

LEGEND

- EXISTING SON
- EXISTING TREE
- EXISTING METER POLE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- PROPERTY LINE
- PROPOSED CONTOUR
- EXISTING OVERHEAD ELEC.
- EXISTING WATER

VICINITY MAP
SCALE: 1"=2000'
ADC MAP PAGE: 5406 GRID E-3;
TAX MAP GN22

NOTES

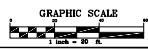
1. ZONING: R-200
2. PROPERTY SQUARE FOOTAGE = 29,882 SF (0.6880 acres)
3. TAX MAP: GN 22
4. DISTRICT: 7
5. PROPERTY IS SERVED BY PUBLIC WATER & SEWER
6. W.S.S.C. 200 FOOT SHEET: 209 NW 08
7. EXISTING USE: RESIDENTIAL PROPOSED USE: RESIDENTIAL
8. LOT AREA:

MINIMUM	PROVIDED
20,000 SF	29,882 SF
9. LOT WIDTH AT FRONT PROPERTY LINE:

MINIMUM	PROVIDED
25 FEET	94.46 FEET
10. BUILDING SETBACKS:

MINIMUM	PROVIDED
FRONT: 53.6 FEET (100%)	115 FEET
SIDE: 12.2 FEET	33 FEET
REAR: 30 FEET	87 FEET
11. LOT COVERAGE:

MINIMUM	PROVIDED
25% (7,471 SF)	12.79% (3,815 SF)
12. TOPOGRAPHY, AS SHOWN, WAS TAKEN FROM A FIELD SURVEY COMPLETED BY POTOMAC VALLEY SURVEYS, JUNE, 2020. VERTICAL DATUM IS W.S.S.C. AND HAS BEEN ESTABLISHED BY USING W.S.S.C. 05 SEWER MANHOLE INFORMATION, 2 FOOT CONTOUR INTERVAL.
13. THE PURPOSE OF THIS PRELIMINARY SUBDIVISION PLAN IS TO PLAT AN EXISTING PARCEL TO ALLOW OWNER TO TEAR DOWN EXISTING HOUSE AND RE-BUILD A NEW HOUSE.
14. ACCESS FOR THE NEW LOT WILL BE OFF OF SEVEN LOOKS ROAD VIA AN EXISTING DRIVEWAY.
15. THERE ARE NO FLOOD PLAINS, STREAMS, OR NON-TIDAL WETLANDS LOCATE ON OR WITHIN 200 FEET OF THE SITE.
16. THERE ARE NO HISTORIC OR CULTURE FEATURES ON THIS SITE.
17. THE TAX IDENTIFICATION NUMBER IS 00425208
18. THE CURRENT SITE ADDRESS IS 6940 SEVEN LOOKS ROAD
19. SITE SLOPS: 18% - GLENDEL - URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES.



OWNER / DEVELOPER
MS. EMILY FRANKLIN
6940 SEVEN LOOKS ROAD
CABIN JOHN, MD. 20818

APPLICANT
GEOFFREY L. CINIERO, P.E.
c/o CMS Associates LLC
4925 Ellis Lane
Ellicott City, MD. 21043
(PH) (410) 988-2436

Professional Certification
I have read this plan and certify that it complies with all applicable laws and regulations and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 22223
Expiration Date: 11/30/2024

CMS ENGINEERS
CMS
 1800 W. WASHINGTON BLVD., SUITE 100
 ELICOTT CITY, MARYLAND 21043
 CONTACT: GEOFFREY L. CINIERO, P.E.
 WWW.CMS-ENGINEERS.COM

ADMINISTRATIVE SUBDIVISION PLAN
 FRANKLIN PROPERTY PLAN NO. 6202100700
 6940 SEVEN LOOKS ROAD 00001
 WSSC GRID 209 NW 08 TAX MAP GRID GN22
 7701 ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

PLAN NO.:
 SCALE: 1"=200'
 DATE: 08/17/2020
 SHEET 2 OF 2
 FILE NO. 20-025



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R Conklin
Director

February 24, ~~2020~~ 2021

Mr. Jonathan Bush, Planner Coordinator
Downcounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive, 14th Floor,
Wheaton, Maryland 20902

RE: Administrative Subdivision Plan No. 620210070
Franklin Property
REVISED LETTER

Dear Mr. Bush:

This letter **supersedes** the previous letter dated February 23, 2021. We have completed our review of the Administrative Subdivision Plan dated November 24, 2020. This plan was reviewed by the Development Review Committee at its meeting on December 22, 2020. We recommend approval for the plan based on the following comments:

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

Significant Plan Review Comment

1. At the certified preliminary plan, the applicant shall provide an ultimate roadway cross section Seven locks Road on the plan and should show how the 26-ft pavement, bikeable shoulder and the sidepath will be incorporated within the 60-ft right-of-way (ROW). Per the Master Plan, the sidepath is recommended on the east side (opposite side of the subject Site) of the street and therefore, participation in its construction would not be required by the Applicant.

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

Mr. Jonathan Bush
Administrative Subdivision Plan No. 620210070
REVISED LETTER
February 24, ~~2020~~ 2021
Page 2

2. MCDOT does not believe the County Code permits a waiver for Bicycle Master Plan improvements; therefore, to comply with the master plan, we recommend the following per Montgomery County code 49-33:

- a) The applicant shall install the improvements along their frontage:
- Widen the Seven locks Road pavement by 1-ft along their frontage.
 - Install 4-ft wide bikeable shoulder per the master plan.
 - Relocate the existing curb and transition back to tie into the existing curb on either side of the property.

OR

- b) The applicant must participate in a pro-rata basis towards the construction of a master planned bikeable shoulder along the Seven Locks Road Street frontage. The applicant must provide an engineer's estimate for the which shall include 40% contingencies and be approved by MCDOT. The cost shall include, but not be limited to, repaving, restriping, flex posts, signing and other related improvements for the bikeable shoulder. The payment must be made prior to the recordation of the record plat.

OR

- c) The applicant shall pay the \$16,000 per the LATR Guidelines Section IV (D). The payment must be made prior to the recordation of the record plat.
3. The applicant will be responsible to install the following irrespective of comment #2 along their frontage per Montgomery County code 49-33:
- A minimum lawn panel of 6-ft wide per the ultimate condition.
 - A minimum of 5-ft sidewalk.
 - A minimum of 2-ft maintenance buffer between the sidewalk and the property line.
4. The plan shows steps in the ROW (which are not allowed) but Google street view does not. If there are steps in the right-of-way it should be removed prior to record plat.
5. Ensure driveway apron remains within the frontage.
6. Show existing and proposed driveways adjacent and opposite to the subject site.
7. Show the property line on the other side of subject property.
8. Recommend considering a waste collection siting as to ensure that there is a minimum 10'x4' flat area (per direction from Willie Wainer of DEP) capable of storing bins and bags without impeding ped/bike access.

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REVISED LETTER
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Page 3

9. Design all access points and alleys to be at-grade with the sidewalk, dropping down to street level between the sidewalk and roadway.
10. **Storm Drain Study:** At or before the right-of-way permit stage submit the storm drain study for review and approval by DPS.
 - a. Identify the closest public storm drain system maintained by Montgomery County. Is there an increase/decrease in run off at all the study point(s) without using the reduced RCN? Provide outfall analysis of at all the study point(s).
 - i. If there is an increase in runoff from the proposed site, analyze the existing public storm drain system from the proposed connection point to a point where three (3) consecutive storm drain pipe runs can convey the proposed peak design discharge without surcharging the system per the Section 1.3.5 of the Montgomery County Drainage Design Criteria.
 - ii. If there is a decrease in runoff from the proposed site, analyze the one (1) downstream storm drainpipe of existing public storm drain system from the proposed connection point.
 - b. If the proposed subdivision drains to an existing closed section street maintained by Montgomery County, include spread computations in the impact analysis.
 - c. The applicant shall be responsible to improve the existing downstream storm drain pipe. If the existing downstream storm drain pipe maintained by Montgomery County is found to be inadequate by DPS.
11. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference. There should not any obstructions (tree, utility pole etc.) to hinder the line of sight from the proposed access point(s).
12. Posting of the ROW permit bond is a prerequisite to DPS approval of the record plat. The right-of-way permit will include, but not necessarily be limited to, the following improvements:
 - a. Improvements along Seven Locks Road per Comments #2 & 3.
 - b. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements.
 - c. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.

Mr. Jonathan Bush
Administrative Subdivision Plan No. 620210070
REVISED LETTER
February 24, 2020
Page 4

- d. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by 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) if 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 Deepak Somarajan, our Development Review Team Engineer for this project at deepak.somarajan@montgomerycountymd.gov or (240) 777-2194.

Sincerely,



Deepak Somarajan, Engineer III
Development Review
Office of Transportation Policy

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\Administrative Subdivision Review\620210070-Franklin Property\Letter\ 620210070-Franklin Property prelim REVISED letter

Enclosure: Sight Distance Form

cc: Sharepoint Correspondence Folder FY' 21

cc-e: Geoffrey Ciniero	CMS Engineering
Katherine Mencarini	MNCPPC
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: Franklin Residence Preliminary Plan Number: 1-

Street Name: Seven Locks Road Master Plan Road Classification: _____

Posted Speed Limit: 30 mph

Street/Driveway #1 (#6940 Seven Locks Rd.) Street/Driveway #2 (_____)

Sight Distance (feet) OK?
 Right 357' Yes
 Left 622' Yes

Sight Distance (feet) OK?
 Right _____
 Left _____

Comments: _____

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

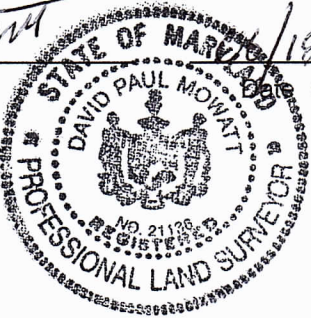
Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

ENGINEER/ SURVEYOR CERTIFICATE

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

D.P. Mitt
 Signature _____

#21136
 PLS P.E. MD Reg. No.



Montgomery County Review:	
<input checked="" type="checkbox"/>	Approved
<input type="checkbox"/>	Disapproved:
By: <u>Deepak Somarajan</u>	
Date: <u>2/23/2021</u>	



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R Conklin
Director

May 26, 2021

Ms. Katherine Mencarini, Planner Coordinator
Downcounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive, 14th Floor,
Wheaton, Maryland 20902

RE: Administrative Subdivision Plan No. 620210070
Franklin Property
Request for Waiver

Dear Ms. Mencarini:

This letter is in response to the waiver request by the applicant addressed to Montgomery County Planning Board uploaded to eplans on March 14, 2021.

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Montgomery County Department of Permitting Services (MCDPS) 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.

Applicants Request: Concerning the bikeable shoulder-The cost estimate of the shoulder construction from MCDOT is \$357,200, which would raise the total cost of the project beyond our budget and is over half of the assessed value of the property. We were given the option of paying a fee-in-lieu of \$16,000 instead of constructing the shoulder. Assuming this fee is still an option, we are not requesting a waiver on contributing to the construction of a bike facility. We are both cyclists and are happy to support bikeable communities.

MCDOT Response: As mentioned in our letter dated February 24, 2021, we had recommended the following options (listed below) to comply with the master plan which still stand.

- a) The applicant shall install the improvements along their frontage:
 - Widen the Seven locks Road pavement by 1-ft along their frontage.

Office of the Director

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Located one block west of the Rockville Metro Station

Ms. Katherine Mencarini
 Administrative Subdivision Plan No. 620210070
 Waiver Request Letter
 May 26, 2021
 Page 2

- Install 4-ft wide bikeable shoulder per the master plan.
- Relocate the existing curb and transition back to tie into the existing curb on either side of the property.

OR

- b) The applicant must participate in a pro-rata basis towards the construction of a master planned bikeable shoulder along the Seven Locks Road Street frontage. The applicant must provide an engineer's estimate for the which shall include 40% contingencies and be approved by MCDOT. The cost shall include, but not be limited to, repaving, restriping, flex posts, signing and other related improvements for the bikeable shoulder. The payment must be made prior to the recordation of the record plat.

OR

- c) The applicant shall pay the \$16,000 per the LATR Guidelines Section IV (D). The payment must be made prior to the recordation of the record plat.

Based on the waiver request the applicant has chosen option C listed above. MCDOT agrees to this option.

Applicants Request: Concerning the sidewalk-We would like to request a waiver on the requirement of building a sidewalk. Chapter 50-9.3 states that to grant a waiver, the Board must find that "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 unusual circumstance in our case is that there are no sidewalks on this side of this section of Seven Locks Road for over half a mile in either direction, no plans nor dedicated budget to build other sidewalks nearby, and seemingly no means by the County to make similar requirements or collect related fees from hypothetical future projects on other nearby properties. The sidewalk, if built, would therefore be indefinitely isolated and essentially useless, and possibly unsafe to use.

MCDOT Response: Based on our reading of the County Code, MCDOT does not believe the County Code Section 49-33 permits a waiver for sidewalks. The code states when a waiver can be given, and this property does not meet any of the requirements. As mentioned in our letter dated February 24, 2021, the applicant will be responsible to install the following:

- A minimum lawn panel of 6-ft wide per the ultimate condition.
- A minimum of 5-ft sidewalk.

Ms. Katherine Mencarini
Administrative Subdivision Plan No. 620210070
Waiver Request Letter
May 26, 2021
Page 3

- A minimum of 2-ft maintenance buffer between the sidewalk and the property line.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Deepak Somarajan, our Development Review Team Engineer for this project at deepak.somarajan@montgomerycountymd.gov or (240) 777-2194.

Sincerely,

Deepak Somarajan

Deepak Somarajan, Engineer III
Development Review
Office of Transportation Policy

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\Administrative Subdivision Review\620210070-Franklin Property\Letter\ 620210070-Franklin Property Waiver Request letter

cc: Sharepoint Correspondence Folder FY' 21

cc-e: Stephanie Dickel	MNCPPC
Atiq Panjshiri	MCDPS RWPR
Sam Farhadi	MCDPS RWPR
Rebecca Torma	MCDOT OTP



October 19, 2020

Emily Franklin and Ross Miller
6940 Seven Locks Road
Cabin John, MD 20818

Re: Forest Conservation Exemption Request, Simplified NRI/FSD and Tree Save Plan No.: 42021028E
Property Name: 6940 Seven Locks Road (Carderock Parcel P609)
Action Taken: **Confirmed and Approved**

Dear Emily Franklin and Ross Miller:

On October 1, 2020 Montgomery County Planning Department Staff accepted for review a Simplified Natural Resource Inventory / Forest Stand Delineation "Simplified NRI/FSD" and a Tree Save Plan for 6940 Seven Locks Road (Carderock Parcel P609). The Tree Save Plan and Simplified NRI/FSD are part of Chapter 22A(n) forest conservation exemption request for a minor subdivision. The Forest Conservation Exemption plan number for the project is 42021028E.

The forest conservation exemption review is complete. The development on the proposed Lot is a single-family house and accessory structures. The property is not within a Special Protection Area. No forest or specimen trees are to be cleared. The submitted Tree Save Plan shows protection measures at the limits of disturbance to prevent impact to specimen trees.

The project is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(n) because the only development on the resulting Lot is a single family dwelling unit or an accessory structure and the development does not result in the cutting, clearing or grading of: (A) more than 20,000 square feet of forest, (B) any forest in a stream buffer, (C) any forest on property located in a Special Protection Area which must submit a water quality plan, (D) any specimen or champion tree, or (E) any tree or forest that is subject to a previously approved forest conservation plan or tree save plan.

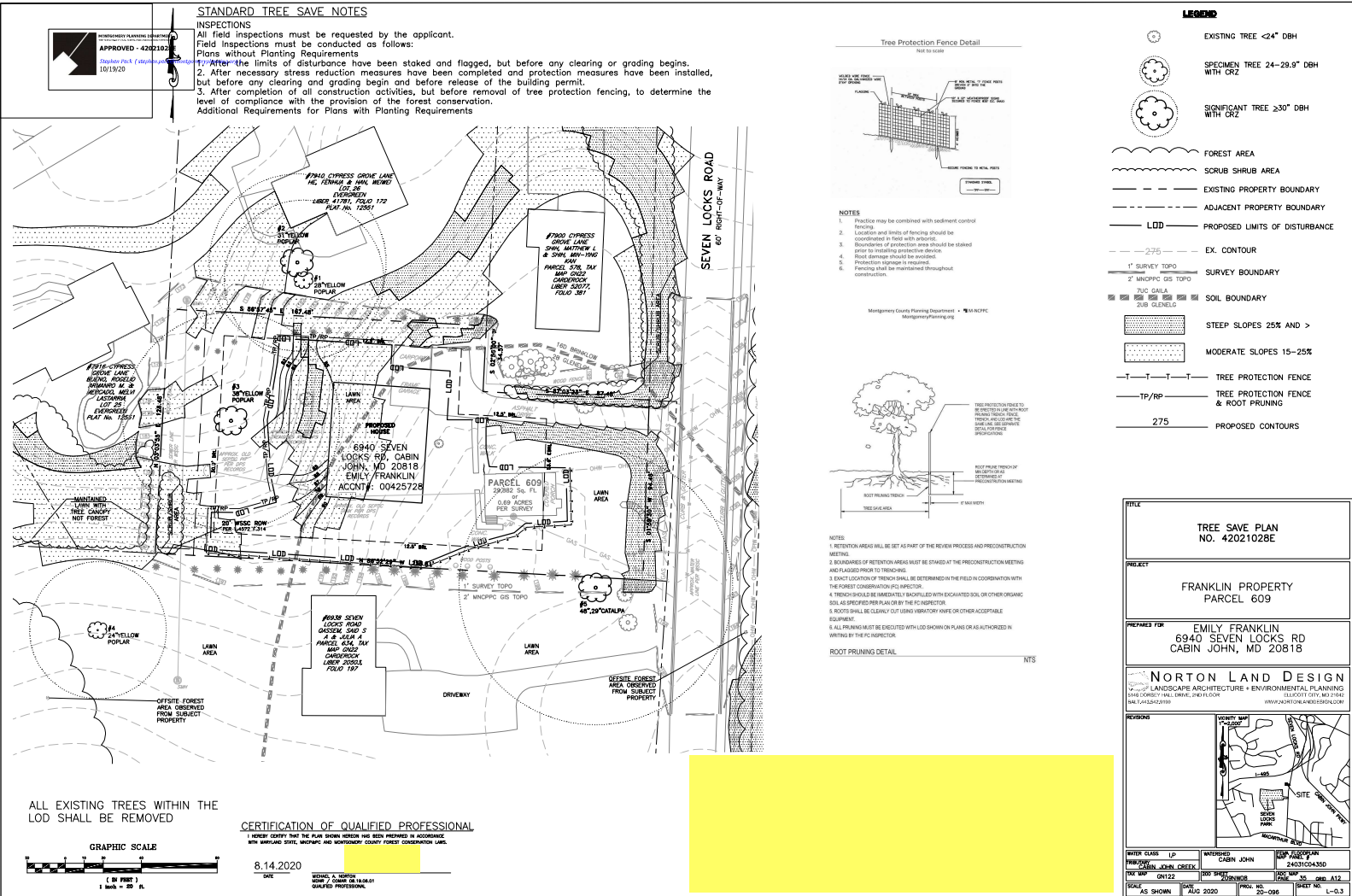
Forest Conservation Exemption Request No. 42021028E for 6940 Seven Locks Road (Carderock Parcel P609) is confirmed. The Simplified NRI/FSD and Tree Save Plan submitted for the project are approved.

Any changes from the approved Simplified NRI/FSD and Tree Save Plan may constitute grounds to rescind or amend any approval actions taken.

Sincerely,

Stephen Peck
Senior Planner and Inspector
Intake and Regulatory Coordination
M-NCPPC- Montgomery County Planning Department

CC: Michael Norton, Norton Land Design



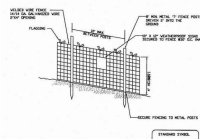
STANDARD TREE SAVE NOTES

INSPECTIONS
 All field inspections must be requested by the applicant. Field inspections must be conducted as follows:
 Plans without Planting Requirements
 1. After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
 2. After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begin and before release of the building permit.
 3. After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest conservation. Additional Requirements for Plans with Planting Requirements

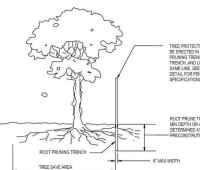
LEGEND

- EXISTING TREE <24" DBH
- SPECIMEN TREE 24-29.9" DBH WITH CRZ
- SIGNIFICANT TREE >=30" DBH WITH CRZ
- FOREST AREA
- SCRUB SHRUB AREA
- EXISTING PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- LOD PROPOSED LIMITS OF DISTURBANCE
- EX. CONTOUR
- SURVEY BOUNDARY
- SOIL BOUNDARY
- STEEP SLOPES 25% AND >
- MODERATE SLOPES 15-25%
- TREE PROTECTION FENCE
- TREE PROTECTION FENCE & ROOT PRUNING
- PROPOSED CONTOURS

Tree Protection Fence Detail



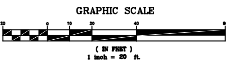
- NOTES**
- Practice may be combined with sediment control trench.
 - Location and depth of trench should be coordinated in field with arborist.
 - Dimensions of protection area should be staked prior to installing protection device.
 - Root damage should be avoided.
 - Protection signage is required.
 - Fencing must be maintained throughout construction.



- NOTES**
- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRECONSTRUCTION MEETING.
 - BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE FIELD IN COORDINATION WITH THE FOREST CONSERVATION INSPECTOR.
 - EXACT LOCATION OF TRENCH SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FOREST CONSERVATION INSPECTOR.
 - TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH ENRICHED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FC INSPECTOR.
 - ROOTS SHALL BE CLEANLY CUT USING VIBRATION PILES OR OTHER ACCEPTABLE EQUIPMENT.
 - ALL PRUNING MUST BE EXECUTED WITH LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FC INSPECTOR.

ROOT PRUNING DETAIL

ALL EXISTING TREES WITHIN THE LOD SHALL BE REMOVED



CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MONTGOMERY COUNTY, MARYLAND AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

8.14.2020

EMILY FRANKLIN
 LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
 11405 GARDEN HILL DRIVE, 2ND FLOOR
 FALLS CHURCH, VA 22024
 WWW.LANDSCAPEDESIGN.COM

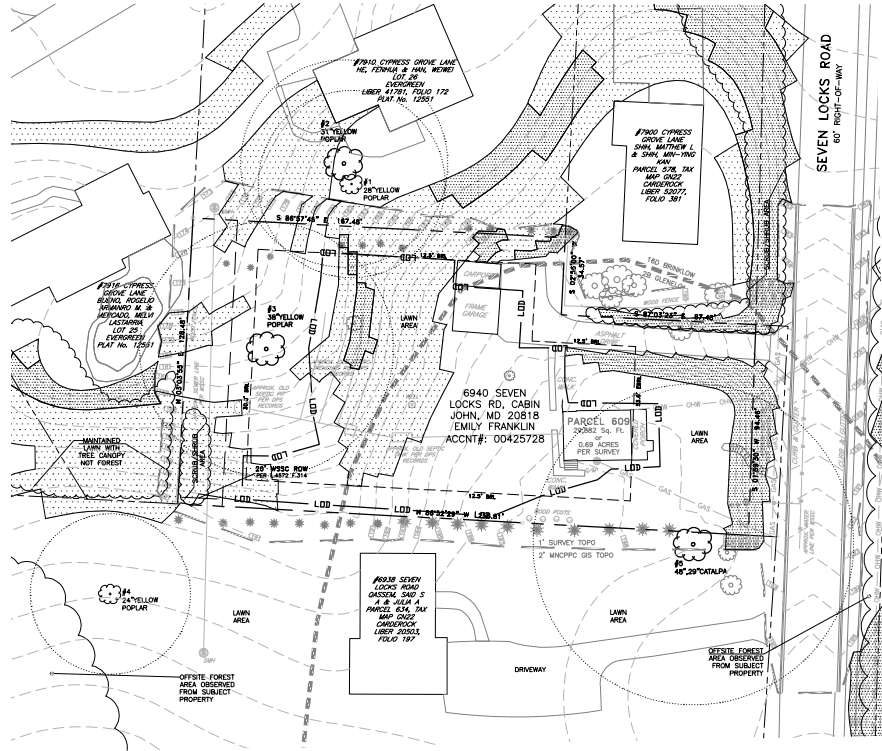
TITLE	
TREE SAVE PLAN NO. 42021028E	
PROJECT	
FRANKLIN PROPERTY PARCEL 609	
PREPARED FOR	
EMILY FRANKLIN 6940 SEVEN LOCKS RD CABIN JOHN, MD 20818	
DESIGNER	
NORTON LAND DESIGN LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING 11405 GARDEN HILL DRIVE, 2ND FLOOR FALLS CHURCH, VA 22024 WWW.LANDSCAPEDESIGN.COM	
DATE	SCALE
AUG 2020	AS SHOWN
PROJECT NO.	DATE
2403104350	20-096
PROJECT NO.	SCALE
2403104350	L-0.3

NR/FSD TABULATION TABLE

ACREAGE OF TRACT(S)	0.89
ACREAGE OF EX. FOREST	0.00
ACREAGE OF EXISTING WETLANDS	0.00
ACREAGE OF FORESTED WETLANDS	0.00
ACREAGE OF WETLAND BUFFERS	0.00
ACREAGE OF STREAM BUFFERS	0.00
ACREAGE OF FORESTED STREAM BUFFER	0.00
ACREAGE OF 100 YEAR FLOODPLAIN	0.00
LINEAR EXTENT OF STREAMS	0
AVERAGE WIDTH OF STREAM BUFFER	0

LEGEND

- EXISTING TREE <24" DBH
- SPECIMEN TREE 24-29.9" DBH WITH CRZ
- SIGNIFICANT TREE >=30" DBH WITH CRZ
- FOREST AREA
- SCRUB SHRUB AREA
- EXISTING PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- LOD PROPOSED LIMITS OF DISTURBANCE
- EX. CONTOUR
- 1' SURVEY TOPOG
- 2' MAGNETIC GEOTOP
- 7.5C DATA SOIL BOUNDARY
- 200' CLEARED
- STEEP SLOPES 25% AND >
- MODERATE SLOPES 15-25%



CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH NATIONAL STATE, FEDERAL AND MONTGOMERY COUNTY PROFESSIONAL STANDARDS.

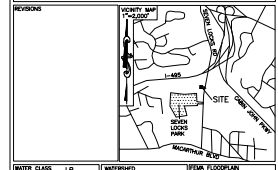
DATE: 8.14.2020
 NAME: EMILY FRANKLIN & ROSS MILLER
 LICENSE NO.: 24031044350
 QUALIFIED PROFESSIONAL

TITLE
 SIMPLIFIED NATURAL RESOURCE INVENTORY / FOREST STAND DELINEATION PLAN / EXEMPTION REQUEST NO. 42021028E

PROJECT
 FRANKLIN PROPERTY PARCEL 609

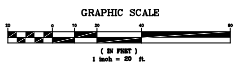
PREPARED FOR
 EMILY FRANKLIN & ROSS MILLER
 6940 SEVEN LOCKS RD
 CABIN JOHN, MD 20818

NORTON LAND DESIGN
 LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
 11405 CORNELL HALL, WASHINGTON, DC 20048
 TEL: 202.775.8030 FAX: 202.775.8031
 WWW.NORTONLANDDESIGN.COM



SOIL TABLE

SOILS	ERODIBLE	HYDRIC	CONTAINS 15-25% SLOPES	CONTAINS 2-25% SLOPES	CAPABILITY SUNDRISS STONCE	PRIME AGRICULTURAL SOIL
2B GLENHILL SILT LOAM 3-8% SLOPES	NO	NO	N/A	YES	III	YES
16D BRINDLOW-BLOCKTOWN SILT LOAM 15-20% SLOPES	YES	NO	YES	YES	VIe	NO





STANDARD MNCPPC EXEMPTION NOTES

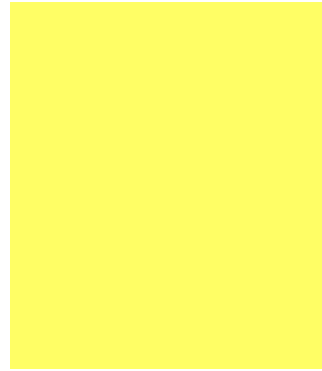
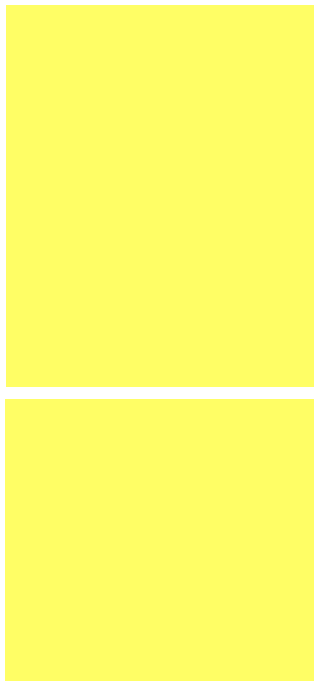
Sequence of Events for Properties Required to Comply with Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans

Pre-Construction

1. An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance. The property owner shall contact the Montgomery County Planning Department inspection staff before any land disturbing activities occur to verify the limits of disturbance and discuss tree protection and tree care measures. The property owner's representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist or Maryland licensed tree expert shall implement the tree protection measures, Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector must attend this pre-construction meeting.
2. No land disturbance shall begin before stress-reduction measures have been implemented. Appropriate stress-reduction measures may include, but are not limited to:
 - a. Root pruning
 - b. Crown reduction or pruning
 - c. Watering
 - d. Fertilizing
 - e. Vertical mulching
 - f. Root aeration/mulch
3. A Maryland licensed tree expert, or an ISA certified arborist must perform all stress reduction measures. Implementation of the stress reduction measures must be observed by the Forest Conservation Inspector or written documentation must be sent to the Forest Conservation Inspector at 8727 Georgia Avenue, Silver Spring, MD 20910. The Forest Conservation Inspector will determine the exact method to convey the implementation of stress reduction measures during the pre-construction meeting.
4. Temporary tree protection devices shall be installed per the approved Forest Conservation Plan, exemption from submitting a Forest Conservation Plan, or Tree Save Plan and prior to any land disturbance. Tree protection fencing locations must be staked and flagged prior to the pre-construction meeting. The Forest Conservation Inspector, in coordination with the DPS Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. Temporary tree protection devices may include:
 - a. Chain link fence (four feet high)
 - b. Super all fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
 - c. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
5. Temporary protection devices must be maintained and isolated by the property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. No equipment, trucks, materials, or debris may be stored within the tree protection fence area during the entire construction project. No vehicle or equipment access to the fenced area is permitted. Tree protection must not be removed without prior approval of Forest Conservation Inspector.
6. Forest retention area signs must be installed as required by the Forest Conservation Inspector, or as shown on the approved plan.
7. Long-term protection devices must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan during construction.
8. Periodic inspections by the Forest Conservation Inspector will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the Forest Conservation Inspector, must be made within the timeframe established by the Forest Conservation Inspector.
9. The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understory, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions to restore these areas will be determined by the Forest Conservation Inspector and those corrective actions must be made within the timeframe established by the Forest Conservation Inspector.

Post-Construction

10. After construction is completed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
 - a. Removal and replacement of dead and dying trees
 - b. Pruning of dead or declining limbs
 - c. Soil erosion
 - d. Fertilization
 - e. Watering
 - f. Weed repair
11. After the final inspection and completion of all corrective measures the Forest Conservation Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.



CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MONTGOMERY COUNTY, MARYLAND AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

8.14.2020

DATE

NAME OF QUALIFIED PROFESSIONAL

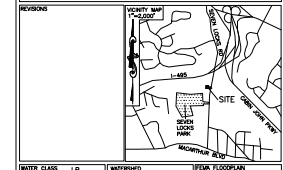
TITLE

SIMPLIFIED NATURAL RESOURCE INVENTORY/ FOREST STAND DELINEATION PLAN & EXEMPTION REQUEST NO.42021028E

FRANKLIN PROPERTY PARCEL 609

EMILY FRANKLIN & ROSS MILLER 6940 SEVEN LOCKS RD CABIN JOHN, MD 20818

NORTON LAND DESIGN LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING



DATE	8.14.2020	PROJECT NO.	24031004350
SCALE	AS SHOWN	DATE	AUG 2020
DESIGNED BY	JOHN CREKA	CHECKED BY	JOHN CREKA
DRAWN BY	JOHN CREKA	DATE	20-098
SCALE	AS SHOWN	DATE	AUG 2020
PROJECT NO.	24031004350	SHEET NO.	L-0.2

From: [MCP-InfoCounter](#)
To: [MCP-Chair](#); [Bush, Jonathan](#)
Subject: RE: Franklin Property Plan#620210070
Date: Monday, May 24, 2021 3:03:17 PM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

Thank you Catherine! With this email, I am forwarding this correspondence to the lead reviewer, Jonathan Bush, for response.

MF



Meghan Flynn
 Planner | Information Desk

Montgomery County Planning Department
 2425 Reddie Dr, Wheaton MD 20902
Info-Counter@montgomeryplanning.org
 Main: (301) 495-4610 | Hours: 9am-3:30pm M-F

From: MCP-Chair <mcp-chair@mncppc-mc.org>
Sent: Monday, May 24, 2021 10:25 AM
To: MCP-InfoCounter <MCP-InfoCounter@mncppc-mc.org>
Subject: FW: Franklin Property Plan#620210070

FYI—please see below.

From: Essam Qassem <qasseme157@gmail.com>
Sent: Sunday, May 23, 2021 2:22 PM
To: MCP-Chair <mcp-chair@mncppc-mc.org>
Subject: Franklin Property Plan#620210070

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hello,

Our names are Said and Julia Qassem who live in 6938 Cypress Grove Lane Cabin John MD, 20818 (address we are registered as in your documents). We are writing in regards to the Franklin Property Plan Number 620210070. It is to our understanding that the request to build on this lot was denied unless a sidewalk and bike path were to be constructed.

This request does not seem appropriate as our property (which is directly next door) does not have a sidewalk or bike path on the property. Additionally, the houses going up Seven Locks Road; many of

them brand new constructions, did not have sidewalks or bike paths as part of their construction. It is for these reasons that we do not believe it to be fair or necessary for the owners of 6940 Seven Locks Road to build a few ft of sidewalk and bike path when none of the other properties on the street meet this requirement.

Respectfully,

Said and Julia Qassem