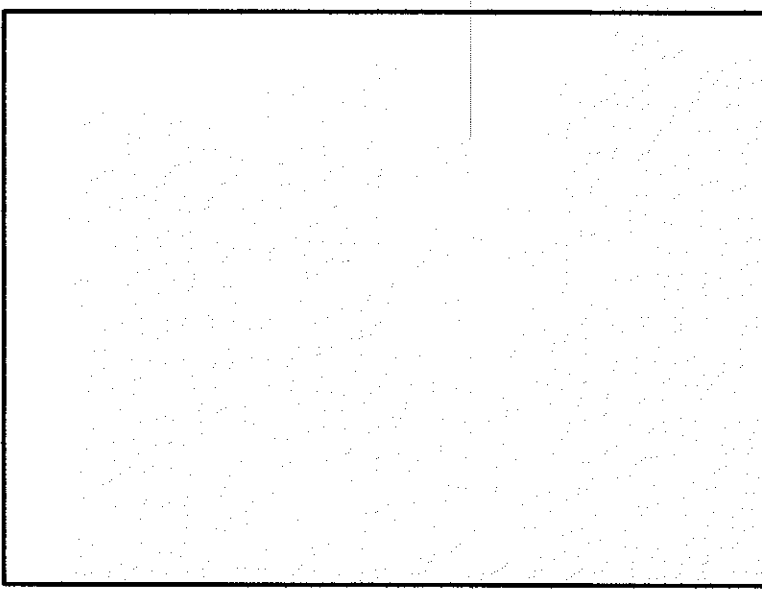
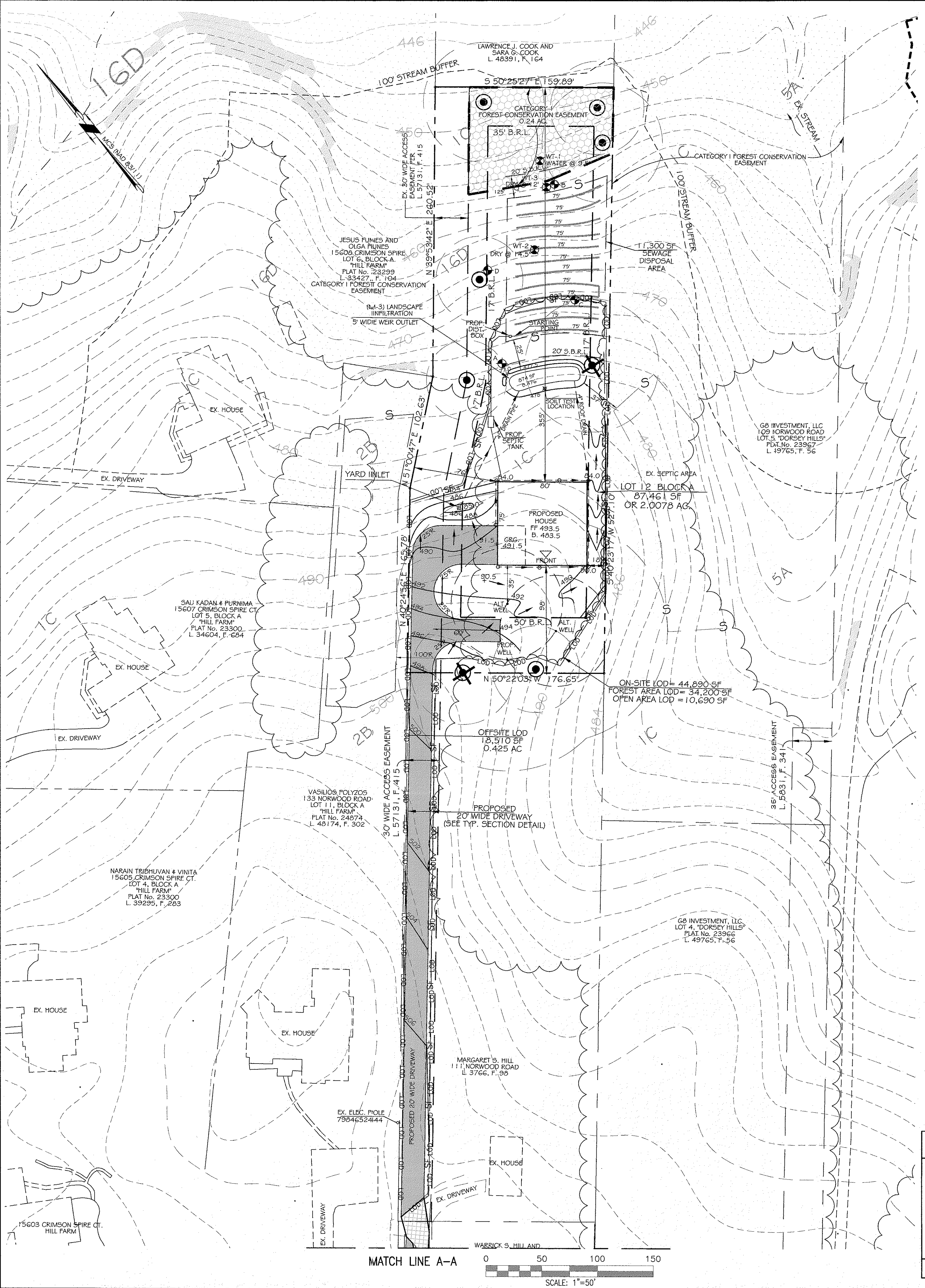
There are no other applicable provisions specific to the Property and necessary for approval of the subdivision is satisfied.

CONCLUSION

The Administrative Subdivision Plan meets the technical requirements of Section 50.4.3 of the Subdivision Regulations, and the applicable requirements of Section 50.6.1.B. The lot meets all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conforms to the recommendations of the 1997 *Cloverly Master Plan*. Access to the lot and all public facilities and utilities have been deemed adequate to serve this Application. The Application was reviewed by other applicable County agencies, all of which have recommended approval of the Administrative Subdivision Plan with the exception of MCDPS Well and Septic Division whose approval must be obtained prior to approval of the plat. Also Staff has not received any correspondence specific to the Administrative Subdivision Plan. Therefore, staff recommends approval of the Application, with the conditions as specified.

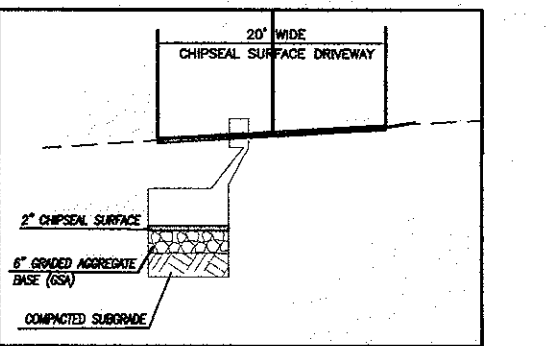
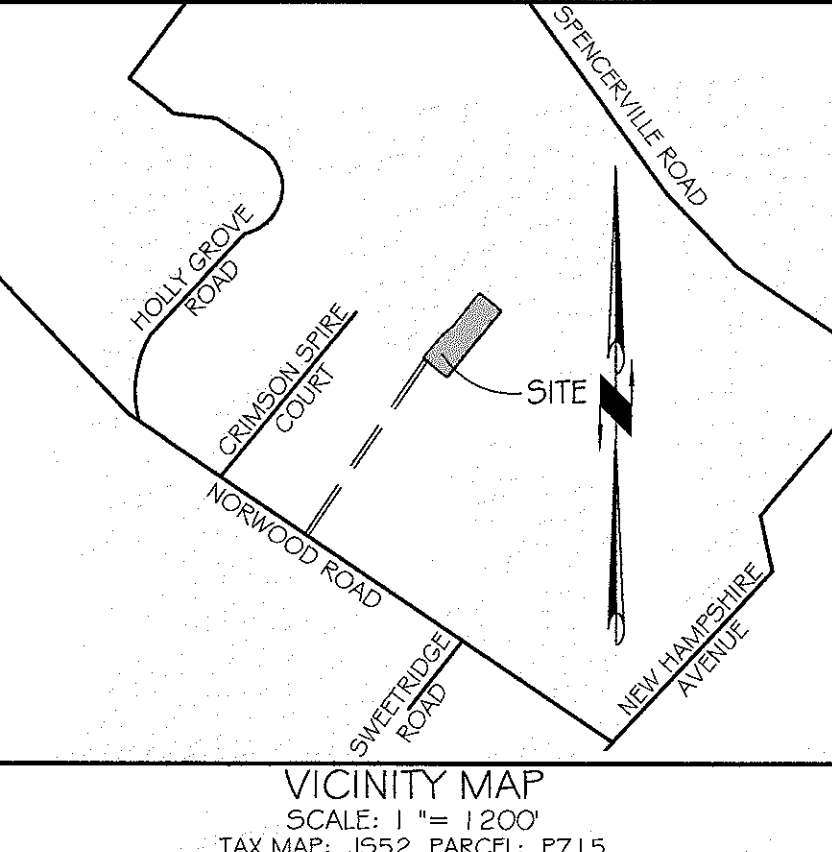
Attachments

Attachment A – Administrative Subdivision Plan
Attachment B – Statement of Justification
Attachment C – Final Forest Conservation Plan
Attachment D – Tree Variance Request
Attachment E – MCDPS Water Resources Section Approval Letter
Attachment F – DOT Approval Letter
Attachment G – Fire Access Plan & Approval Letter
Attachment H – Impervious Surface Exhibit



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EX. FOREST CANOPY
- PROPOSED FOREST REMOVAL AREA
- SIGNIFICANT TREE & CRITICAL ROOT ZONE
- EX. ADJACENT FOREST CONSERVATION EASEMENT
- PROPOSED FOREST CONSERVATION EASEMENT
- EX. CONTOUR
- SLOPES $\geq 25\%$
- SOIL LINE AND LABEL
- STREAM
- STREAM BUFFER
- EX. STRUCTURE
- LANDSCAPE INFILTRATION
- INFILTRATION TEST FOR SWM
- TREE PROTECTION FENCE
- TREE TO BE REMOVED



GENERAL NOTES:

- APPLICANT: IHAB ALI & SALLY MORSY
8642 GATESHEAD ROAD, ALEXANDRIA, VA 22309
202-234-2324
- DEED REFERENCE: LIBER 57131 AT FOLIO 415
- TAX MAP: J5 GRID:52 PARCEL: P715
- GROSS LAND AREA: 87,461 SF OR 2.0078 AC.
- EXISTING ZONING: RE-2
- WATERSHED: NORTHWEST BRANCH
- WATER/SEWER CLASSIFICATION: W5/S6
- PROPOSED UTILITIES: INDIVIDUAL PRIVATE WELL AND SEPTIC
- TOPOGRAPHY: MONTGOMERY COUNTY GIS DATA FIELD EDITED AND SUPPLEMENTED BY VANMAR ASSOC. INC. BASED ON NAVD 88.
- SOIL TYPES: (1C) GAILA SILT LOAM, (2B) GLENELG SILT LOAM, (16D) BRINKLOW BLOCKTOWN CHANNERY SILT LOAM.
- MONTGOMERY COUNTY WETLAND DATA SHOWS NO WETLANDS. FLOODPLAIN MAPPING SHOWN ON FEMA MAP 24031C0360D, DATED SEPTEMBER 29, 2006, SHOWS NO FLOODPLAIN.
- NR/FSD 420200770 APPROVED ON 12/20/2019.
- CONCEPT STORMWATER MANAGEMENT: 285948 (SUBMITTED ON 03/24/2020)

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 APPROVAL OF A BUILDING PERMIT. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.

SOIL TYPE		
MAP UNIT	NAME	HYDROLOGIC SOIL GROUP
1C	GAILA SILT LOAM, 8 TO 15 PERCENT SLOPES	B
2B	GLENELG SILT LOAM, 3 TO 8 PERCENT SLOPES	B
16D	BRINKLOW BLOCKTOWN CHANNERY SILT LOAM 3 TO 8 PERCENT SLOPES	C

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21266, EXPIRATION DATE: SEPTEMBER 9, 2021.

T. MICHAEL VANSANT 8/13/2020
MICHAEL VANSANT, PROF. LAND SURVEYOR
MARYLAND REGISTRATION NO. 21266

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. 18417, Expiration Date: 9-18-25.

DATA SHEET:

EXISTING USE: VACANT
PROPOSED USE: SINGLE FAMILY HOUSE
LOT AREA: 2.0078 AC/ 87,461 sf
ACCESS EASEMENT AREA: 0.425 AC/ 18,510 sf
ON-SITE LIMIT OF DISTURBANCE: 44,890 SF
OFF-SITE LIMIT OF DISTURBANCE: 18,510 SF
ON-SITE IMPERVIOUS AREA: 12,030 SF
OFF-SITE IMPERVIOUS AREA: 14,670 SF

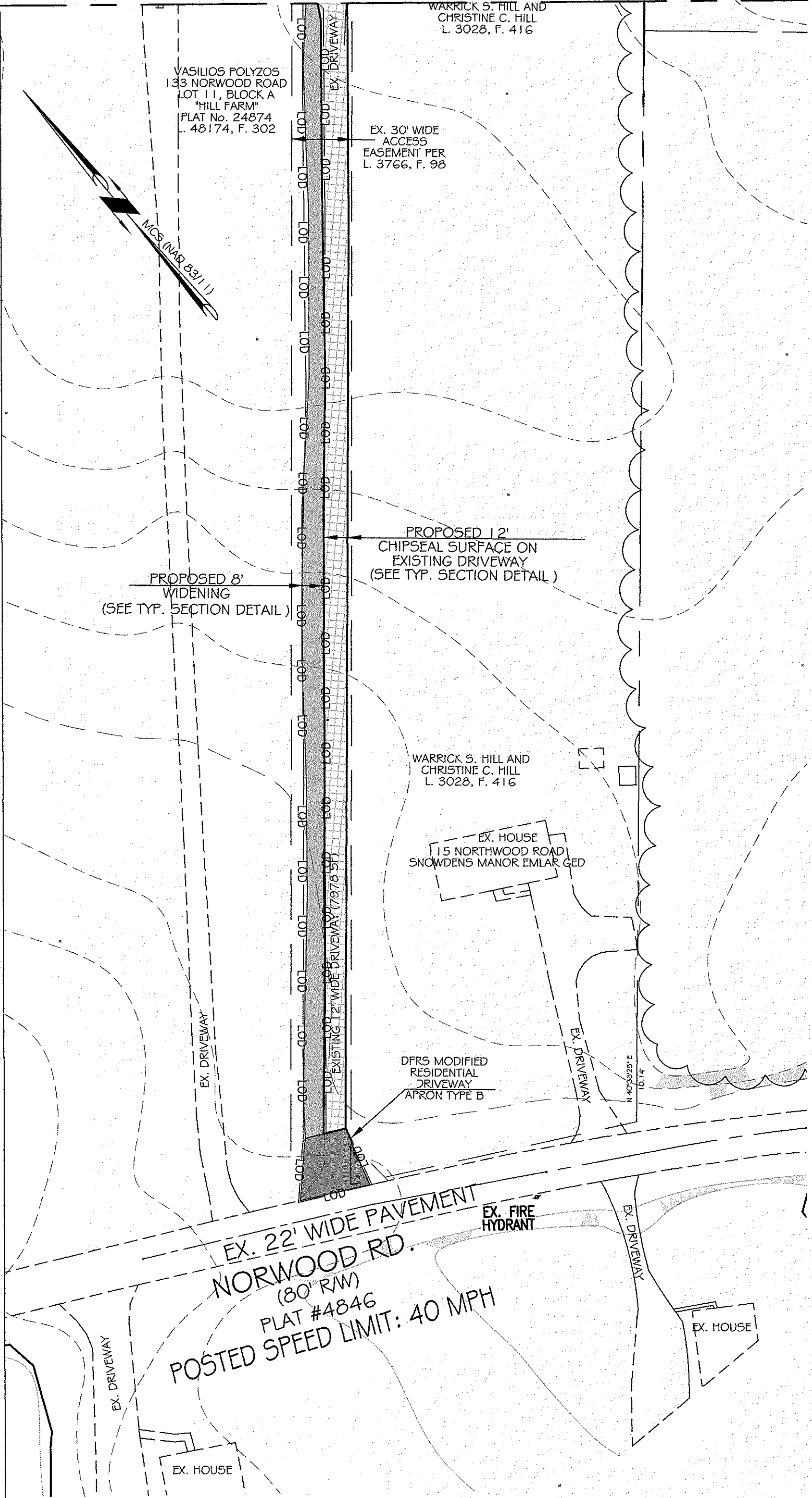
ZONING STANDARDS: RE-2

LOT 1	REQUIRED	PROVIDED
LOT SIZE	2.0 ACRE	2.0078 ACRE
FRONTYARD	50'	50' OR MORE
SIDEYARDS	17' MIN	17' OR MORE
REARYARD	35'	35' OR MORE
BLDG. HEIGHT	50' MAX.	50' MAX.
LOT COVERAGE	25% MAX.	13.75%
LOT WIDTH@ BUILDING LINE	150'	176'
FRONTAGE	50'	98'

OWNER:
IHAB ALI & SALLY MORSY
8642 GATESHEAD ROAD
ALEXANDRIA, VIRGINIA 22309
PH: 202-234-2324

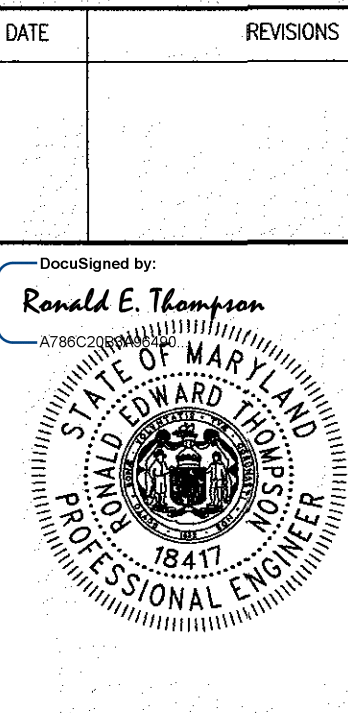
CONTACT:
RONALD E. THOMPSON, P.E.
VANMAR ASSOCIATES
310 SOUTH MAIN STREET
P.O. BOX 326
MOUNT AIRY, MD. 21771
301 831-5015

MATCH LINE A-A



SEPTIC SYSTEM DESIGN CHART

EX.	TEST SITE	AVE. TIME MIN.	DEPTH TEST IN FEET	TEST SITE	AVE. TIME MIN.	DEPTH TEST IN FEET	TEST SITE	AVE. TIME MIN.	DEPTH TEST IN FEET	TEST SITE	AVE. TIME MIN.	DEPTH TEST IN FEET	TEST SITE	AVE. TIME MIN.	DEPTH TEST IN FEET	SEPTIC TANK		LENGTH OF INITIAL SYSTEM IN FEET	LENGTH OF TOTAL SYSTEM IN FEET	DEPTH OF STONE	NO. OF BEDROOMS	INV. LOWEST FUTURE	INVERT STARTING POINT
																INV. IN	INV. OUT						
EX.	A	8	2.5/1.2/5	B	8	2.5/1.1/5	C	10	2/1.2	D	9	2.5/1.1/5				476.8	476.5	225	900	4'	8	479.8	471.0

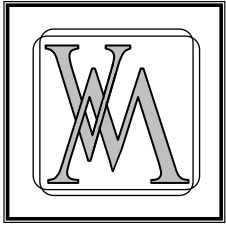


ADMINISTRATIVE SUBDIVISION PLAN
620200100
LOT 12 BLOCK A
HILL FARM

PARCEL P715
WSSC GRID: 221 NE01
119 NORWOOD ROAD
5TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"= 50' MARCH, 2020

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 831-2880 (301) 831-5015 (410) 549-2751
Fax (301) 831-5603 ©Copyright, Latest Date Shown

SHEET 1 OF 1



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(410) 549-2751

(301) 695-0600

Fax (301) 831-5603

PROPOSED HILL FARM LOT 12, BLOCK A IHAB ALI & SALLY MORSY PROPERTY

MARCH 26, 2020
REVISED- JULY 30, 2020

ADMINISTRATIVE SUBDIVISION PLAN APPLICATION M-NCPPC FILE No. 620200100

1. INTRODUCTION

Applicant, IHAB ALI & SALLY MORSY, hereby submits this administrative Subdivision Plan application for approval of one lot subdivision of an existing parcel.

The Subject property consists of approximately 2.0078 acres, located at 119, Norwood Road, being 1500 ft west of New Hampshire Avenue and is more particularly known as parcel P715, as recorded in Liber 57131 at page 415. The property is currently zoned RE-2.

2. EXISTING CONDITIONS AND SURROUNDING AREA

The property is currently vacant lot and partially wooded. The property is bound by residential properties to north, south, west, and east. The access to the property is from Norwood Road, which is 60' right of way county secondary road.

3. PROPOSED PRELIMINARY PLAN

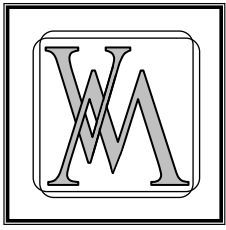
The applicant proposes the construction of one detached single-family house (Residence) and Driveway on the property. Access to the existing lot will be provided from the existing 30-foot-wide common right of way, which connects with Norwood Road.

4. COMPLIANCE WITH ADMINISTRATIVE SUBDIVISION REGULATIONS

§50.6.1. 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.*

Future lot is in the RE-2 zone and have been designed under the corresponding standard method of development.



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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.

Permitting services, Well and Septic before approval of the plat. Successful percolation test has been completed.

The project area is located within W5/S6 Water and Sewer Category, and therefore will be served by private well and septic.

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

The proposed lot is served by existing 30-foot-wide common right of way from Norwood Road. Norwood Road is secondary residential street with a 60'-width right of way. The right of way granted with the recording of Plat No. 4846 was 60 feet in width. Therefore, no additional right of way dedication is necessary as part of this application.

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

This application satisfies the transportation Adequate Public Facilities (APF) test under the current 2016-2020 Subdivision Stating Policy. Furthermore, a traffic study is not required as the project produces less than 50 peak hour person trips.

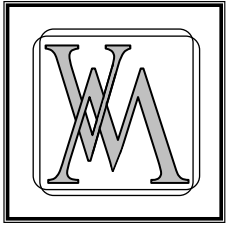
The proposed development is under 3 lots, and therefore is not subject to the current residential development moratorium.

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

Forest conservation plan has been submitted along with the approved NRI/FSD (420200770) plan.

5. CONSISTENCY WITH CLOVERLY MASTER PLAN IMPERVIOUS AREA GOAL

The Cloverly Master Plan states a 15% impervious area per lot. Hill Farm, Lot 12, Block A proposed 13.75%. Therefore, the proposed development on Hill Farm, Lot 12 is consistent with the Cloverly Master Plan 15 percent impervious goal.



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6. A LOT WITHOUT FRONTAGE

Chapter 50. sect. 4.3.C(i) *The Board may approve a maximum of 2 lots that do not abut a public or private road if the lots will be served by a private driveway that serves no other lots without frontage.*

Hill Farm, Lot 12, Block A will be the 2nd lot that does not abut a public or private road and is served by a 30-foot access easement.

Chapter 50. sect. 4.3.C(ii) *The access to lots with no road frontage must be adequate to serve the lots for emergency vehicles and for installation of public utilities. In addition, the lots must be accessible for other public services and not detrimental to future development of adjacent lands.*

Hill Farm, Lot 12 will be connected to Norwood Road, a public road, via a 30-foot wide access easement. Per Montgomery County Regulation on fire safety code-Building Construction section 18.2.3.4.4.1.1.1 and Section 18.2.3.4.4.2; fire department apparatus access must be at least 20 feet wide, be an all-weather surface, and must be capable of having the heaviest piece of fire department apparatus. This requirement is satisfied with a 10-foot wide paved driveway and 10-foot wide Grass Paved shoulder for access to Hill Farm, Lot 12.

7. TREE VARIANCE REQUEST

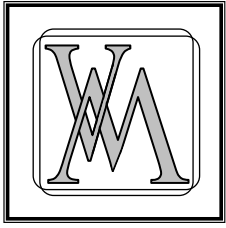
Two specimen trees are proposed to be removed. These trees are 40" Red Maple Tree and 31" Tulip Poplar.

The 40" Red Maple tree is located along the eastern property line. Stormwater Management requirements are satisfied with the installation of a Landscape Infiltration facility. This facility will be 874 sf. This facility can only be placed in one location on the lot. The proposed location will impact 57.2% of the critical root zone (CRZ). With this CRZ impact the tree will not survive and is recommended to be removed.

The 31" Tulip Poplar is located along the south property line. The required turn-around for fire department apparatus can only be placed in one location on the lot. The proposed location will impact 35.4 % of the critical root zone (CRZ). With this CRZ impact the tree will not survive and is recommended to be removed.

8. CONCLUSION

Based on the foregoing, the applicant respectfully requests that the Director and the Development Review Committee recommend and grant approval of this



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(301) 829-2890

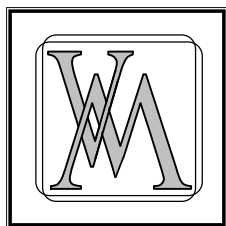
(301) 831-5015

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(301) 695-0600

Fax (301) 831-5603

Administrative Subdivision Plan. As explained in more detail above and in the plans submitted with the Application, the application satisfies the findings that the Director must make in approving an Administrative Subdivision Plan application under Montgomery County Code Section 50.0 and the manual of Development Review Procedures for Montgomery County, MD.



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(301) 695-0600 Fax(301) 831-5603

August 12, 2020

MaryJo Kishter

Area 3

MNCPPC 8787 Georgia Avenue

Silver Spring, MD 20910

RE: Forest Conservation Tree Variance Request

Lot 12, Block A, Hill Farm

Forest Conservation Plan 620200100

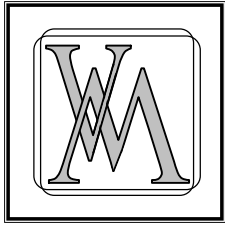
Dear Ms. Kishter,

On behalf of our clients, Ihab Ali and Sally Morsy, we are submitting this Tree Variance Request to comply with the Natural Resources, Title 5, Section 5-1607 of the Maryland Code that requires the Applicant to file for variance to remove or impact any tree greater than 30" in diameter at breast height (DBH), any tree with a DBH equal or greater than 75% of the current state champion, trees that are part of an historic site or associated with an historic structure, any tree designated as the county champion tree, any tree, shrub or plant identified on the rare, threatened or endangered list of the U.S. Fish and Wildlife Service of the Maryland Department of Natural Resources, if a project did not receive Preliminary Forest Conservation Plan Approval prior to October 1, 2009.

This project is located on a wooded lot, and proposes to construct a single-family house, along with a Category I Forest Conservation Easement and Stormwater Management improvements. With these improvements comes the necessary removal of trees #1 and #3. The conditions related to this request are the unavoidable consequences of the development process, specifically the Fire Department Access requirements and Stormwater Management requirements.

Table 1, below, lists the Variance specimen trees as identified on the Forest Conservation Plan:

Table 1: Variance Tree List								
Number	DBH	Common Name	Scientific Name	Condition	CRZ (SF)	CRZ Impact (SF)	CRZ Impact %	Disposition
1	31"	Tulip Poplar	<i>Liriodendron tulipifera</i>	Good	6,792	2,403	35.4%	Remove
3	40"	Red Maple	<i>Acer rubra</i>	Good	11,309	6,466	57.2%	Remove



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(301) 695-0600 Fax(301) 831-5603

The requested tree variance is necessary for the implementation of this development project. As required by the Montgomery County Fire Department, the driveway turn around greatly affects tree #1, with CRZ impacts greater than 30%. The required Stormwater Management, which adds great value to the site and neighboring properties, disturbs approximately 57.2% of tree #3. State water quality standards will not be violated and a measurable degradation in water quality will not occur because of granting the variance, in fact quite the opposite, the stormwater quality will be vastly improved with the project.

The request variance is based on development plans that are consistent with the zoning approved through the County planning process not conditions or circumstances resulting from actions by the applicant. The variance trees impacted by the proposed development for which the Administrative Subdivision have been submitted for approval. Strict protection of the variance trees would deprive the applicant from making significant changes to the site and of course significant changes are necessary to develop under the County Fire Department and County Stormwater requirements. There are no conditions relating to land or building use, either permitted or non-conforming, on a neighboring property that have played a role in the need for this variance.

Not granting the variance is an unwarranted hardship. The trees are impacted by stormwater management improvements and a driveway turn around that cannot feasibly be placed elsewhere on site. Strict protection of the variance trees would deprive the applicant from making significant changes to the site, and of course, significant changes necessary to develop under the approved Stormwater Management and Fire Department Access Plans.

Thank you for your consideration of this Tree Variance Request. If you have any questions or need more information, please do not hesitate to contact us so that we may discuss this matter further.

Yours truly,
VanMar Associates, Inc.

David A. Adams, R.L.A.





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

July 29, 2020

Mr. Dhaval Patel, PE
Vanmar Associates, Inc.
310 South Main Street
Mount Airy, MD 21771

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
119 Norwood Road
Administrative Subdivision No. 620200100
SM File #: 285948
Tract Size/Zone: 2.0 ac/RE-2
Total Concept Area: 2.43 ac.
Lots/Block: Lot 12/ Block A Hill Farm
Watershed/Class: Northwest Branch/ Class IV

Dear Mr. Patel:

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 Landscape Infiltration.

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.

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



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

Mr. Dhaval Patel, PE
July 29, 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 240-777-6340 or at mary.fertig@montgomerycountymd.gov.

Sincerely,



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

MCE: MMF

cc: N. Braunstein
SM File # 285948

ESD: Required/Provided 2,267 cf / 2,272 cf
PE: Target/Achieved: 1.0"/1.0"
STRUCTURAL: n/a
WAIVED: n/a



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R Conklin
Director

May 21, 2020

Ms. Angelica P. Gonzalez, Planner Coordinator
Area 3 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: Administration Plan No. 620200100
Hill Farm Lot 12 Block A

Dear Ms. Gonzalez:

We have completed our review of the administrative subdivision uploaded on eplans on April 20, 2020. This plan was reviewed by the Development Review Committee at its meeting on May 12, 2020. 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. This letter and all other correspondence from this department should be included in the package.

Plan Review Comments

1. The proposed site does not have any frontage on Norwood Road. Therefore, the applicant is not responsible for any improvements along Norwood Road.

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

2. On the certified plan:
 - a) Show the property line on the other side of subject property.
 - b) Show existing and proposed driveways adjacent and opposite to the subject site.
3. The nearest public storm drain system outfall is an existing culvert on Bryant Nursery Road which is 2,482-ft away from the Point of Study. 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.
4. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
5. 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. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.
 - b. 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 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.

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 or at (240) 777-2194.

Sincerely,

Deepak Somarajan

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

Ms. Angelica P. Gonzalez
Administrative Plan No. 620200100
May 21, 2020
Page 3

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\Administrative Subdivision Review\ Hill Farm, Lot 12-Block A\Letter\ 620200100-Hill Farm Lot 12-Block A-DOT Administrative Plan Letter

Enclosure(s): Sight Distance Form.

cc: Sharepoint Correspondence Folder

cc-e:	Ihab Ali	Owner
	Dhaval Patel	VanMar Associates Inc.
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Rebecca Torma	MCDOT OTP



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: HILL FARM LOT 12, BLOCK A

ADMINISTRATIVE SUBDIVISION PLAN:

~~Preliminary Plan Number: 1~~ 620200100

Street Name: NORWOOD ROAD

Master Plan Road

Classification: ARTERIAL

Posted Speed Limit: 40 mph

Street/Driveway #1 (PARCEL 715)

Street/Driveway #2 (_____)

Sight Distance (feet)	OK?
Right <u>325'</u>	<u>OK</u>
Left <u>325'</u>	<u>OK</u>

Sight Distance (feet)	OK?
Right _____	_____
Left _____	_____

Comments: Proposed Driveway is extension to the existing driveway of the Parcel 801.

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.

T. Michael Vansant
Signature

03/20/2020

Date



21266

PLS/P.E. MD Reg. No.

Montgomery County Review:

☒ Approved

☐ Disapproved:

By: Deepak Somarajan

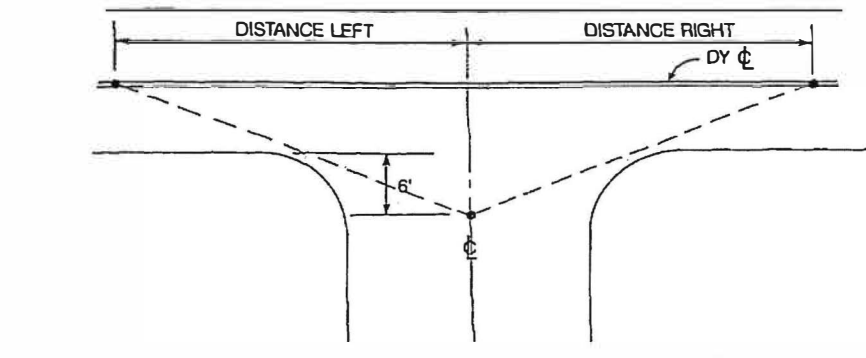
Date: 5/21/2020



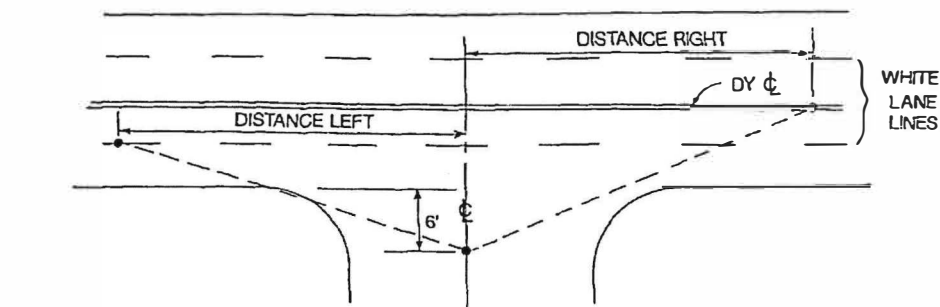
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION ATTACHMENT

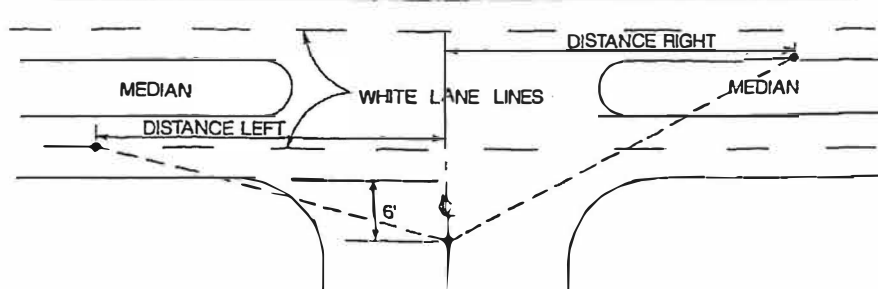
2 LANE UNDIVIDED ROADWAY



MULTI-LANE UNDIVIDED ROADWAY



MULTI-LANE DIVIDED ROADWAY





Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 13-Aug-20
TO: Ronald E. Thompson
Vanmar Associates, Inc
FROM: Marie LaBaw
RE: Hill Farm Lot 12 Block A
620200100

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **13-Aug-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.

