

LI MEADOW

ADMINISTRATIVE SUBDIVISION PLAN NO. 620230100

Description

Administrative Subdivision Plan to create a two-lot subdivision to allow the construction of two single-family detached dwelling units.

No. 620230100

Completed: 6-14-2024

MCPB
Item No.
6-27-2024

2425 Reedie Drive
Floor 14
Wheaton, MD 20902

Planning Staff

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LOCATION/ADDRESS

14194 Travilah Road

MASTER PLAN

2002 Potomac Subregion Master Plan

ZONE

R-200

PROPERTY SIZE

1.0 Acre

APPLICANT

Tsanchi & Maywha Li

ACCEPTANCE DATE

October 4, 2023

REVIEW BASIS

Chapters 50 and 59

Summary:

- Staff recommends approval of this Administrative Subdivision Plan with conditions.
- Per Section 50.6.1.C of the Subdivision Ordinance, subdivisions to create one to three lots for residential detached houses may be reviewed and approved administratively by the Planning Director.
- This Application proposes a flag lot and per Sections 50.6.3.B.2 and 50.4.3.C.1.b of the Subdivision Ordinance, the Application must be approved by the Planning Board, instead of the Planning Director.
- To date, no community comments or correspondence have been received for this Application.

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SECTION 1: RECOMMENDATIONS AND CONDITIONS

ADMINISTRATIVE SUBDIVISION PLAN NO. 620230100

Staff recommends approval with conditions of Administrative Subdivision Plan 620230100 to convert a one-acre Parcel (P824) into two (2) lots for two (2) single family detached dwellings. All site development elements shown on the latest electronic version of the Administrative Subdivision Plan, dated April 10, 2024, and submitted via ePlans to the Maryland-National Capital Park and Planning Commission (“M-NCPPC”) are required except as modified by the following conditions.

GENERAL APPROVAL

1. This Administrative Subdivision Plan is limited to two (2) lots for the construction of two (2) single-family detached dwelling units.

ADEQUATE PUBLIC FACILITIES AND OUTSIDE AGENCIES

2. The Adequate Public Facilities (“APF”) review for the Administrative Subdivision Plan will remain valid for five (5) years from the initiation date (as defined in Montgomery County Code Section 50.4.3.J.5).

PLAN VALIDITY PERIOD

3. The Administrative Subdivision Plan will remain valid for three (3) years from its initiation date (as defined in Montgomery County Code Section 50.4.2.G), and prior to the expiration date of this validity period, a final record plat for all property delineated on the approved Administrative Subdivision Plan must be recorded in the Montgomery County Land Records or a request for an extension filed.

OUTSIDE AGENCIES

4. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated May 21, 2024, and incorporates them as conditions of the Administrative Subdivision Plan approval. The Applicant must comply with each of the recommendations in the letter, which may be amended by MCDOT if the amendment does not conflict with any other conditions of the Administrative Subdivision Plan approval.
5. Before recording a plat for the Subject Property, the Applicant must satisfy MCDOT’s requirements for access and improvements.
6. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”), Water Resources Section in its stormwater management concept letter dated May 23, 2024, and incorporates them as conditions of the Administrative Subdivision Plan approval. The Applicant must comply with

each of the recommendations in the letter, which may be amended by MCDPS – Water Resources Section if the amendment does not conflict with any other conditions of the Administrative Subdivision Plan approval.

7. The Planning Board has reviewed and accepts the recommendations of the MCDPS, Fire Department Access and Water Supply Section in its letter dated February 6, 2024, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which MCDPS may amend if the amendment does not conflict with other conditions of the Administrative Subdivision Plan approval.

OTHER APPROVALS

8. Before recordation of plat(s) or any demolition, clearing or grading for the Subject Property, the Applicant must receive Staff certification of this Administrative Subdivision Plan.
9. Before any demolition, clearing or grading for the Subject Property, the Applicant must receive a new Forest Conservation Plan Exemption (FCE) that shows the revised Limits of Disturbance (“LOD”).

TRANSPORTATION

Existing Frontage Improvements

10. The Applicant must provide the record plat(s) for the following existing roads:
 - a) All land necessary to accommodate 35-feet of right-of-way dedication from the existing pavement centerline along the Subject Property frontage for Travilah Road.

Record Plats

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

Easements

12. The record plat must show necessary easements.
13. The record plat must reflect common ingress/egress and utility easements over all shared driveways.
14. The record plat must reflect the following building restriction lines (BRLs) as shown on the Administrative Subdivision Plan:
 - a) A 40 ft. front BRL for Lot 1
 - b) A 68 ft. rear BRL for Lot 1
 - c) A 12 ft. front BRL for Lot 2
 - d) A 68 ft. rear BRL for Lot 2

CERTIFIED ADMINISTRATIVE SUBDIVISION PLAN

15. The Applicant must include the Administrative Subdivision Plan Resolution, and agency approval letters on the approval or cover sheet(s).
16. The certified Administrative Subdivision Plan must contain the following notes:
 - a. *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.*
 - b. *The Applicant must schedule an on-site preconstruction meeting with M-NCPPC inspection staff before any demolition, clearing, or grading occurs on-site. The Applicant, along with their representatives, must attend the pre-construction meeting with the M-NCPPC inspector. A copy of the approved Certified Administrative Subdivision Plan is required to be on-site at all times.*
17. Before submittal of the Certified Administrative Subdivision Plan, the Applicant must make the following changes:
 - a) Show resolutions and approval letters on the certified set.
 - b) Include the approved Fire Department Access plan in the certified set.
 - c) Update the data table to match the Staff Report.
 - d) Revise the LOD to reflect additional frontage improvements.

SECTION 2: SITE DESCRIPTION

VICINITY

The subject property is located at 14194 Travilah Road, 100 feet south of its intersection with Stonebridge View Drive (“Property” or “Subject Property”) in the Rickman Property area of the Potomac community as identified in the 2002 *Potomac Subregion Master Plan* (“Master Plan”). Stone Mill Elementary School is about 1,056 feet (0.2 miles) north of the Property and the Primary Montessori Day School is about 2,112 feet (0.4 miles) southwest of the Property (see Figure 1).



Figure 1 – Vicinity Map

PROPERTY DESCRIPTION

The Property consists of Parcel P824, as shown in the Department of Assessments and Taxation of Montgomery County. The Subject Property is approximately one acre. The parcel is zoned R-200, similar to surrounding properties within the area (See Figure 2). There is an existing single-family home and garage on the parcel, and one significant tree on the Property that was struck by lightning and is now dying. The parcel fronts an existing 8-foot. shared bike path. There are two curb cuts on the Property.

The Property received a confirmed Forest Conservation Exemption 42023002E on July 28, 2022. The Property contains no forests, streams, stream buffers, wetlands, or other environmentally sensitive features. Maryland Department of Natural Resources has determined that the Property has no known rare, threatened or endangered species or their habitats.

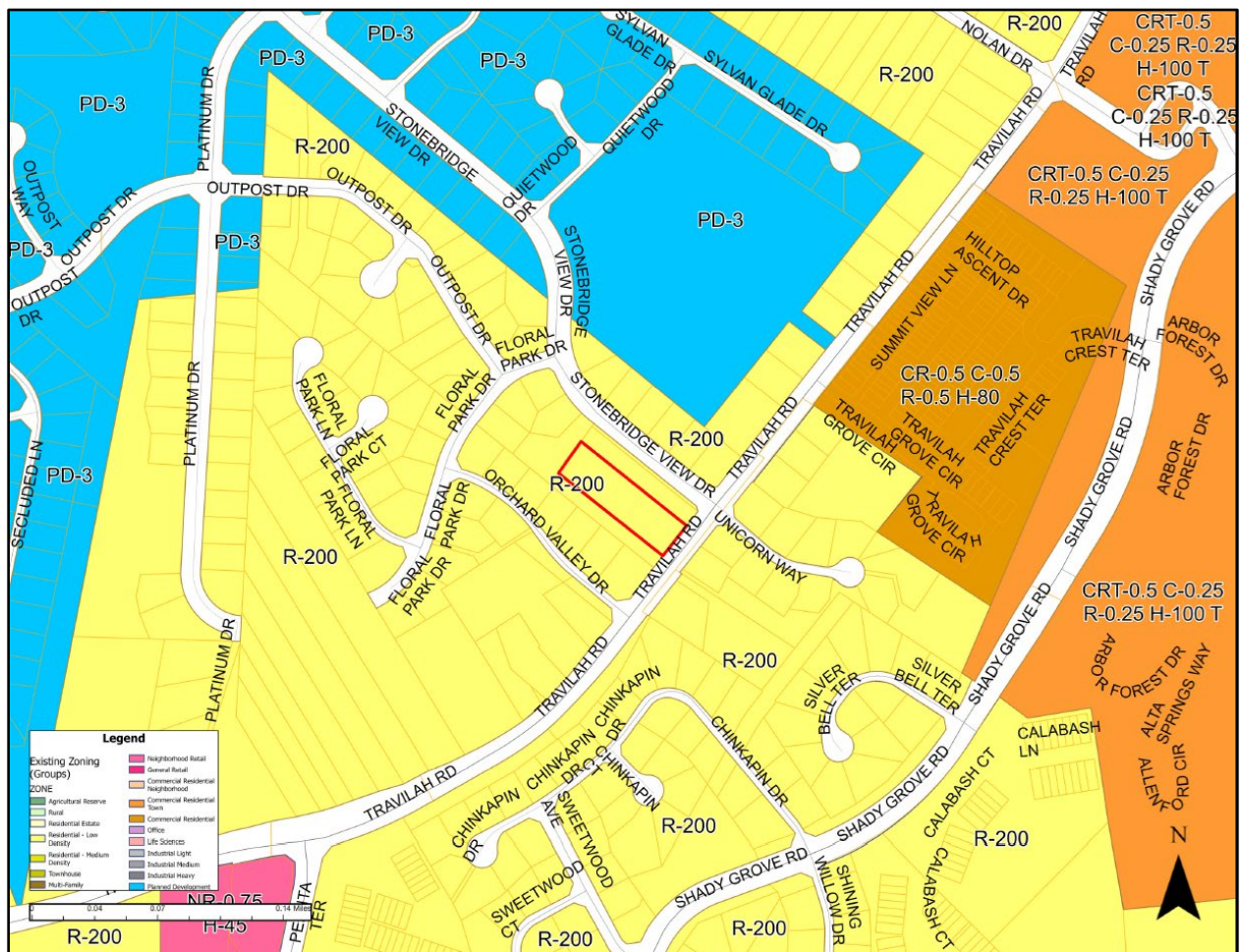


Figure 2 – Zoning Subject Property



Figure 3 – Subject Property

SECTION 3: PROJECT DESCRIPTION

PROPOSAL

The Application proposes subdividing the Subject Property into two lots with direct access and frontage on Travilah Road. To accommodate the new subdivision, the existing home and southern curb cut will be removed. Lot 1 will contain approximately 20,045 square feet for a new single-family detached dwelling. Lot 2, a proposed flag lot, will contain approximately 25,555 square feet for a new single-family detached dwelling. Figures 3 and 4 (below) show the proposed configuration of the lots, vehicular access, and building restriction lines (BRL). The single-family dwelling footprints are illustrative with the final design and location determined at the time of building permit. Access to the proposed lots is via a shared driveway from Travilah Road. The northern curb cut will be improved for the shared driveway.

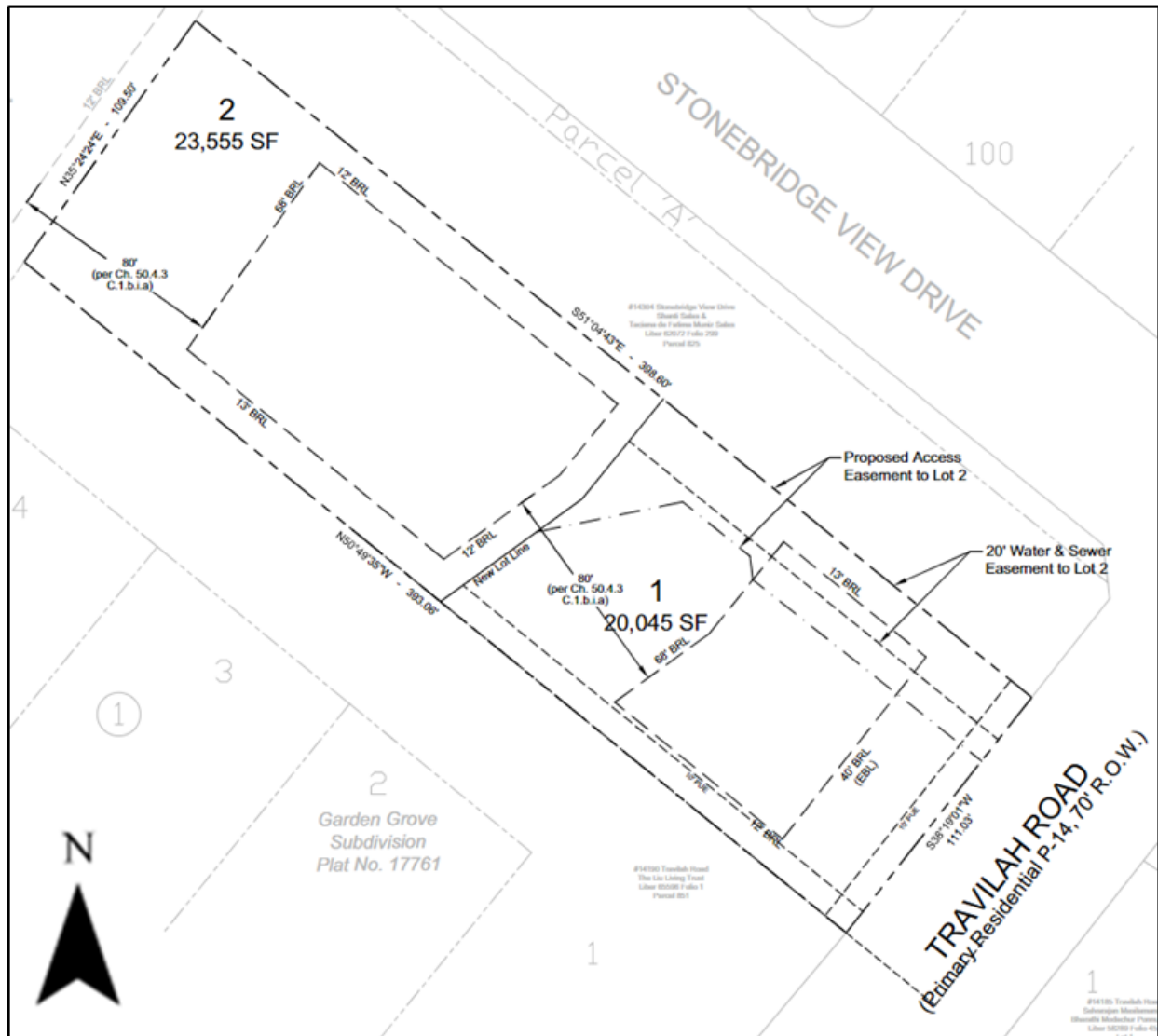


Figure 3 – Administrative Subdivision Plan

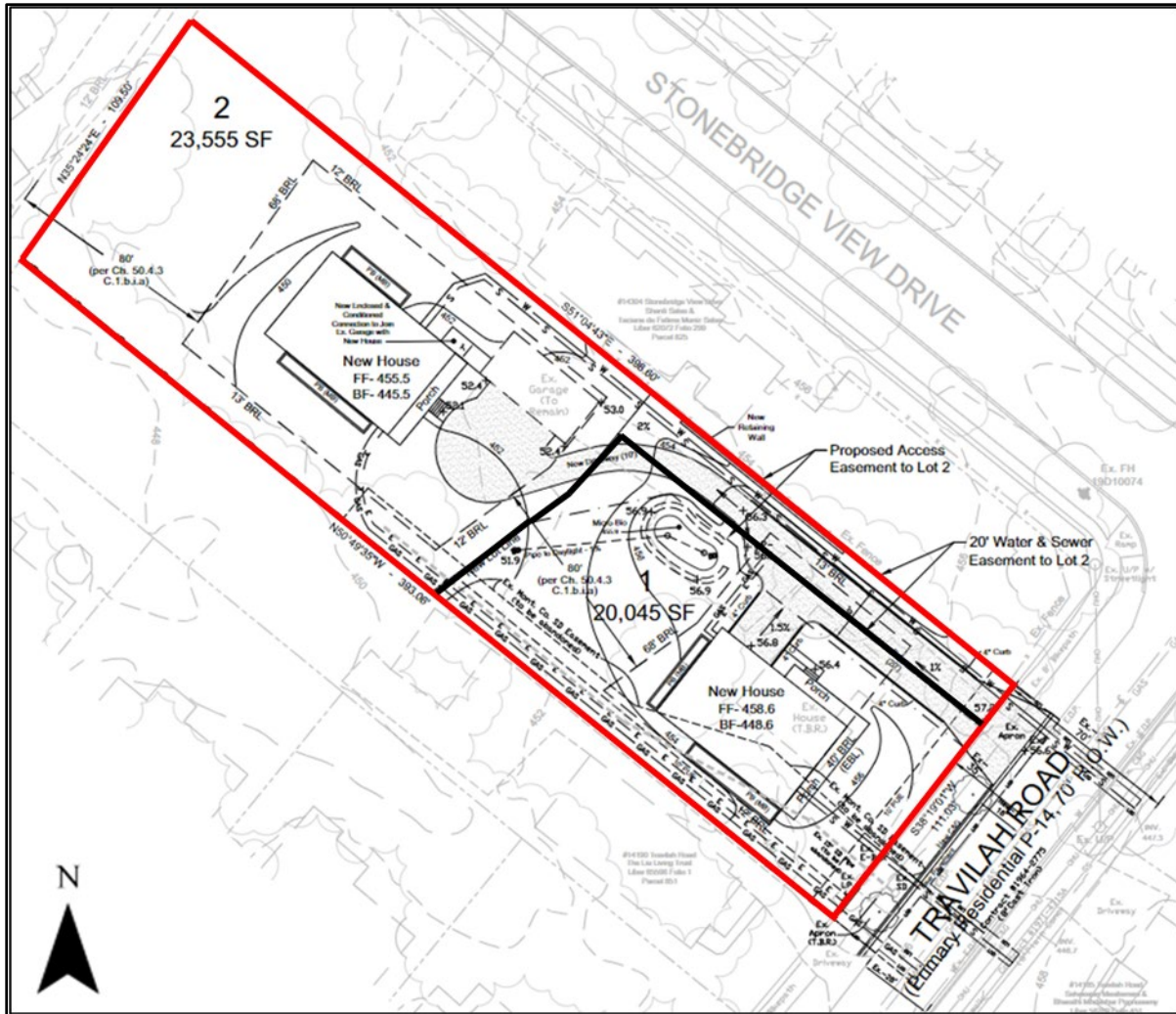


Figure 4 – Administrative Subdivision Plan

SECTION 4: COMMUNITY OUTREACH

A pre-submittal community meeting is not required for an Administrative Subdivision Plan. However, applicants must post signs on the development site and provide written public notice. A notice of the Application was sent to all required parties by the Applicant on October 2, 2023. As of date of this Staff Report, no correspondence has been received.

SECTION 5: ADMINISTRATIVE SUBDIVISION PLAN 620230100 FINDINGS AND ANALYSIS

APPLICABILITY, SECTION 50.6.1 OF THE SUBDIVISION ORDINANCE

The Application meets the criteria for the Administrative Subdivision process per Section 50.6.1.C as demonstrated below:

C) Subdivision for creation of certain residential lots. Up to 3 lots for detached houses may be created in any residential or rural residential zone under these procedures if:

1. The lots are approved for the standard method of development;

The lots were submitted for standard method development in the R-200 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 lots will not be served by wells or septic areas. The Property is designated in the W-1 and S-1 categories and is served by public water and sewer service.

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

As conditioned and discussed below, the Applicant shall provide 35 feet of right-of-way dedication from the existing pavement centerline along the Subject Property frontage for Travilah Road. The Applicant will coordinate with County agencies to ensure that any necessary public utility easements are shown on the plat.

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 have been met.

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

The Property is subject to Chapter 22A of the County Code. The Property received a confirmed Forest Conservation Exemption Plan No. 42023002E on July 28, 2022.

The Application received approval of a Stormwater Management Concept Plan from the MCDPS, Water Resources Section on May 23, 2024, per Chapter 19 of the County Code. The

SWM Concept Plan demonstrates that stormwater will be managed through five (5) micro bioretention measures. There are no additional environmental protection requirements to be met.

FINDINGS REQUIRED BY SECTION 50.6.3.C, INCLUDING TECHNICAL REVIEW CRITERIA OF SECTION 50.4.3 OF THE SUBDIVISION ORDINANCE

1. ***The layout of the subdivision, including size, width, shape, orientation and density of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59. The Administrative Subdivision Plan meets all applicable sections of the Subdivision Ordinance including the requirements under Section 50.4.3.C. for flag lots.***

Proposed Lot 1 is regularly shaped and fronts directly onto Travilah Road, while proposed Lot 2 is a flag lot. The size, shape, width, and orientation of the lots are appropriate considering the recommendations of the 2002 *Potomac Subregion Master Plan*, the existing lot pattern of surrounding properties, and the residential use contemplated for the Property. Existing lots in the vicinity are typical of those situated along Travilah Road following a mix of regular- and irregular-shaped lots, and flag lots. The proposed lots are similar in shape and size to nearby lots located to the north and southeast of the Property. Per Section 50.4.3.C.b, the Board must not approve flag lots, except where unusual topography, environmental conditions, or the position of the tract in relation to surrounding properties and rights-of-way permit no other feasible way to subdivide and that appropriate separation between building envelopes can be achieved. In approving a flag lot in a residential zone, the following provisions apply:

In residential zones, the Board must require building restriction lines as needed to provide separation of at least 80 feet between the building envelope of the proposed flag lot and (a) the building envelopes of all lots that are adjacent to the rear lot line of the proposed flag lot; and (b) the building envelopes of all lots that are between the proposed flag lot and the road on which it fronts.

This Application meets the applicable criteria to approve a flag lot. The position of the tract in relation to surrounding properties and Travilah Road permits no other feasible way to subdivide the Property. The Subject Property is rectangular in shape with 111 feet in frontage along Travilah Road and 395 feet in depth. The size of the Property can accommodate the density proposed (2 lots), but the narrow width of Subject Property limits the lot layout to a flag lot configuration to achieve a two-lot subdivision because there must be 100 feet of lot width at the front building line for each lot. Approximately 4,224 feet west of the Subject Property are properties 14010 and 14016 Travilah Road (Lot 66 and Lot 68) which also incorporate flag lot configurations.

As conditioned, the Application meets all required building restriction lines and separation distances between building envelopes. The BRLs on Lot 1 will include a 40 ft. front BRL, and 68 ft. rear BRL. The BRLs on Lot 2, the flag lot, will include a 12 ft. front BRL and a 68 ft. rear BRL. These BRLs will assure that there is 80 feet of separation between homes. Consistent with the flag lot requirements, the Applicant has demonstrated that the lots can accommodate the minimum of 80 feet of separation between the building envelope of the proposed flags lots and the building envelopes of the lots that are adjacent to the rear lot line of the proposed flag lot. In addition, the building envelopes of all lots that are between the proposed flag lot and the road on which it fronts will also accommodate the 80-foot separation.

Lot 1 is subject to requirements Section 59.4.4.1.A, Established Building Line since the building east of the Subject Property is setback more than the minimum required by the R-200 zone. While the established building line applies, in accordance with Section 59.4.4.1.A.4.c, the Applicant chose to use as the front setback for Lot 1, the front setback of the existing detached house that is being established before demolition. The existing building meets the minimum front setback of the zone.

Table 1 - Development Standards in the R-200 Zone

Standard	Required/Permitted	Proposed Lot 1 ¹	Proposed Lot 2 ²
Lot size, min.	20,000 sq. ft.	20,045 sq. ft.	23,555 sq. ft.
Lot width at front building restriction line (BRL), min.	100 ft.	100 ft. or greater	100 ft. or greater
Lot width at front lot line, min.	25 ft.	25 ft. or greater	25 ft. or greater
Lot coverage, maximum	25%	25% or less	25% or less
Front setback, min.	40 ft.	40 ft. or greater	40 ft. or greater
Side setback, min./Sum of sides	12 ft. /25 ft.	12 ft. /25	12 ft. /25
Rear setback, min.	30 ft.	68 ft. or greater	68 ft. or greater
Building height, max.	40 ft.	40 ft. or less	40 ft. or less

2. The Administrative Subdivision Plan substantially conforms to the Master Plan.

a) Land Use

¹ Lot 1 is subject to the requirements of Section 59.4.4.1.A (Established Building Line).

² Lot 2 is subject to the requirements of Section 50.4.3.C.1.b.i (Flag Lots).

The Property is subject to the 2002 *Potomac Subregion Master Plan* and is zoned for Single-Family Residential use, consistent with the proposed Application. The 2002 *Potomac Subregion Master Plan* does not make specific recommendations for the Subject Property but reconfirmed the existing single family detached residential zoning throughout the Property's vicinity.

a) Environment

The 2002 *Potomac Subregion Master Plan* environmental recommendation is "maintain and reaffirm a low-density residential "green wedge" for most of the Subregion". With this consideration the proposal is consistent with the Master Plan.

b) Transportation

The 2002 *Potomac Subregion Master Plan* recommends the preservation of the Subregion's existing rural character by establishing a two-lane road policy and a rustic road program, while calling for efforts to create a comprehensive transportation system that can serve residential centers and preserve the Subregion's physical character. As part of the recommended bicycle facilities, the 2002 *Potomac Subregion Master Plan* recommends the construction of a bikeway on Travilah Road from Darnestown Road to River Road, which is already built along the Property's frontage.

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

Adequate public facilities exist to support and service the Property in accordance with Section 50.4.3.J of the Subdivision Regulations. As noted above, the Property is served by public water and sewer and is classified in the W-1 and S-1 categories. Public water and sewer mains currently serve the Property, which will be adequate to serve the proposed subdivision. Other utilities, public facilities and services, such as electric, telecommunications, police stations, firehouses and health services are currently operating within the standards set by the 2020 – 2024 Growth and Infrastructure Policy (the "GIP").

a) Roads and other Transportation Facilities

i. Existing Facilities

The Subject Property contains frontage on one public road, Travilah Road. The *Master Plan of Highways and Transitways* classifies Travilah Road as an Area Connector. The 2002 *Potomac Subregion Master Plan* calls for a 70-foot-wide right-of-way for Travilah Road. As conditioned, the Applicant shall dedicate 35 feet of right-of-way from the existing pavement centerline along the Subject Property frontage for Travilah Road.

Travilah Road does contain pedestrian and bicyclist facilities. The proposed development fronts an eight-foot-wide asphalt sidepath. Per the 2018 *Bicycle Master Plan*, the existing sidepath along the Subject Property frontage on Travilah Road will be connecting to master planned bikeway facilities to Piney Meetinghouse Road to the southeast and Darnestown Road to the north.

ii. Proposed public transportation infrastructure

The 2018 *Bicycle Master Plan* has no additional recommendations for the Subject Property frontage on Travilah Road, as the sidepath requirement is satisfied with the existing eight-foot-wide asphalt sidepath. The standard 11-foot-wide sidepath would preclude a green buffer for street trees along the Property's frontage. Therefore, the existing eight-foot-wide sidepath is acceptable and satisfies the requirements for Area Connectors under the Complete Streets Design Guide. The Applicant shall dedicate 35 feet of right-of-way from the existing pavement centerline along the Subject Property for Travilah Road to satisfy the right-of-way requirements under the 2002 *Potomac Subregion Master Plan*. The Application has been reviewed by the MCDOT, who determined in its letter dated May 21, 2024, that the proposed driveway will have adequate sight distance on Travilah Road to serve the Subject Property. The proposed development will have access to Travilah Road through a 20-foot-wide shared driveway that will serve the proposed two single-family detached dwelling units.

MCDOT also reviewed the Applicant's storm drain study and determined that the Applicant shall extend the curb and gutter in both directions to connect to the existing curb and gutter to the west of the Subject Property and to the east towards the intersection of Travilah Road and Stonebridge View Drive (Attachment B). The storm drain analysis was reviewed and is acceptable to MCDOT. The proposed removal of storm drain, and addition of curb and gutter will not adversely affect the downstream system. Therefore, no improvements are needed to the downstream public storm drain system for this plan. Tree planting within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.

b) Local Area Transportation Review (LATR)

The Applicant is proposing two (2) new single-family homes. The Subject Property is located in the North Potomac Policy Area, which is categorized as a Yellow Policy Area under the 2020-2024 *Growth and Infrastructure Policy* (GIP). The estimated number of peak hour person trips generated by a total of two (2) single-family dwelling units is three (3) in the morning and five (5) in the evening (see Table 2 below, provided by MNCPPC staff). Thus, as demonstrated in the Applicant's traffic exemption statement dated September 1, 2023, a traffic study is not required for the Administrative Subdivision to satisfy the LATR requirement.

Table 2. Net New Person Trips

Land Use	ITE Rates		Adjusted Rates		Person Trips	
	AM	PM	AM	PM	AM	PM
Existing: 1 Single-Family Detached Unit	1	1	1	1	2	2
Proposed: 2 Single-Family Detached Units	2	3	2	3	3	5
Net New					1	3

The proposed development will generate a maximum of one (1) net-new person trip during the AM peak-hour period and three (3) net-new person trips during the PM peak-hour period (see Table 2 above). As this is below the 50-person threshold to require a transportation impact study, the Application is exempt from completing further transportation adequacy analysis.

c) Schools

The Application is scheduled to come before the Planning Board before July 1, 2024. Therefore, the FY24 Annual School Test, approved by the Planning Board on June 15, 2023, and effective July 1, 2023, is applicable to this application. The Application has an existing home that will be razed to build two (2) new single family detached homes.

School Adequacy Test

The Application is served by Stone Mill Elementary School, Cabin John Middle School, and Thomas S. Wootton High School. Based on the FY24 Annual School Test results, the student enrollment and capacity projections for these schools are noted in the following table:

Table 3. FY2024 Annual School Test Projections (2027-2028 School Year)

School	Program Capacity	Enrollment	%Utilization	Surplus/ Deficit
Stone Mill ES	713	490	68.7%	+223
Cabin John MS	1,125	1,067	94.8%	+58

Thomas S. Wootton HS ³	2,120	2,026	95.6%	+94
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Table 4. FY2024 School Test Results

School	Adequacy Status	Tier 1 Adequacy Ceiling	Tier 2 Adequacy Ceiling	Tier 3 Adequacy Ceiling
Stone Mill ES	No UPP	308	366	473
Cabin John MS	No UPP	184	283	452
Thomas S. Wootton HS	No UPP	274	518	836

The school adequacy test determines the extent to which an applicant is required to make a Utilization Premium Payment (UPP) based on each school’s adequacy status and ceilings, as determined in the Annual School Test. Under the FY24 Annual School Test, Stone Mill ES, Cabin John MS and Thomas S. Wootton HS do not require any UPP as identified in Table 4.

Based on the school capacity analysis performed, using the FY2024 Annual School Test, this Application is not subject to a Utilization Premium Payment. Therefore, no UPP condition is required.

d) Other Public Facilities and Services

Other utilities, public facilities and services, such as electric, telecommunications, police stations, firehouses and health services are currently operating within the standards set by the Growth and Infrastructure Policy currently in effect.

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

³ Projected enrollment reflects the estimated impact of CIP P651909, which will reassign students between Gaithersburg HS, Richard Montgomery HS, Northwest HS, Quince Orchard HS, Wootton HS and Crown HS in 2027.

This Application satisfies the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A. The Property is subject to Chapter 22A, - Forest Conservation Law but is exempt from the requirements of submitting a Forest Conservation Plan. The Property received a confirmed Forest Conservation Exemption (“FCE”), Plan No. 42023002E on July 28, 2022. The Subject Property contains no forest, streams, wetlands or other environmentally sensitive features.

As conditioned, a new FCE showing the revised Limits of Disturbance must be certified before any demolition, clearing or grading for the Subject Property.

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

The Administrative Subdivision application received an approved stormwater concept plan from the Montgomery County Department of Permitting Services, Water Resources Section on May 23, 2024 (Attachment B).

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

There is no evidence, actual notice, or constructive notice of a burial site within the Administrative Subdivision Plan. The Subject Property is not included within the Montgomery County Inventory.

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

There are no other applicable provisions specific to the Administrative Subdivision Plan that are necessary for approval of this Application.

SECTION 6: CONCLUSION

The Administrative Subdivision meets the requirements of Section 50.6.3.C and the technical requirements of Section 50.4.3 of the Subdivision Regulations, and the applicable requirements of Section 50.6.1.C. The lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conform to the recommendations of the 2002 *Potomac Subregion Master Plan*. Access and public facilities will be adequate to serve the proposed lots, and the Application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

ATTACHMENTS

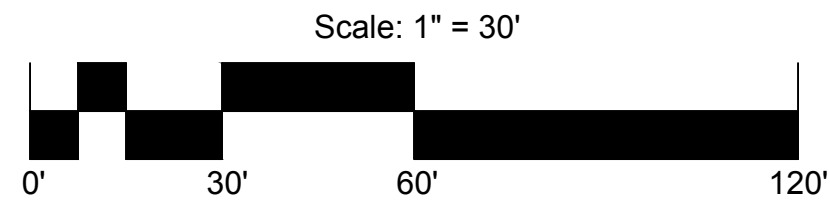
Attachment A: Administrative Subdivision Plan

Attachment B: Agency Letters

Attachment C: Forest Conservation Exemption

Attachment D: Traffic Exemption Statement

Attachment E: Statement of Justification

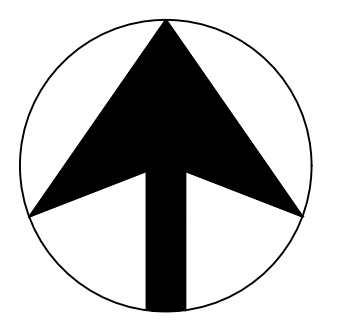


- NOTES:**
1. AREA OF PROPERTY - 43,600 SF
 2. EXISTING ZONING - R-200
 3. DENSITY ALLOWED - 2.18 DU/AC = 2 DU
 4. NUMBER OF LOTS PROPOSED - 2
 5. AREA TO BE DEDICATED TO STREETS - 0 SF
 6. SITE TO BE SERVED BY PUBLIC WATER AND SEWER.
 7. EXISTING SEWER & WATER SERVICE CATEGORIES: S-1, W-1
 8. LOCATED IN MUDDY BRANCH WATERSHED, USE CLASS IP.
 9. UTILITIES WHICH SERVICE THIS AREA: Washington Gas, Verizon, PEPCO
 10. TOPOGRAPHIC DATA FROM M-NCPPC GIS MAP 219NW10 SUPPLEMENTED WITH SURVEY DATA PROVIDED BY GOODE SURVEYS, LLC.

ZONING DATA TABLE			
ZONE: R-200	Req.	Lot 1	Lot 2
Lot Area (min)	20,000 SF	20,045 SF	23,555 SF
Lot Width at Front Building Line (min)	100'	110'	110'
Lot Width at Front Lot Line (min)	25'	111'	N/A*
Coverage (max)	25%	25% (5,036 SF)	25% (5,888 SF)
Principal Building Front Setback (min)	40'	40*	Per Plan**
Principal Building Side Setback (min)	12'	12'	12'
Principal Building Sum of Side Setbacks (min)	25'	25'	25'
Principal Building Rear Setback (min)	30'	68'	68'
Height (max)	40'	40'	40'

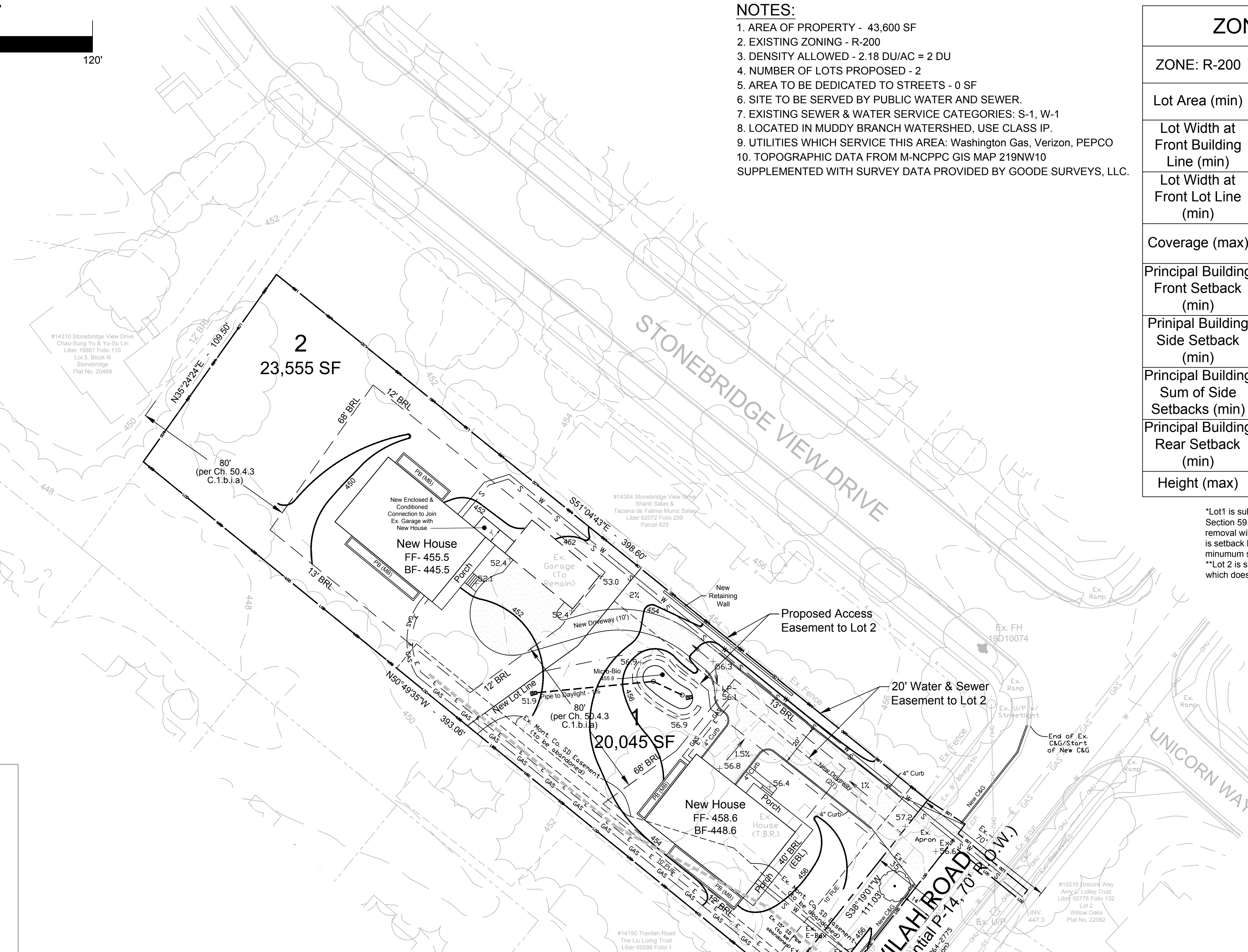
Revisions

Rev. 02-01-2024
Rev. 04-30-2024



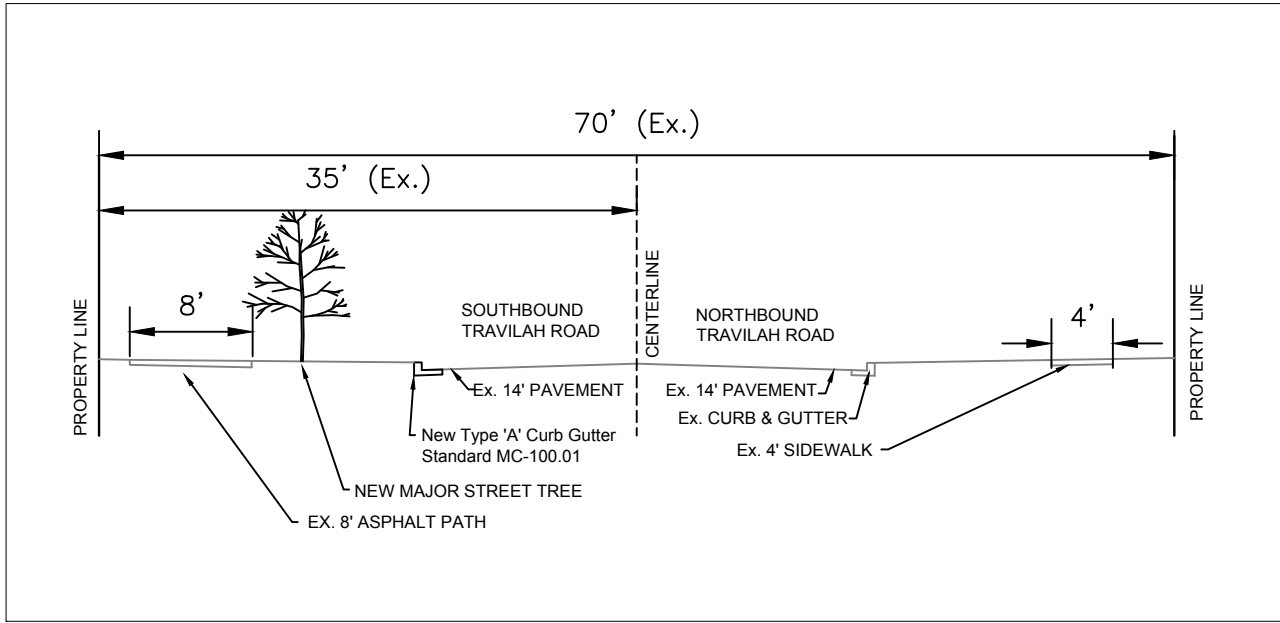
date: 07/16/2023
scale: 1" = 30'

- LEGEND:**
- BUILDING RESTRICTION LINE: --- 20' BRL ---
 - CANOPY COVERAGE: [Symbol]
 - CENTERLINE: --- C ---
 - CRITICAL ROOT ZONE: --- CRZ ---
 - EXISTING BUILDING: [Symbol]
 - INDEX CONTOUR (2' INTERVAL): --- 300 ---
 - INTERMEDIATE CONTOUR: --- ---
 - LIMITS-OF-DISTURBANCE: --- L.O.D. ---
 - OVERHEAD LINES: --- O.H.U. ---
 - MICRO-BIORETENTION PLANTER BOX: [Symbol]
 - PROPERTY LINE (SUBJECT): --- N 32° 04' 20" W ---
 - PROPERTY LINE: --- ---
 - PROPOSED BUILDING: [Symbol]
 - SEWER CONNECTION: --- S ---
 - UTILITY POLE (Ex.): --- Ex. U.P. ---
 - UNDERGROUND UTILITY: --- E ---
 - WATER CONNECTION: --- W ---
 - NEW STREET TREE (Major Species): [Symbol]

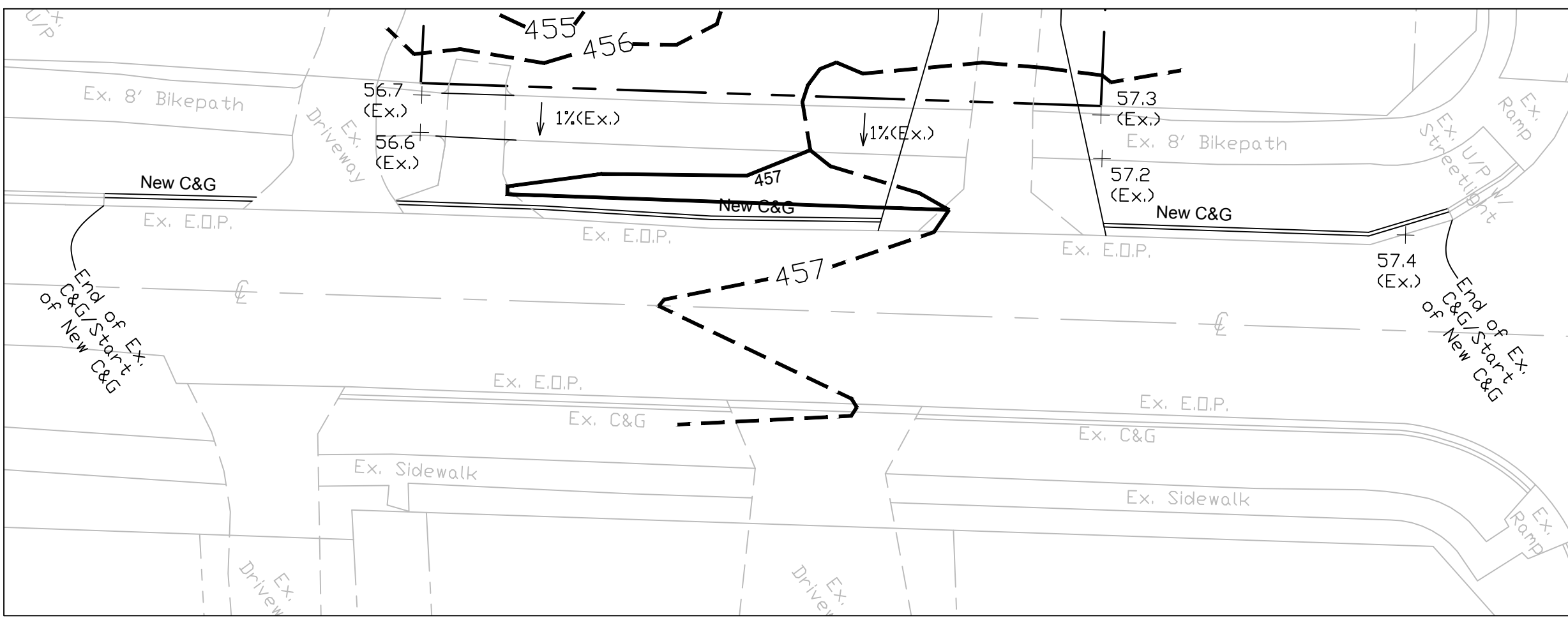


*Lot1 is subject to Established Building Line (EBL) requirements of Section 59.4.4.1.A. and the existing house located on the lot prior to removal will be used to determine the EBL, since the existing house is setback less than the minimum required by the zone, the minimum setback (40') applies
**Lot 2 is subject to the requirements of Ch. 50.4.3.C.1.b.i. for a lot which does not abut a public or private road.

Surveyor's Certification:
I hereby certify that I am a duly licensed property line surveyor registered to practice in the State of Maryland. I hereby affirm the accuracy of boundary lines and other survey data shown on this plan.
Signature: [Signature] Date: 2/1/24 Exp. Date: 12/10/24



Note: Topographic data in detail plan view from a field survey by Witmer Associates, LLC dated March 2011.

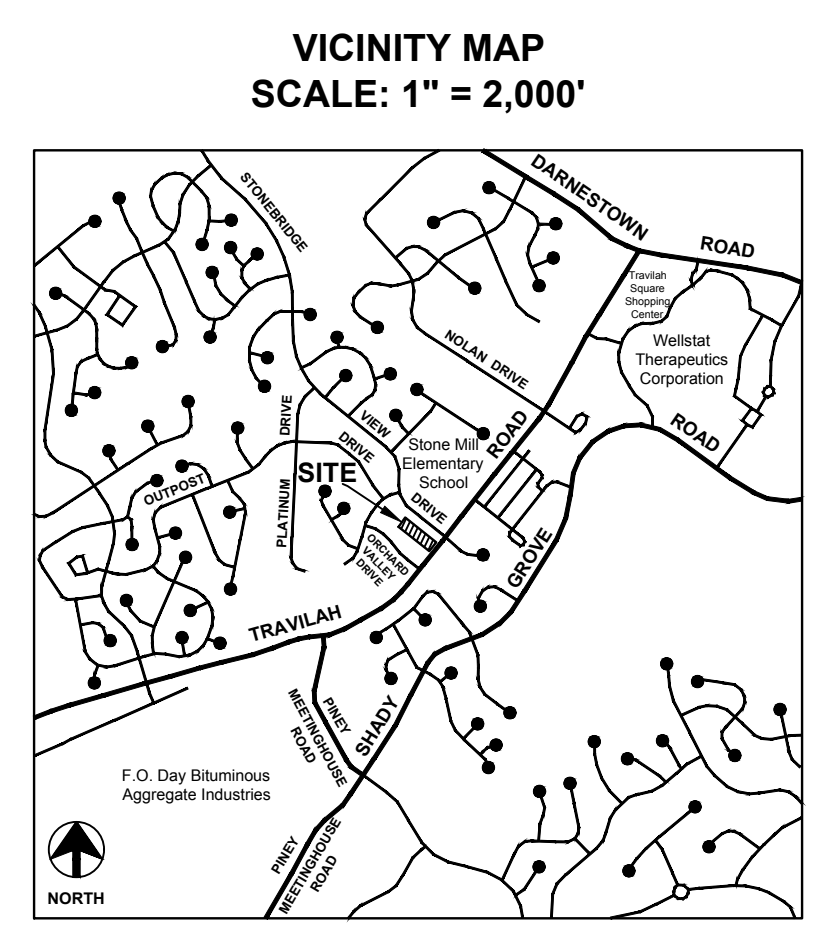


DETAIL PLAN VIEW: FRONTAGE IMPROVEMENTS
1"=20'

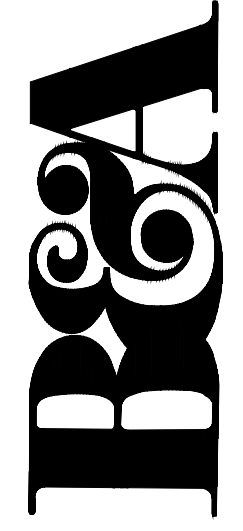
Professional Certification:
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed landscape architect registered to practice in the State of Maryland.
Signature: [Signature] Date: 04-30-2024 Exp. Date: 10-21-2024



Prepared for:
Tsanchi Li & Mayhwa Li
P.O. Box 10893
Rockville, MD 20849
(301) 980-5246
alicali14194@gmail.com



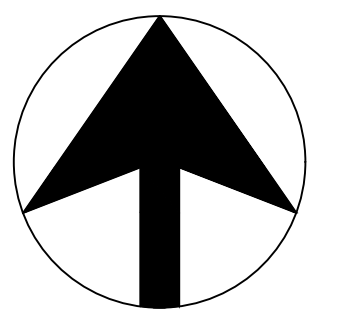
Benning & Associates, Inc.
Landscape Architects
3935 Shady Grove Court
Gaithersburg, MD 20877
(301) 945-0240



ADMINISTRATIVE SUBDIVISION PLAN
LI MEADOW
Parcel 824; Tax Map FR343
Montgomery County, Maryland

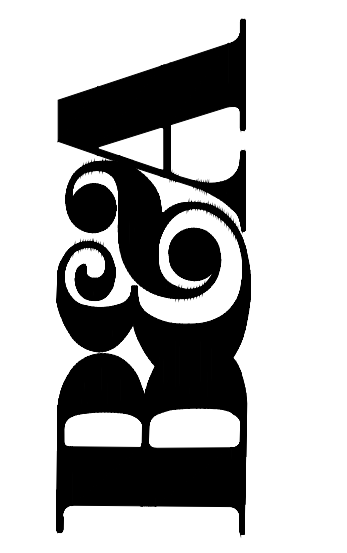
Li Meadow - Administrative Subdivision Plan No. 620230100

Revisions
Rev. 02-01-2024
Rev. 04-30-2024



date: 07/17/2023
scale: 1" = 30'

Benning & Associates, Inc.
Lead Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301)948-0240



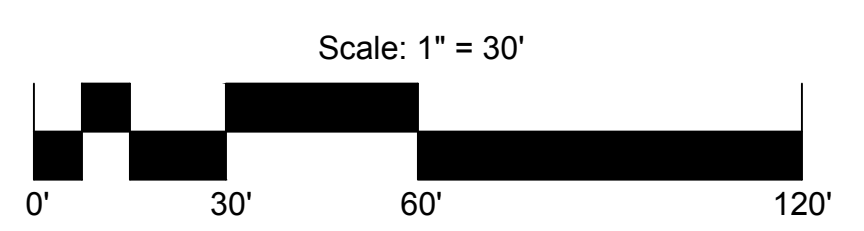
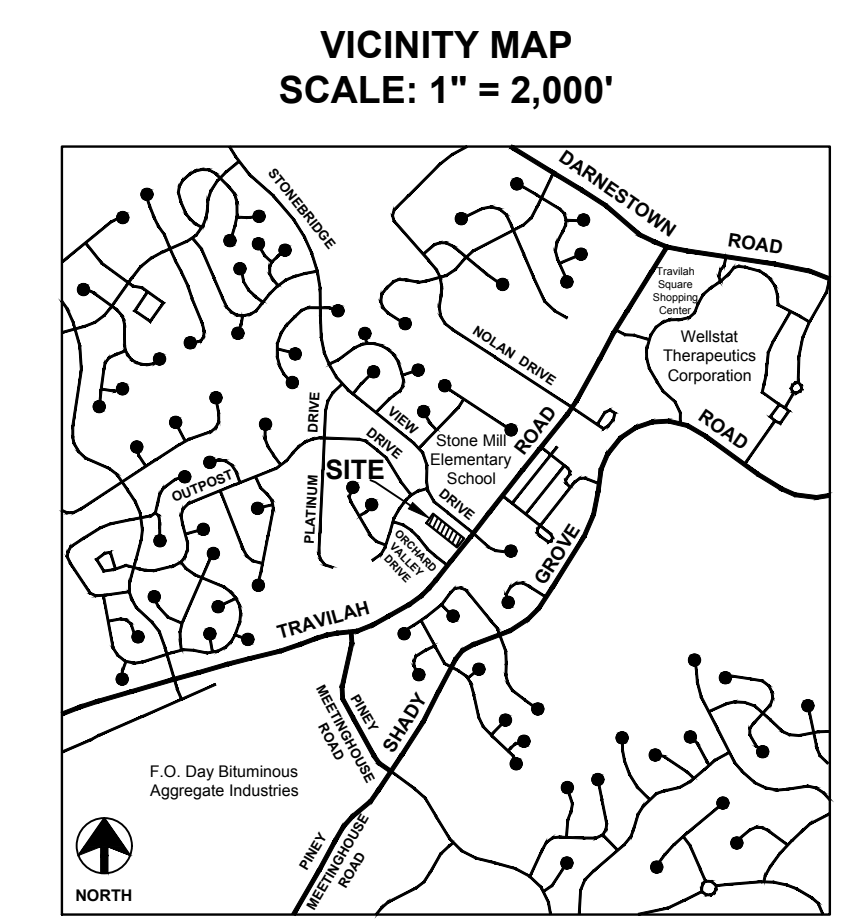
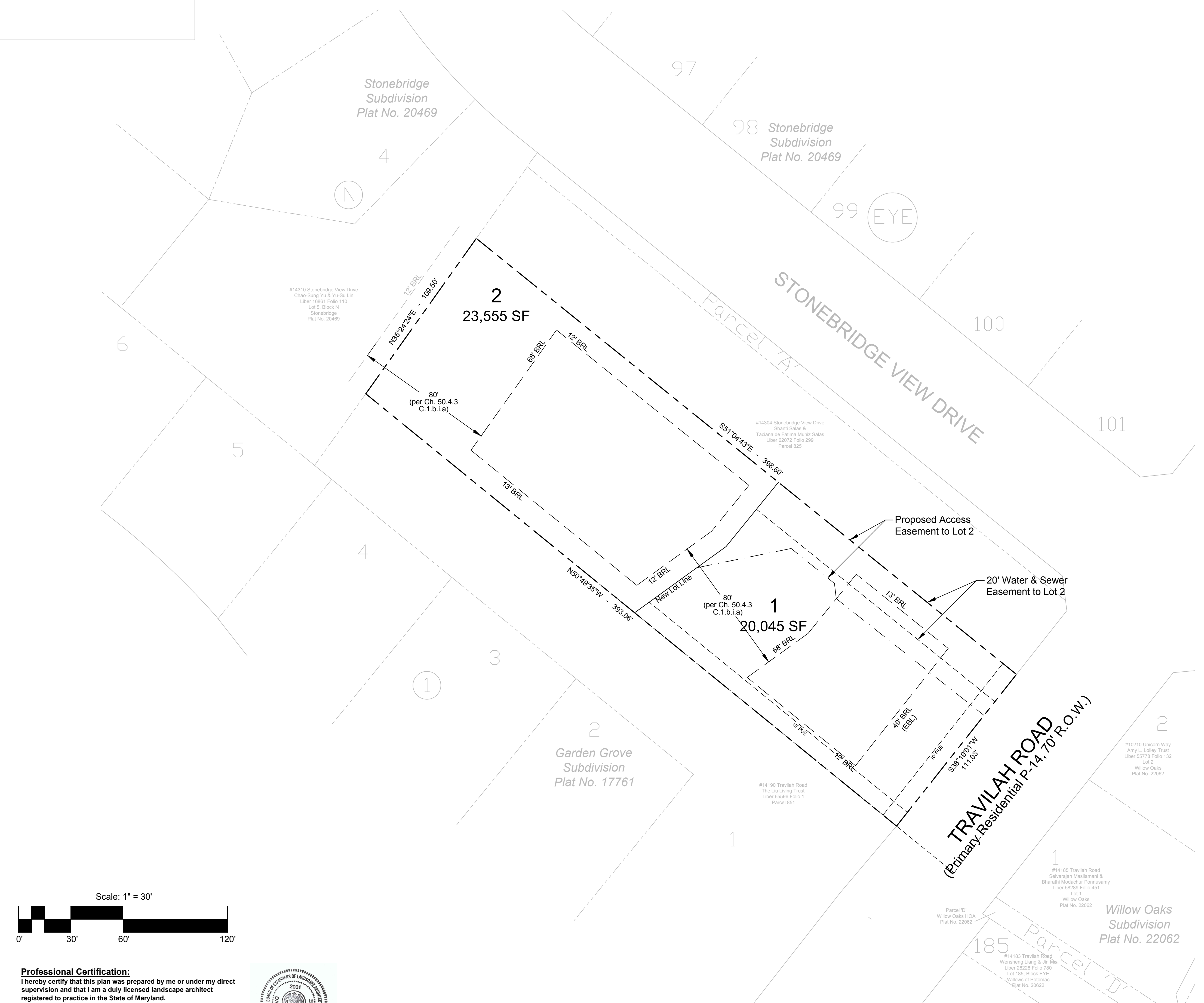
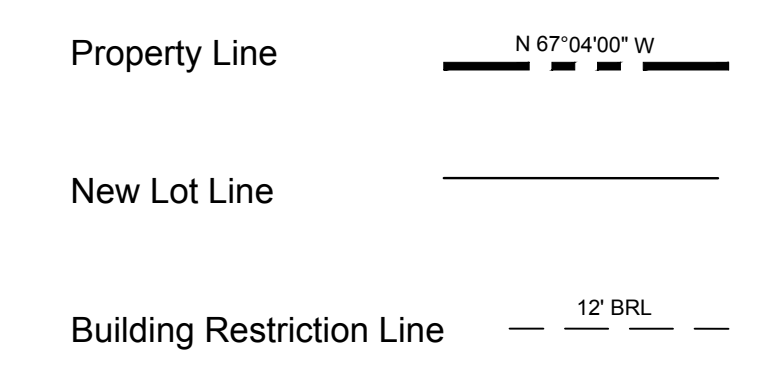
ADMINISTRATIVE SUBDIVISION PLAN
LI MEADOW
Parcel 824; Tax Map FR343
Montgomery County, Maryland

WSSC GRID 219NW10
TAX MAP FR343
M-NCPPC FILE NO.
620230100
SHEET 1 OF 3

SHEET INDEX:

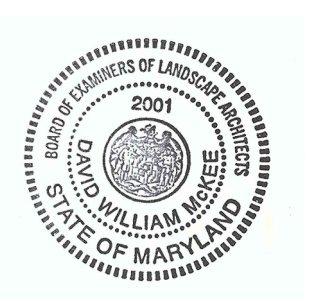
- Cover Sheet / Lot Diagram
- Reserved for Approvals
- Administrative Subdivision Plan
- Tree Save Plan
- Fire Department Apparatus Access & Water Supply Plan

LEGEND:



Professional Certification:
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed landscape architect registered to practice in the State of Maryland.

04-30-2024 10-21-2024
Signature Date Exp. Date



Prepared for:
Tsanchi Li & Mayhwa Li
P.O. Box 10893
Rockville, MD 20849
(301) 980-5246
aliceli14194@gmail.com



Attachment B

DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

May 23, 2024

Mr. Dave McKee
Benning & Associates, Inc.
8933 Shady Grove Court
Gaithersburg, MD 20877

Re: **COMBINED STORMWATER
MANAGEMENT CONCEPT/SITE
DEVELOPMENT STORMWATER
MANAGEMENT PLAN** for
Li Meadow
Preliminary Plan #: 620230100
SM File #: 289296
Tract Size/Zone: 1.0 ac/R-200
Total Concept Area: 1.05 ac
Lots: 1 & 2
Parcel(s): P824
Watershed: Muddy Branch
Redevelopment (Yes/No): No

Dear Mr. McKee:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via ESD to the MEP using 5 Micro Bioretention measures.

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 project.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

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

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

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



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

Attachment B

Mr. Dave McKee
May 23, 2024
Page 2 of 2

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 Joel Karpas at 240-777-6206.

Sincerely,

Mark Etheridge

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

cc: Neil Braunstein
SM File # 289296

Lot-1

ESD: Required/Provided 897 cf / 984 cf
PE: Target/Achieved: 1.6"/1.6"
STRUCTURAL: 0 cf
WAIVED: 0 cf.

Lot-2

ESD: Required/Provided 543 cf / 543 cf
PE: Target/Achieved: 1.2"/1.2"
STRUCTURAL: 0 cf
WAIVED: 0 cf.

Attachment B



Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 06-Feb-24
TO: David McKee
Benning and Associates
FROM: Marie LaBaw
RE: Li Meadow
620230100

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **05-Feb-24** .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.



MONTGOMERY COUNTY FIRE AND RESCUE SERVICE

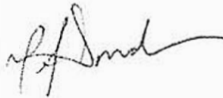
Isiah Leggett
County Executive

Richard R. Bowers
Fire Chief

MEMORANDUM

May 13, 2010

TO: Dave McKee, Benning & Associates, Inc

FROM: Assistant Chief Mike Donahue, Acting Fire Marshal 

SUBJECT: Request for exception from providing a professional engineer's seal on development plan submittals

I am in receipt of your March 31, 2010 memorandum requesting an exception from providing a professional engineer's seal on development plan submittals. Given the parameters set forth in the memorandum, I find your request acceptable. Benning & Associates, Inc may submit development plans with a landscape architect's certification instead of a professional engineer's seal in all cases that do not require an engineered solution.

Office of the Fire Marshal

101 Monroe Street, 12th Floor, Rockville, Maryland. 20850-2589 240/777-2470, FAX 240/777-2465

Serving with dedication, courage and compassion

Benning & Associates, Inc.

LAND PLANNING CONSULTANTS
8933 Shady Grove Court
Gaithersburg, MD 20877
Phone: 301-948-0240
Fax: 301-948-0241
E-mail: benninglandplan@aol.com

To: Assistant Chief Mike Donahue – Engineering Section, Office of the Fire Marshal /
Montgomery County Fire & Rescue Service

From: David McKee

Date: March 31, 2010

Re: Exception from Engineer's Seal

Dear Chief Donahue,

I am contacting you regarding our recent discussions about the requirement to provide an engineer's seal on plans prepared by this office. Our office has been preparing plans which address fire department access and water supply for several years since your office began participating in Development Review Committee meetings and commenting on subdivision plans. The professionals in our office include land planners and landscape architects with recognized expertise in all site planning and land planning matters. It is our request that an engineer's seal not be required at the planning stage for our projects unless specifically warranted for certain engineering matters.

You are aware that many of our subdivision projects involve the use of shared driveways which are located in rural areas of the County and are of low overall lot density. The information provided on our Preliminary Plans and Fire Department Access Plans for these and other projects is related to the planimetrics of where a driveway is to be located, where the turn-around is to be located, how wide the driveway will be, turning radii, etc. At the project planning stage, these are not matters which require any special certification.

In addition, our plans show the location of nearest water supply and/or a proposed location for new water supply (i.e. new fire hydrant or location for cistern). If a new hydrant is needed, WSSC plans will be required later (after subdivision approval) and these plans and any associated calculations are done by a subcontracted civil engineer at the appropriate time. Our plans (Preliminary Plan, Fire Department Access Plan) do not offer information such as hydraulic calculations - just the planimetrics of where a hydrant or cistern is needed based upon the location of the nearest water supply.

When preparing plans for review by your office, it is not our intention to request any waivers or exceptions from load bearing requirements or from water supply standards. Furthermore,

Attachment B

it is our expectation that load bearing requirements must be met and that a geotechnical analysis is needed prior to construction of any Fire Department access lane. We suggest that a note added to plans prepared by our office will indicate the following:

The paved all-weather Fire Department access lane shown on this plan is to be constructed to meet load-bearing requirements for Fire Department apparatus. The new paved driveway must be constructed to meet MCDOT tertiary road standards (MC 210.01) unless an alternative design is provided which meets Fire Department requirements. For any alternative design, an engineer's certification that load bearing standards are met must be provided prior to issuance of the Use & Occupancy permit.

I hope you find the information in this letter informative and helpful. The purpose of this letter is to establish an understanding between our offices which will help facilitate the review and approval of plans prepared by this office. If anything further is needed in the regard, please feel free to contact me at your earliest convenience.

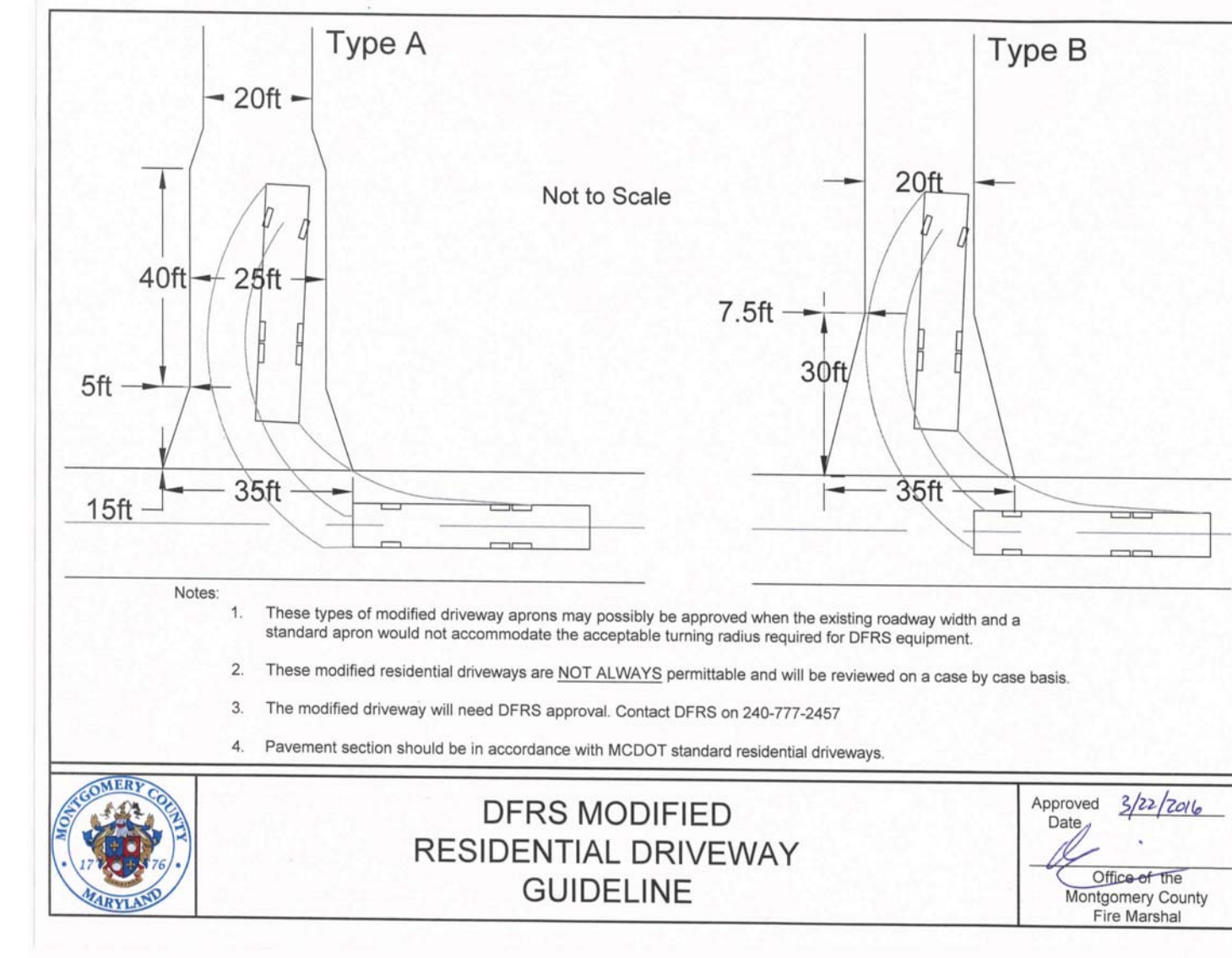
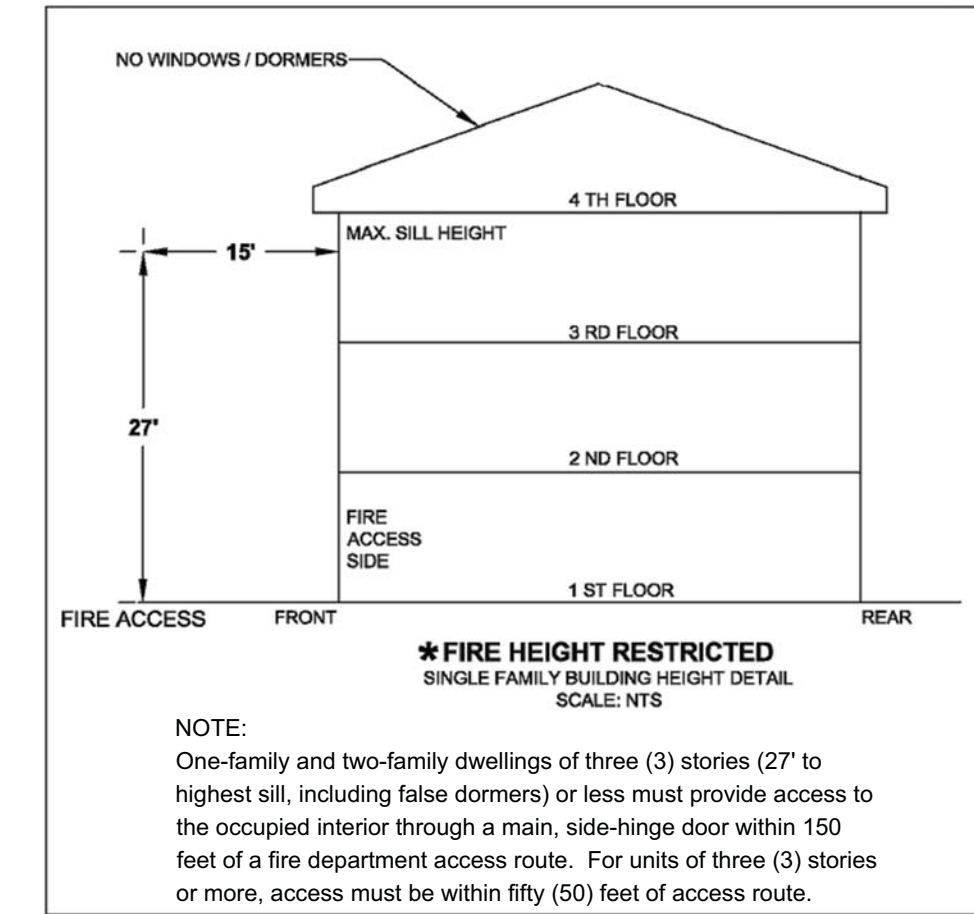
Sincerely,



David W. McKee,
State of Maryland Licensed Landscape Architect

FIRE DEPARTMENT APPARATUS ACCESS & WATER SUPPLY NOTES:

1. The purpose of this plan is to address requirements of Executive Regulation 8-16 (Fire Department Apparatus Access and Water Supply) as appropriate for the proposed subdivision.
2. A shared driveway is planned for this site. A fire department access lane 20 feet in width is proposed to be built for access to the property.
3. For water supply, existing WSSC fire hydrants are located near the property.
4. Travilah Road is proposed to be widened in front of the site in accordance with County standard road section 212.01 which calls for a pavement width of 36 feet.
5. The height restriction (see detail this plan) applies to the proposed houses on each lot based upon the building restriction lines (BRL's) shown on this plan (less than 15 feet). If BRL's of 15 feet or more are provided along all sides, the height restriction would not apply.
6. The posted speed limit along Travilah Road is 30 mph.

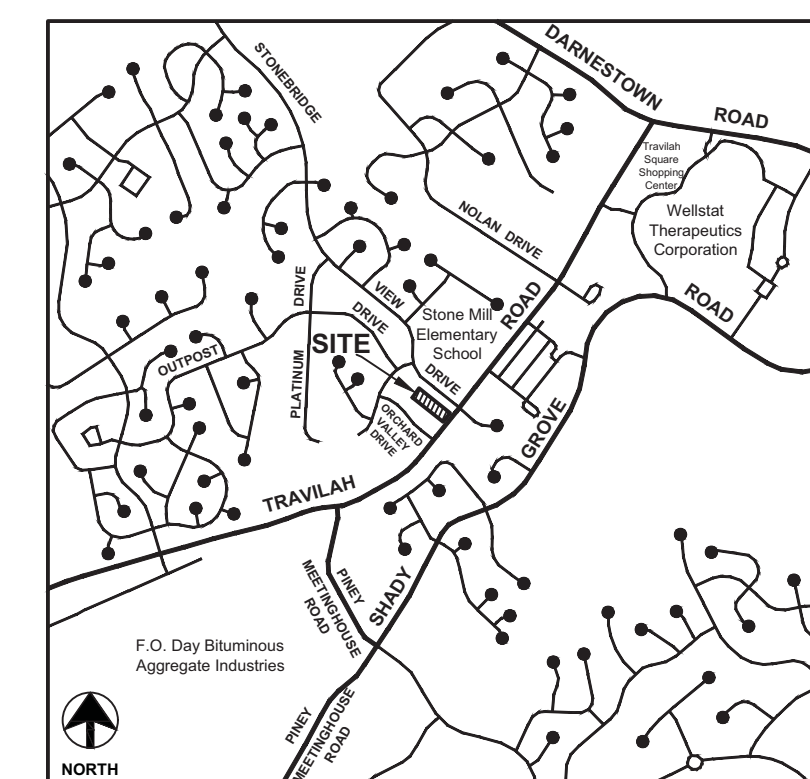


LEGEND:

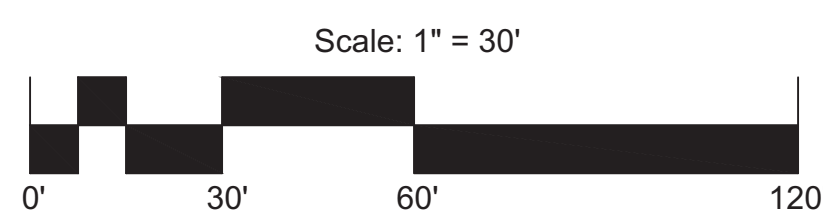
- BUILDING RESTRICTION LINE ——— 20' BRL ———
- CANOPY COVERAGE ———
- CENTERLINE ——— E ———
- EXISTING BUILDING []
- INDEX CONTOUR (2' INTERVAL) ——— 300 ———
- INTERMEDIATE CONTOUR - - - - -
- OVERHEAD LINES ——— OHU ———
- MICRO-BIORETENTION PLANTER BOX [MB]
- PROPERTY LINE (SUBJECT) ——— N 32°04'20" W ———
- PROPERTY LINE []
- PROPOSED BUILDING []
- SEWER CONNECTION ——— SHC ———
- UTILITY POLE (Ex.) Ex. UP []
- UNDERGROUND UTILITY ——— E ———
- WATER CONNECTION ——— W ———
- EX. FIRE HYDRANT []
- MAIN SIDE HINGE DOOR [*]
- FD APPARATUS ACCESS []

Prepared for:
Tsanchi Li & Mayhwa Li
P.O. Box 10893
Rockville, MD 20849
(301) 980-5246

VICINITY MAP
SCALE: 1" = 2,000'



- NOTES:**
1. AREA OF PROPERTY - 43,600 SF
 2. EXISTING ZONING - R-200
 3. DENSITY ALLOWED - 2.18 DU/AC = 2 DU
 4. NUMBER OF LOTS PROPOSED - 2
 5. AREA TO BE DEDICATED TO STREETS - 0 SF
 6. SITE TO BE SERVED BY PUBLIC WATER AND SEWER.
 7. EXISTING SEWER & WATER SERVICE CATEGORIES: S-1, W-1
 8. LOCATED IN MUDDY BRANCH WATERSHED, USE CLASS IP.
 9. UTILITIES WHICH SERVICE THIS AREA: Washington Gas, Verizon, PEPCO
 10. TOPOGRAPHIC DATA FROM M-NCPPC GIS MAP 219NW10 SUPPLEMENTED WITH SURVEY DATA PROVIDED BY GOODE SURVEYS, LLC.



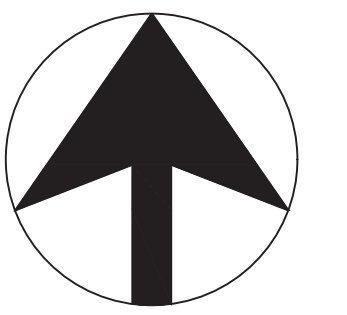
Professional Certification:
I hereby certify that this Fire Department Apparatus Access Plan has been prepared in accordance with the requirements of Executive Regulation 8-16 (Fire Department Apparatus Access and Water Supply) to the best of my knowledge.
William M. Hester
Signature Date 02-01-2024



FIRE CODE ENFORCEMENT
Fire Department Access Review
Review based only upon information contained on this plan. Does not cover omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.
BY: SMC PM: 43 DATE: 2/6/2024

Revisions

Rev. 02-01-2024



date: 07/17/2023

scale: 1" = 30'

Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301)948-0240



FIRE DEPARTMENT APPARATUS ACCESS & WATER SUPPLY PLAN
LI MEADOW

Parcel 624; Tax Map FR343
Montgomery County, Maryland



Attachment B

DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher Conklin
Director

May 21, 2024

Mr. Ugonna Njeze, Planner II
Up-County Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive
Wheaton, Maryland 20902

RE: Administrative Plan No. 620230100
Li Meadow

Dear Mr. Njeze:

We have completed our review of the administrative plan uploaded to Eplans on May 21, 2024. A previous version of this plan was reviewed by the Development Review Committee (DRC) at its meeting on October 24, 2023. We recommend approval of the plan subject to the following comments:

Significant Plan Review Comments

1. There is an existing, public storm drain system and easement located on the subject property. A portion of the Travilah Road right-of-way drains to this system and outfalls onto the subject property. The applicant is proposing to remove the existing system and install curb & gutter so that the drainage flows along the Travilah Road into an existing, downstream storm drain system. The storm drain analysis was reviewed and is acceptable to MCDOT. The proposed removal of storm drain and addition of curb & gutter will not adversely affect the downstream system, and no improvements are needed to the downstream public storm drain system for this plan. Prior to the record plat, the applicant will need to submit plans to MCDPS for the abandonment of the storm drain system.
2. At the right-of-way permit stage, provide detailed topographic information along the property frontage where the proposed curb ties into existing grade.

Standard Plan Review Comments

3. 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

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

Attachment B

Mr. Ugonna Njeze
Administrative Plan No. 620230100
May 21, 2024
Page 2

Services 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.

4. The sight distance study has been accepted. A copy of the accepted Sight Distance Evaluation certification form is enclosed for your information and reference.
5. Trees in the County rights-of-way – spacing and species are to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
6. Erosion and sediment control measures as required by Montgomery County Code 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 Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.
7. Posting of a right-of-way permit bond is a prerequisite to DPS approval of the record plat. The right-of-way permit will include, but not necessarily be limited to, the following improvements:
 - A. Curb, gutter and street trees along Travilah Road.
 - B. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.

Thank you for the opportunity to review this administrative plan. If you have any questions or comments regarding this letter, please contact me at william.whelan@montgomerycountymd.gov or (240) 777-2173.

Sincerely,

William Whelan

William Whelan
Development Review Team
Office of Transportation Policy

Attachment B

Mr. Ugonna Njeze
Administrative Plan No. 620230100
May 21, 2024
Page 3

Enclosures (1)

Sight Distances

Sharepoint/transportation/director's office/development review/WhelanW/620230100 Li Meadow - MCDOT Review Letter
052124.docx

cc: Sharepoint Correspondence 2024

cc-e: David McKee Benning & Associates
Justine Gonzalez-Velez MNCP&PC
Sam Farhadi MCDPS RWPR
Marie LaBaw MCFRS



Date July 28, 2022

Tsanchi Li
10313 Cavanagh Court
Rockville, MD 20850

Re: Forest Conservation Exemption: 42023002E
Property Name: 14194 Travilah road

Dear Tsanchi Li,

Based on the review by staff of the Montgomery County Planning Department, the exemption request submitted on July 21, 2022, for 14194 Travilah Road Property, #42023002E, is confirmed. The project is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), under Section (s)(1) an activity occurring on a tract of land less than 1.5 acres with no existing forest, or existing specimen or champion tree, and the afforestation requirements would not exceed 10,000 square feet

A pre-construction meeting is required after the limits of disturbance have been staked prior to clearing and grading to verify the limits of disturbance and tree protection measures are in place. The M-NCPPC forest conservation inspection staff may require additional tree protection measures. Please contact Stephen Peck at stephen.peck@montgomeryplanning.org or 240-638-6681 at least 7 days in advance to schedule your pre-construction meeting. The site supervisor, construction superintendent, forest conservation inspector, a private Maryland licensed tree expert, and the Montgomery County Department of Permitting Services sediment control inspector shall attend this pre-construction meeting.

Any changes from the approved exemption request may constitute grounds to rescind or amend any approval actions taken and to take appropriate enforcement actions. If there are any subsequent modifications planned to the approved plan, a new application must be submitted to M-NCPPC for review and confirmation prior to those activities occurring.

Sincerely,



Joshua Penn
Planner III

cc: Benning and Associates

Benning & Associates, Inc.

LAND PLANNING CONSULTANTS
8933 Shady Grove Court
Gaithersburg, MD 20877
Phone: 301-948-0240
E-mail: dmckee@benninglandplan.com

To: Mr. Patrick Butler, Chief – M-NCPPC UpCounty Planning Area
From: David W. McKee
Date: 09-01-2023
Re: Traffic Exemption Statement – Li Meadow
M-NCPPC Application No. 620230100

Dear Mr. Butler,

This letter is to serve as the Traffic Exemption Statement for the proposed subdivision which is located within the area of the Potomac Subregion Master Plan. The property is zoned R-200. The property is currently improved with one (1) single-family residence. The property is proposed to be subdivided into (two) 2 lots for a total of (two) 2 single-family residences.

The following information is provided for this project –

- the property is in the Travilah Planning Area (PA 25)
- the property is within the North Potomac Policy Area (15)
- the proposed land uses are single-family detached residential

The proposed subdivision will clearly generate less than 50 peak-hour person trips. As such, the project is exempt from LATR traffic study requirements.

Sincerely,



David W. McKee

Attachment E

Benning & Associates, Inc.

Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301)948-0240

September 1, 2023

Mr. Patrick Butler, Chief
Upcounty Planning Area
Montgomery County Planning Department
2425 Reddie Drive, Floor 13
Wheaton, MD 20902

Re: Statement of Justification for Li Meadow;
Administrative Subdivision Plan #620230100

Dear Mr. Butler,

This statement accompanies an Administrative Subdivision Plan Application for the subject property. The property located at 14194 Travilah Road lies within the limits of the Potomac Subregion Master Plan which was approved and adopted in 2002. The property consists of 1.0 acre of land area which is zoned R-200. The applicant proposes to subdivide the property into 2 building lots for single-family dwellings. An existing home currently present on the site will be razed and 2 new homes will be built.

Regarding the required findings of Chapter 50.4.2.D for approval of an Administrative Subdivision Plan, please note the following:

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

The proposed lots will meet or exceed the area and dimensional requirements of the R-200 zone except for the frontage requirement for proposed Lot 2. In lieu of frontage for Lot 2, the lot is proposed to be accessed by way of an easement crossing through proposed Lot 1.

Because proposed Lot 2 does not abut a public or private road, the requirements of Chapter 50.4.3.C.1.c. are applicable to the subdivision. Chapter 50.4.3.C.1.c. states “the Board must not approve lots that do not abut a public or private road, except where unusual topography, environmental conditions, or the position of the tract in relation to surrounding properties and rights-of-way permit no other feasible way to subdivide, and the Board determines that appropriate separation between building envelopes will be

Attachment E

achieved.” The subject property is 111 feet in width along Travilah Road and 395 feet in depth. There is enough land area for 2 lots; however, the position of the property relative to the right-of-way of Travilah Road and the narrow width compared to depth requires an easement in lieu of frontage for Lot 2. This allows Lot 1 to maintain the minimum lot width at the building line of at least 100 feet as required in the zone.

Chapter 50.4.3.C.1.c. also states:

- i. the Board must not approve more than two lots in a subdivision that do not abut a public or private road;
- ii. the lots will be served by a private driveway that serves no other lots without frontage;

These requirements are met with the plan as presented.

Building restriction lines greater than the minimums required in the R-200 zone are shown on the plan in compliance with the standards for lots which do not abut on a public road as laid out in Chapter 50.4.3.C.1.c.iii. The building restriction lines shown provide a separation of at least 80 feet between building envelopes for proposed Lot 2 and the existing lot to the rear of Lot 2 (located at 14310 Stonebridge View Drive) and the building envelopes between proposed Lot 2 and the lot in front (proposed Lot 1).

the preliminary plan substantially conforms to the master plan;

The property is located within the limits of the *Potomac Subregion Master Plan* as approved and adopted in April 2002. The property is within the area identified as “North Potomac” in the 2002 Master Plan. The Master Plan reconfirmed the existing R-200 zoning in place at that time for the property and surrounding areas. The Administrative Subdivision Plan conforms to the Master Plan by proposing the creation of lots which are consistent with the current R-200 zoning.

The 2002 Master Plan for Potomac identified the section of Travilah Road between Darnestown Road and Dufief Mill Road as a Primary Roadway (P-14) with an ultimate right-of-way width of 70 feet to accommodate 2 travel lanes. Furthermore, the Master Plan proposed a Class I off-road bikepath along Travilah Road. Subsequently, right-of-way was obtained by Montgomery County for Travilah Road improvements including right-of-way in front of the subject property (by deed recorded at Liber 36569 folio 108) so that the ultimate 70-foot right-of-way is currently present in front of the subject site. Two (2) travel lanes and an 8-foot wide bikepath currently exist along the site frontage. The proposed plan conforms to the Master Plan by maintaining the existing bikepath along the site frontage and by providing necessary improvements to Travilah Road consistent with the Primary Roadway designation in the Master Plan.

public facilities will be adequate to support and service the area of the subdivision;

The subject property is located along Travilah Road which is a County-maintained roadway. The property currently enjoys two curb cuts from Travilah Road. However, the southern access is proposed to be removed. The existing northern point of access is proposed to be improved for a single shared access for both lots.

Attachment E

Travilah Road is currently open-section along the site frontage. A combination curb & gutter is present along the opposite side of the road. The roadway is proposed to be widened to 18 feet from center along the site frontage with a new combination curb & gutter.

The property is in sewer service category S-1 and water service category W-1. WSSC water and sewer mains are present in front of the site and public water and sewer will be provided to both lots. Other utilities including gas, telecommunications, and electric power are immediately available to the site.

Water supply for fire protection is available from WSSC fire hydrants located within proximity to the site. Public facilities including schools, police stations, and fire houses service the area where the property is located and are adequate to meet the needs of the proposed new lots.

all Forest Conservation Law, Chapter 22A requirements are satisfied;

A request for an exemption from the requirement to submit a Forest Conservation Plan was confirmed in writing on July 28, 2022. The property does not contain any forest or specimen trees. There is one significant tree on the site (a 25.1" Red Maple) which is in very poor condition and is proposed to be removed.

all stormwater management, water quality plan, and floodplain requirements of Chapter 19 are satisfied;

Stormwater management for the project is to be addressed by utilizing Environmental Site Design (ESD) practices. There are no floodplains on the subject property and the property is not within an area which requires the submission of a water quality plan. A stormwater management concept plan has been submitted to the Water Resources Section of MCDPS for review and approval (DPS File #289296).

CONCLUSION

The Administrative Subdivision Plan application as presented is consistent with the requirements and recommendations of all applicable master plans and complies with the appropriate zoning and subdivision standards for development within the R-200 zone. Based upon the information provided, we respectfully request approval of this Administrative Subdivision application.

Sincerely,



David W. McKee