

**11117 WAYCROFT WAY, ADDITION TO WICKFORD
ADMINISTRATIVE SUBDIVISION NO. 620240160 &
FOREST CONSERVATION PLAN NO. F20240690**

Description

The Applicant proposes to subdivide an existing lot and part of a lot improved with a single-family detached residence and a detached garage, into two lots for construction of two new single-family detached residential dwellings.

Administrative Subdivision
No. 620240160 &
Forest Conservation Plan
No. F20240690

Completed: 7-12-2024

MCPB
Item No. 7
July 25, 2024

Montgomery County
Planning Board
2425 Reedie Drive
Floor 14
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LOCATION/ADDRESS

11117 and 11121 Waycroft Way, Rockville, 20852

MASTER PLAN

1992 North Bethesda/ Garrett Park Master Plan

ZONE

Residential 90 (R-90)

PROPERTY SIZE

0.57 acres

APPLICANT

Navaneeth Muthuveerasamy

ACCEPTANCE DATE

April 3, 2024

REVIEW BASIS

Chapter 22A, Forest Conservation Law
Chapter 50, Subdivision Regulations
Chapter 59, Zoning Ordinance

Summary:

- Staff recommends approval with conditions of the proposed two lot subdivision for the construction of two (2) single-family detached dwellings.
- The Application has received public comments relevant to the scope of the Project; therefore, the item has been scheduled for Planning Board consideration per Section 50.6.3.B.2 of the County Code.
- The Applicant will provide a fee-in-lieu payment to MCDOT for the sidewalk construction.
- The Final Forest Conservation Plan includes a tree variance request to remove seven (7) specimen trees and impact one (1) specimen tree in order to accommodate the residential construction. There is no forest on the Property.
- Staff received correspondence from the community about concerns regarding aesthetic changes to the community, road damage from construction vehicles, maintaining access to a nearby trail, and access for adjacent properties during construction.

TABLE OF CONTENTS

SECTION 1: RECOMMENDATIONS AND CONDITIONS	4
ADMINISTRATIVE SUBDIVISION PLAN No. 620240160.....	4
FOREST CONSERVATION PLAN No. F20240690	6
SECTION 2: SITE DESCRIPTION.....	8
VICINITY.....	8
PROPERTY DESCRIPTION.....	9
SECTION 3: PROJECT DESCRIPTION.....	12
PREVIOUS APPROVALS.....	12
PROPOSAL	13
SECTION 4: COMMUNITY OUTREACH	15
SECTION 5: ADMINISTRATIVE SUBDIVISION PLAN NO. 620240160 FINDINGS AND ANALYSIS ..	17
APPLICABILITY, SECTION 50.6.1 OF THE SUBDIVISION ORDINANCE.....	17
SECTION 6: FOREST CONSERVATION PLAN NO. F20240690 FINDINGS AND ANALYSIS.....	25
SECTION 7: CONCLUSION	28
ATTACHMENTS	28

SECTION 1: RECOMMENDATIONS AND CONDITIONS

ADMINISTRATIVE SUBDIVISION PLAN NO. 620240160

Staff recommends approval with conditions of the Administrative Subdivision Plan No. 620240160 to subdivide an existing lot and create two (2) residential lots for the construction of two (2) new single-family detached dwellings. All site development elements shown on the latest electronic version of the Administrative Subdivision Plan No. 620240160 as of the date of this Staff Report 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 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 June 24, 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 March 13, 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 Montgomery County Department of Permitting Services (“MCDPS”), Fire Department Access and Water Supply Section in its letter dated February 1, 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 Administrative Subdivision Plan approval.

OTHER APPROVALS

8. Before approval of a record plat or any demolition, clearing or grading for the Subject Property, the Applicant must receive Staff certification of this Administrative Subdivision Plan.

TRANSPORTATION

Existing Frontage Improvements

9. Before the issuance of the first above-grade building permit or right-of-way/driveway permit (whichever comes first), the Applicant must make a payment of \$22,355.75 to MCDOT towards the construction of a pedestrian improvement within the North Bethesda Transportation Policy area. The payment will be inflated based on the Federal Highway Administration’s National Highway Construction Cost Index from the mailing date of the Planning Board Resolution to the date of the issuance of the building permit or right-of-way/driveway permit (whichever comes first). Proof of payment is required.

RECORD PLATS

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

Easements

11. The record plat must show necessary easements.
12. The record plat must reflect common ingress/egress and utility easements over all shared driveways.
13. The record plat must reflect the following building restriction lines (BRL) as shown on the Administrative Subdivision Plan:
 - a) A 15-foot BRL from the side setback on both lots.
 - b) A 25-foot BRL from the rear setback on both lots.

Notes and Labels

14. The record plat must reflect all areas under common ownership, if applicable.

CERTIFIED ADMINISTRATIVE SUBDIVISION PLAN

15. 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) or site plan approval. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot.*
 - 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.*
16. Prior to 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 and Rescue Access plan in the certified set.

FOREST CONSERVATION PLAN NO. F20240690

Staff recommends approval of Final Forest Conservation Plan No. F2040690. All site development elements shown on the latest electronic version of the Forest Conservation Plan, as of the date of this Staff Report submitted via ePlans to the Maryland-National Capital Park and Planning Commission (“M-NCPPC”), are required except as modified by the following conditions.

ENVIRONMENT

1. The Limits of Disturbance (“LOD”) shown on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved Final Forest Conservation Plan.
2. The Applicant must schedule the required site inspections by M-NCPPC staff per Section 22A.00.01.10 of the Forest Conservation Regulations.
3. Prior to any demolition, clearing, grading or construction on the Property, the Applicant must record an M-NCPPC approved Certificate of Compliance in an M-NCPPC approved off-site forest bank within the Lower Rock Creek watershed or Priority Area to satisfy the reforestation requirement for a total of 0.09 acres of mitigation credit. The off-site requirement may be met by purchasing credits from a mitigation bank elsewhere in the County, subject to Staff approval, if forest mitigation bank credits are not available for purchase within the Lower

Rock Creek watershed or Priority Area or by making a fee-in-lieu payment to M-NCPPC if mitigation credits are not available at any bank.

4. Prior to any demolition, clearing, grading or construction on the Property, the Applicant must submit financial surety, in a form approved by the M-NCPPC Office of the General Counsel, to the M-NCPPC Planning Department Inspection Supervisor for ten (10) caliper inches of mitigation trees.
5. The Applicant must execute a five-year Maintenance and Management Agreement (“MMA”) in a form approved by the M-NCPPC Office of the General Counsel. The MMA is required for all variance tree mitigation plantings. The MMA includes invasive species management control measures as deemed necessary by the M-NCPPC Forest Conservation Inspection Staff.
6. Within the first planting season following the release of the first Sediment and Erosion Control Permit from the Montgomery County Department of Permitting Services for the Subject Property, or as directed by the M-NCPPC Forest Conservation Inspection Staff, the Applicant must install the variance tree mitigation plantings on the Subject Property as shown on the approved FCP. The variance tree mitigation plantings must be a minimum size of 3 caliper inches totaling ten (10) caliper inches, as shown on the approved FCP. Adjustments to the planting locations of these trees is permitted with the approval of the M-NCPPC Forest Conservation Inspection Staff.

SECTION 2: SITE DESCRIPTION

VICINITY

The Property is located in North Bethesda. The Property is approximately 1,000 feet from Rockville Pike (MD 355) to the east and approximately 1,200 feet from the Georgetown Preparatory School to the south, as shown in Figure 1. The Property is less than one mile walking distance to the North Bethesda and Grosvenor Metro Stations both located along Rockville Pike to the north and south.

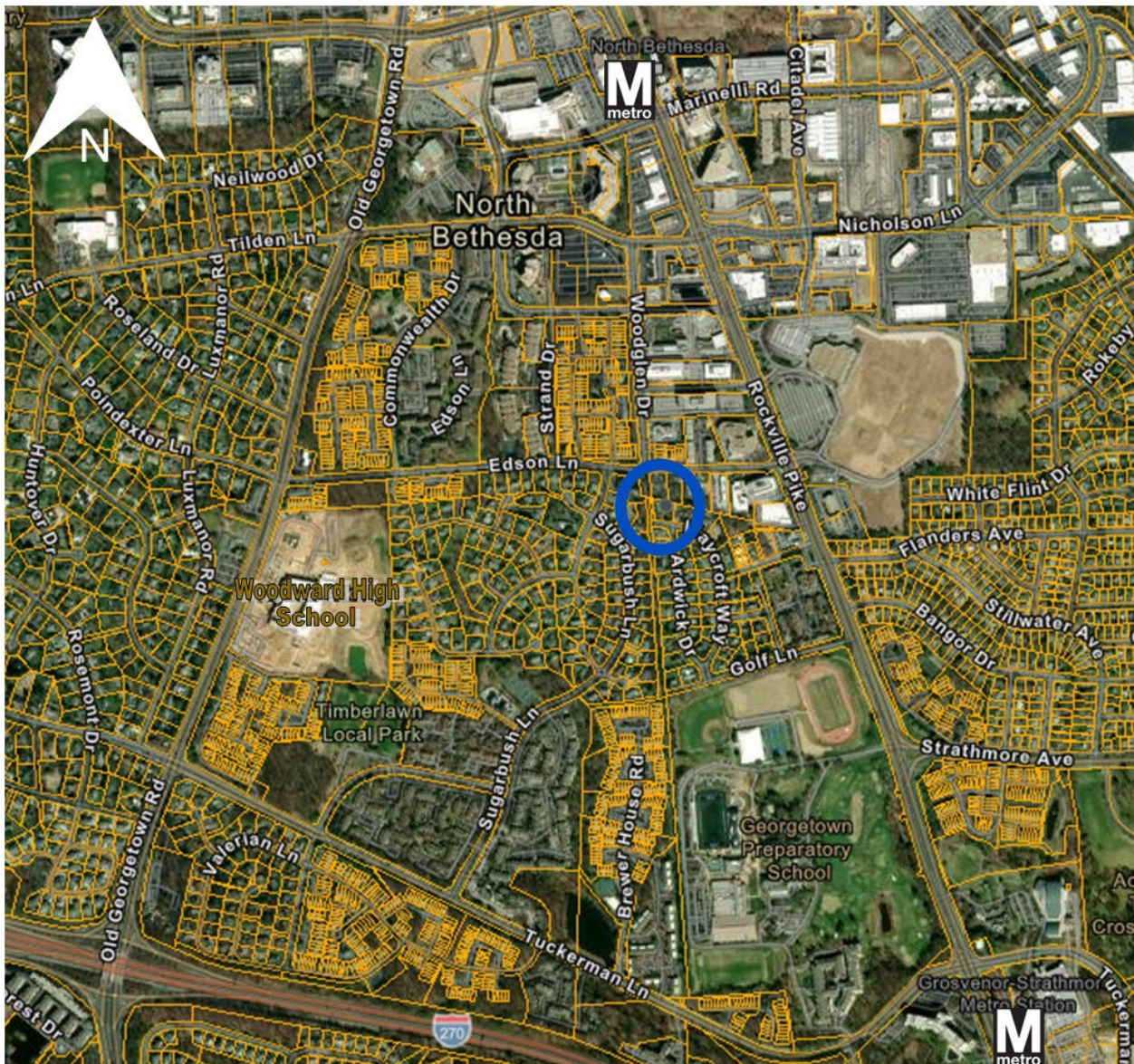


Figure 1 – Vicinity Map

The Property is within the Wickford Subdivision which is generally characterized by lots with large single-family homes with deep front yard setbacks and no sidewalks. Directly to the west of the Wickford Subdivision is the Crest of Wickford Subdivision that is composed of townhouses.

Directly to the west of the Property is the Bethesda Trolley Trail that terminates to the north at Edson Lane and Woodglen Drive and stretches four miles to the southern terminus in Bethesda.

PROPERTY DESCRIPTION

The Subject Property consists of two separate lots both known in the land records as Lot P1, Block B. It is a combined total of 0.57 acres that consists of one lot (11117 Waycroft Way) and a partial lot (11121 Waycroft Way), fronting on Waycroft Way. The partial lot was not a part of the original plat, was later platted by deed, and is currently vacant and provides a driveway for additional vehicular parking. The nearest intersecting street is Ardwick Way. The Property is currently developed with one single family detached house and a detached garage located at the rear of the Property. The Property is bordered by residential properties to the east and south, Montgomery County property on the west side (i.e., Bethesda Trolley Trail), and office use to the north. Topographically, a portion of the Property generally slopes downhill towards the east/northeast.



Figure 2 – Subject Property (outlined in dashed blue)



Figure 3 – Existing Residence Proposed for Demolition

SECTION 3: PROJECT DESCRIPTION

PREVIOUS APPROVALS

PLAT NO. 2273

An original plan of subdivision (Plat No. 2273) for the Property within the larger Wickford Subdivision was recorded in December 1948.

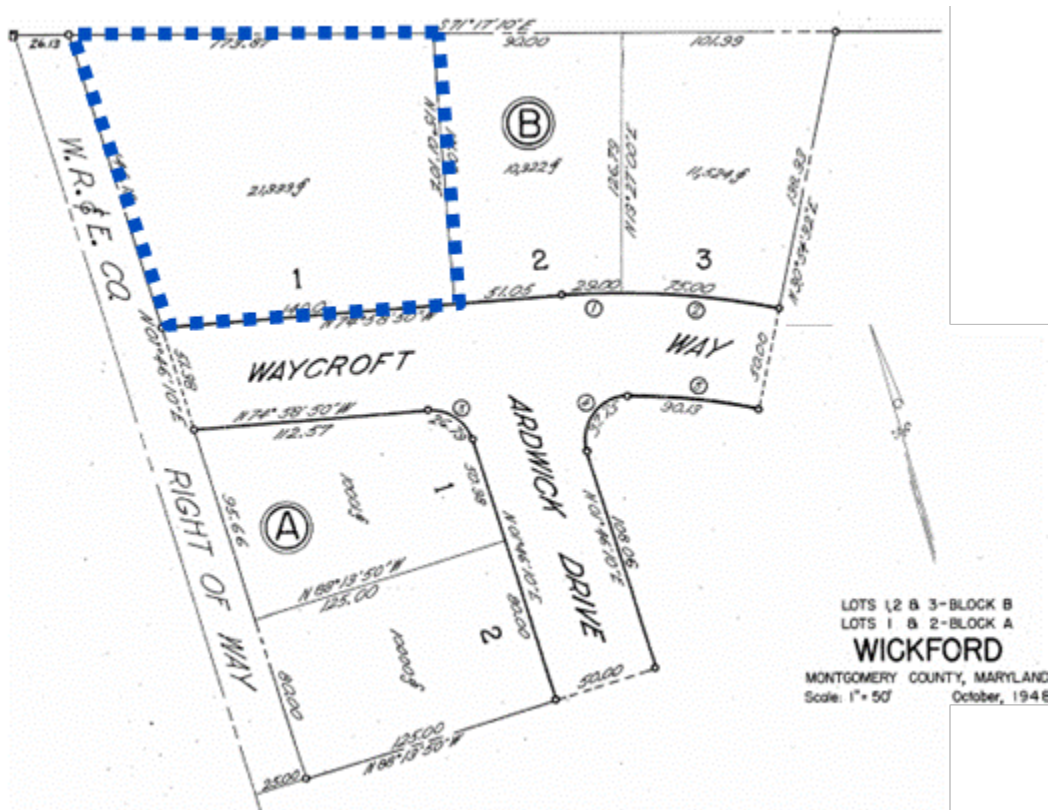


Figure 4 – Record Plat No. 2273 (Subject Property outlined in dashed blue)

PROPOSAL

The Applicant proposes to subdivide the 24,900-square-foot tract, comprised of an existing recorded lot and part of a lot, into two new lots. Following subdivision, the Applicant proposes to demolish the existing single-family residence and detached garage and rebuild two new houses. Accordingly, the proposal results in an increase of one net new lot for a single-family detached residential dwelling unit.

ACCESS & CIRCULATION

The roads that comprise the subdivision primarily include Wickford Way, Ardwick Drive, and Golf Lane. Access to the Subject Property is provided via Waycroft Way along the southern boundary of the Site. Per MCDOT, Waycroft Way is a dedicated 50-foot-wide public right-of-way; however, it is privately maintained as part of the County's Dedicated But Unmaintained County Roads Program (DBUCR)¹. Wickford has maintained its own roads since the community was established in the early 1950's and maintains a road fund for purposes of maintaining the roads.

The existing driveway along the Property's western boundary will be removed and two new driveways will be constructed to connect to Waycroft Way. Each home will provide an approximately ten (10)-foot-wide driveway. To help increase the amount of perviousness, the driveways narrow from the road and then widen as they get closer to the garage doors. There are no existing sidewalks within the neighborhood. Per MCDOT's requirements, due to the private maintenance of Waycroft Way, the Applicant will provide a fee-in-lieu payment to satisfy the Subject Property's sidewalk requirement.

ENVIRONMENT

There is no forest on the Subject Property. The afforestation requirement for the property is 0.09 acres. The afforestation requirement is being met through offsite afforestation. There are freestanding specimen trees located sporadically around the area to be developed with one (1) specimen tree on the east side of the Property to be removed.

¹ In 2009 the DBUCR Policy was adopted. A total of fifty-nine (59) roads within the County have been identified by MCDOT as the DBUCR roads. The DBUCR program has four categories: 1) Self Build/Self Maintain; 2) Self Build/County Maintain; 3) County Build/County Maintain; and 4) No Build (Do Nothing). MCDOT received an application from Wickford Community Association on September 26, 2012.

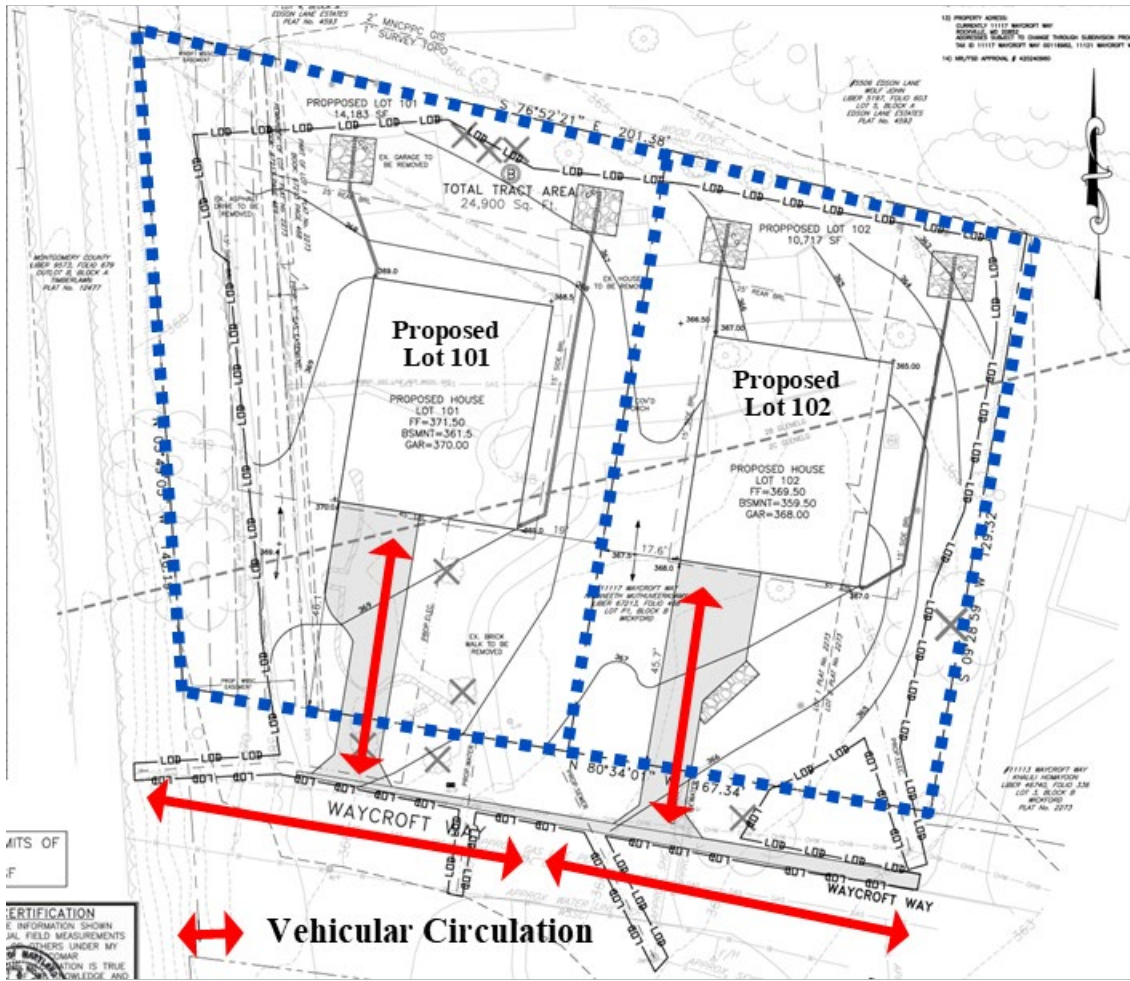


Figure 5 – Proposed Subdivision & Site Circulation

SECTION 4: COMMUNITY OUTREACH

The Applicant has met all proper signage and noticing requirements for the submitted Application. 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 April 5, 2024.

A Planning Board hearing would not typically be required; however, Staff received public comments relevant to the Project's scope. Due to the public comments received, the Planning Director deferred consideration of the Application to the Planning Board per Section 50.6.3.B.2 of the County Code. Subsequent to the decision to hold a public hearing due to public comments received, a notice of the hearing was sent to all parties of record.

As of the date of this report, Staff received and responded to correspondence from neighboring property owners within the Wickford Subdivision Community Association, as summarized below and attached to this report in Attachment D.

Below are comments raised by nearby residents and a brief Staff response. These comments primarily raise concerns for the replacement of one home with two new homes, road damage from construction vehicles, maintaining access to an existing nearby trail, and reasonable access for adjacent properties during construction.

- Comment: While we do not have a board of architecture, we would greatly appreciate a chance to review and comment on the plans and drawings for the new home/homes planned for these lots in an effort to make suggestions that would accommodate the designs to the norms of the community.
 - *Response: An Administrative Subdivision Application does not require the submission of site plan level details such as architectural drawings, but any materials provided by the Applicant will be made available to the public for review and uploaded to our Development Activity Information Center.*
- Comment: The Wickford community requests that the developer make a donation to the Wickford Community Association Road Fund to address any damage to Golf Lane, Waycroft Way and Ardwick Drive caused by traffic from and parking of heavy trucks and equipment related to the construction.
 - *Response: A proportional financial contribution to the Wickford Community Association Road Fund is not a requirement imposed by the Planning Board. The Association may work directly with the Applicant on this request.*
- Comment: The driveway to the garage for 11116 Ardwick Drive is directly across the street from the Subject Property. The developer is asked to ensure the resident of 11116 Ardwick Drive has unfettered access to their garage. If access must be encumbered, it is requested that the workers coordinate the encumbrance and potentially compensate the resident for the inconvenience.

- *Response: The Planning Department is not involved in access management for construction sites, but the developer would be expected to accommodate the community regarding maintaining reasonable access for the neighboring properties as part of the DPS permitting process.*

- **Comment:** The community has benefitted from the use of the stairway between the Bethesda Trolley Trail and the driveway alongside the Subject Property. The installation of two homes on the Property will disrupt this access.
 - *Response: Due to the importance of the trail connection to the neighborhood this issue was examined closely by Montgomery Planning, MCDOT, and DPS Right-of-Way Division. However, due to the significant grade change immediately to the west of the Subject Property, such a connection would require substantial construction with significant associated costs to provide an ADA compliant connection. Therefore, this connection was determined unreasonable given the scope of the project. Further, there is an existing connection to the Bethesda Trolley Trail from Golf Lane. Several existing properties along Ardwick Drive that back up to the Bethesda Trolley Trail also have direct access to the trail.*

- **Comment:** The Application to place two (2) new homes on the property that previously included only one has the potential to conflict with the norms of the neighborhood.
 - *Response: From a zoning perspective, the proposal must comply with residential infill compatibility requirements and the established building line which are standards to ensure new homes have front yard setbacks and lot coverages that are similar to existing homes in the neighborhood.*

SECTION 5: ADMINISTRATIVE SUBDIVISION PLAN NO. 620240160 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 and are approved for standard method development in the R-90 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;

Currently, the Property is served by public water and sewer service and is designated in the W-1 and S-1 categories. There are no well and septic services proposed as part of this Application.

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

No additional right-of-way is necessary as the right-of-way required by Chapter 49 of the County Code has been achieved. 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

Adequate public facilities exist to support and service the Property in accordance with Section 50.4.3.J of the Subdivision Regulations. The Property is located in the North Bethesda Policy Area, which is categorized as a red Policy Area under the 2020 – 2024 Growth and Infrastructure Policy (the “GIP”). As demonstrated in the Applicant’s transportation exemption statement, dated April 4, 2024, the proposed Administrative Subdivision generates fewer than 50 peak-hour person trips and is therefore exempt from Local Area Transportation Review under the GIP without further review. Therefore, roads and transportation facilities are adequate to support the Application.

Based on the school capacity analysis performed and summarized in the below report

section, using the FY2025 Annual School Test, this Application for two (2) dwelling units does not require a Utilization Premium Payment.

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

The Subject Property is subject to Chapter 22A of the County Code and a Forest Conservation Plan is being reviewed simultaneously with the Administrative Subdivision Plan. As conditioned, the Forest Conservation Plan complies with the requirements of the Forest Conservation Law. Further explanation of the FCP is in the subsequent report section.

The Application received approval of a Stormwater Management Concept Plan from MCDPS, dated March 13, 2024, per Chapter 19 of the County Code. The Stormwater Management Concept Plan demonstrates that stormwater will be managed through dry wells, non-rooftop disconnection and Micro Infiltration Trench. 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.*

a) *The block design is appropriate for the development or use contemplated*

The Proposal is located within an existing residential subdivision. There are no proposed changes to the existing block design that is already well-established within the neighborhood. Section 50.4.3.B.1.a. of the Zoning Code states that: The length, width, and shape of a residential block must be compatible with existing development patterns and the land use goals for the area of the subdivision. No new residential blocks are being established through this Application. The Proposal will continue to use the existing residential block that will provide a sufficient length and width. Overall, both the existing block design and proposed lot designs are appropriate for the development and uses therein.

b) *The lot design is appropriate for the development or use contemplated*

The Application proposes to create one additional housing unit in an existing community while accentuating the current character of the neighborhood. The

proposed two new lots are appropriate for the existing residential subdivision due to the lot size, arrangement, and setbacks that are comparable to the neighboring lots. There is no distinction between the new lots and existing lots from a size and orientation perspective. The neighborhood is comprised of mostly lots that are an average of 10,000 square feet.

c) *The Administrative Subdivision Plan provides for required public sites and adequate open areas*

i. Master Planned Sites

The Subject Property has not been identified in the Master Plan for a required public site. Adequate open area in the rear of the proposed lots is based on the requirements of front, rear, and side yard setbacks.

ii. Local Recreation

Local recreation improvements are not required of this Application.

iii. Transportation and Utilities

The Proposal meets transportation and utility requirements and is described within agency approval letters.

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

The Proposal will create two buildable lots for residential use while utilizing the existing street frontage for ingress and egress. The Subdivision Plan meets the dimensional requirements for the R-90 zone as specified in the Zoning Ordinance and as shown in Table 1 below, in relation to maximum density, building height, and minimum setbacks. Additionally, the Application must provide the minimum required amount of parking spaces associated with the proposed use based on the number of residential dwelling units. Further discussion on circulation is provided in the subsequent report section.

Table 1 – Development Standards for the R-90 Zone

Development Standard	Permitted/ Required	Proposed Lot 101	Proposed Lot 102
Tract Area – 24,900 sq. ft.	n/a		
Density (units/acre)	4.84	3.51	3.51
Minimum Lot Area	9,000 sq. ft.	14,183 sq. ft.	10,717 sq. ft.
Width at Front lot line	25 feet	≥25 feet	≥25 feet
Width at Front Building line	75 feet	≥75 feet	≥75 feet
Maximum Lot Coverage	30%	≤30%	≤30%
Principal Building setbacks			
<i>Front</i>	30 feet	≥30 feet	≥30 feet
<i>Side</i>	8 feet	≥8 feet	≥8 feet
<i>Sum of Side</i>	25 feet	≥25 feet	≥25 feet
<i>Rear</i>	25 feet	≥25 feet	≥25 feet
Principal Building height	35 feet	≤35 feet	≤35 feet

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

The Administrative Subdivision Plan substantially conforms to the recommendations within the 1992 *North Bethesda/Garrett Park Master Plan* (“Master Plan”), as discussed below.

a) Land Use

Land Use & Zoning

Overall, the Application meets the objectives of the 1992 *North Bethesda/Garrett Park Master Plan*. Page 33 lists one of the primary objectives of the Master Plan as, “Protect and reinforce the integrity of existing residential neighborhoods.” The Application adds one additional home to a single-family neighborhood while still meeting the R-90 zoning requirements.

Page 35 of the Master Plan states, “This Plan recommends that the zoning for all parcels in North Bethesda, outside of the above areas, remain unchanged with the exception of the White Flint Neighborhood Park.” The Application maintains the current R-90 zone, per the Plan recommendation, and does not fall within the “above areas,” nor is it within the White Flint Neighborhood Park.

Density & Building Height

The Property within the R-90 zoning district is limited to a density of 4.84 residential units per acre, whereas the Proposal encompasses 3.51 residential units per acre. The

proposed height of the detached single-family residential units will be a maximum of 35-feet-high.

b) Environment

The *North Bethesda/Garrett Park Master Plan* makes environmental recommendations to restore environmental functions in the Plan area as it undergoes redevelopment (Pages 4 and 247) which encompass protecting woodlands, improving air quality, and addressing existing stormwater management problems, particularly at the time of new development. The Application meets the broad recommendations of the *North Bethesda/Garrett Park Master Plan* as well as the intent of the Forest Conservation law, and the Environmental Guidelines. To preserve and enhance natural resources within the broader Plan area, the Project will create new housing without the need for new roadways or impacts to natural resource areas. The proposed subdivision does not encroach onto any environmentally sensitive areas therefore aligning with the intent of the Environmental Guidelines. As shown on the Final Forest Conservation Plan, minimal specimen trees are proposed for impacts. The Project will provide appropriate tree mitigation and satisfy afforestation requirements. As a result, areas that are currently lawn will have some new tree cover. On-site stormwater management is also proposed.

c) Transportation

There are no specific transportation recommendations in the 1992 *North Bethesda/Garrett Park Master Plan* for Waycroft Way. Therefore, the proposed project conforms to the Master Plan.

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

a) Roads and other Transportation Facilities

i. Existing Facilities

The proposed two lots will front onto Waycroft Way which is a two-lane road that runs along the Subject Property's frontage. The existing 50-foot right-of-way is a public right-of-way but is privately maintained. There are no existing sidewalk or bikeway facilities. There are no transit facilities in the immediate area.

ii. Proposed public transportation infrastructure

The pavement along the Subject Property frontage will be widened to address Fire Access requirements. No other public transportation infrastructure is proposed. Planning, MCDOT, and DPS Right-of-Way Division worked with the Applicant to determine if a sidewalk could be constructed along the Property's frontage. Due

to the unique circumstance of the right-of-way being publicly owned but privately maintained it was concluded that sidewalk construction was not required. Instead, the Applicant was asked to provide a cost estimate for the sidewalk construction to determine a fee-in-lieu payment. As conditioned, the required payment of \$22,355.75 will be made to MCDOT to pay for sidewalk construction in another area.

Planning, MCDOT, and DPS Right-of-Way Division also assessed if a pedestrian connection could be made to connect Waycroft Way with the Bethesda Trolley Trail, located immediately to the west of the Subject Property. However, due to the significant grade change, such a connection would require substantial construction with significant associated costs to provide an ADA compliant connection. Therefore, this connection was determined unreasonable given the scope of the project and the proximity of existing connections to the trail.

iii. Proposed private transportation infrastructure

The Project does not propose any private transportation infrastructure such as private roads/private streetscape elements. Off-street residential parking will be provided.

b) Local Area Transportation Review (LATR)

The Project generates fewer than 50 new person trips in the morning and evening peak hours. As a result, the Application is not subject to the Local Area Transportation Review (LATR).

c) Schools

School Adequacy Test

The proposed Administrative Subdivision is subject to the FY2025 Annual School Test, approved by the Planning Board on June 20, 2024 and effective July 1, 2024.

The Project is served by Garrett Park Elementary School, Tilden Middle School and Walter Johnson High School. Based on the FY2025 Annual School Test results, the student enrollment and capacity projections for these schools are noted in the following table:

Table 2 - FY2025 Annual School Test Projections (2028-2029 School Year)

	Program Capacity	Enrollment	%Utilization	Surplus/ Deficit
Garrett Park ES	777	704	90.6%	+73
Tilden MS	1,264	1,106	87.5%	+158
Walter Johnson HS ²	2,299	2,175	94.6%	+124

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 FY2025 Annual School Test, Garrett Park Elementary School, Tilden and Walter Johnson do not require any Utilization Premium Payment as identified in Table 3.

Table 3 - FY2025 School Test Results

School	Adequacy Status	Tier 1 Adequacy Ceiling	Tier 2 Adequacy Ceiling	Tier 3 Adequacy Ceiling
Garrett Park ES	No UPP	158	229	345
Tilden MS	No UPP	284	411	601
Walter Johnson HS	No UPP	304	584	929

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.

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. Dry utilities including electricity, gas, and telephone are also available to the Property. 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 GIP currently in effect.

² Projected enrollment is modified to estimate the impact of the Charles W. Woodward High School Reopening (CIP P651908) and the Northwood HS Addition/Facility Upgrades (CIP P651907), reflecting the scope of the boundary study approved by the Board of Education on March 28, 2023.

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

The Application will satisfy the requirements for forest conservation and seeks a variance for removal of one (1) tree and impacts to six (6), as discussed below in Section 6.

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

The Subject Application received approval from DPS for a stormwater management concept plan for drywells. The Stormwater Management Section of the Montgomery County Department of Permitting Services (MCDPS) issued a letter accepting the stormwater management concept dated March 13, 2024. The Application includes environmental site design (“ESD”) techniques that will filter and retain stormwater on-site through dry wells, non-rooftop disconnection and Micro Infiltration. Plantings approved by MCDPS may also be used in ESD’s to the greatest extent practicable.

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.

Not applicable to this Property as there are no known burial sites nor is there a burial site identified in the County Cemetery Inventory.

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

No other provisions apply to the Subdivision.

SECTION 6: FOREST CONSERVATION PLAN NO. F20240690 FINDINGS AND ANALYSIS

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

The Property is subject to the Montgomery County Forest Conservation Law, Chapter 22A of the County Code, and requires a Forest Conservation Plan. The Forest Conservation Plan complies with the Montgomery County Environmental Guidelines and the Forest Conservation Law, as conditioned and described below.

Environmental Guidelines

A Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) was approved on January 18, 2024 (No. 420240690). The Property is currently developed with a single-family detached dwelling, detached garage, and associated vehicular access. There is no forest, streams, or sensitive environmental features onsite. There are five (5) specimen trees on the Property. The Property is located in the Lower Rock Creek watershed. The Project meets the Environmental Guidelines by not proposing any impacts to any environmental buffers or steep slopes.

Forest Conservation Plan

Forest Conservation Plan (“FCP”) No. F20240690 was submitted for review and approval concurrently with Administrative Subdivision Plan No. 620240160. There is no forest onsite but the Application has a 0.09-acre afforestation requirement based on a net tract area of 0.62 acres and a High Density Residential land use category. The Applicant will meet the afforestation requirement in a forest mitigation bank or by payment of fee-in-lieu.

VARIANCE REQUEST

Section 22A-12(b)(3) of the Forest Conservation Law identifies certain individual trees as high priority for retention and protection (“Protected Trees”). Any impact to these Protected Trees, including removal or any disturbance within a Protected Tree’s critical root zone (“CRZ”), requires a variance under Section 22A-21 (“Variance”). Otherwise, such resources as defined under Section 22A-12(b)(3) must be left in an undisturbed condition.

The Applicant is proposing to remove one (1) Protected Tree and impact but not remove six (6) Protected Trees (Table 4).

Table 4 – Impacted/Removed Protected Trees

Tree #	Species (Scientific Name)	Species (Common Name)	D.B.H (inches)	Impact (%)	Tree Condition	Status
1	<i>Liriodendron tulipifera</i>	Tulip Poplar	30”	.3%	Good	Save
2	<i>Liriodendron tulipifera</i>	Tulip Poplar	45”	36%	Good	Save
3	<i>Liriodendron tulipifera</i>	Tulip Poplar	37”	32%	Good	Save
9	<i>Juglans spp.</i>	Walnut	30”	8%	Good	Save
10	<i>Liriodendron tulipifera</i>	Tulip Poplar	40”	3%	Good	Save
11	<i>Liriodendron tulipifera</i>	Tulip Poplar	36”	8%	Good	Save
12	<i>Acer rubrum</i>	Red Maple	38”	42%	Good	Remove

Unwarranted Hardship for Variance Tree Impacts

In accordance with Section 22A-21(a), the Applicant requested a Variance. Staff agrees that the Applicant would suffer unwarranted hardship by being denied reasonable and significant use for the redevelopment of the Subject Property in accordance with the recommendations of the Sector Plan and Zoning Ordinance without the Variance. The requested variance is necessary due to the need to demolish the existing single-family house and construct two new single-family houses.

TREE VARIANCE FINDINGS

Based on the review of the variance request and the proposed Forest Conservation Plan, Staff makes the following findings:

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

Granting the variance will not confer a special privilege on the Applicant as the disturbance to the specified trees is due to the demolition of the existing single-family house and development of two new single-family houses, as well as the location of the trees and development requirements. If the Applicant was not allowed to impact the Protected Trees, the existing house could not be demolished, and the Property could not be redeveloped in accordance with the existing zoning. Granting the variance will not confer on the Applicant a special privilege that would be denied to other applicants because all applicants would be required to seek a variance for any redevelopment.

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

The requested variance is not based on conditions or circumstances that are the result of actions by the Applicant. The Applicant has minimized disturbance to the Protected Trees as much as possible and provided tree protection measures to reduce impacts.

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

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

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

The Protected Trees are not located in a stream valley buffer or other environmentally sensitive area. The Applicant will provide mitigation for the one Protected Tree proposed for removal, providing canopy coverage to replace the canopy coverage removed. As a result, State water quality standards will not be violated and there will be no measurable degradation in water quality.

Mitigation for Tree Subject to the Variance Provision

The one (1) Protected Tree proposed for removal will be mitigated at a rate that approximates the form and function of the tree removed. This tree will be replaced at a ratio of approximately 1-inch caliper for every 4 inches removed using trees that are a minimum of 3-inch caliper in size. This results in a total mitigation of 9.5 inches. The Applicant has proposed to plant four (4) White Oaks, 3-inch caliper in size.

SECTION 7: 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 1992 *North Bethesda/Garrett Park 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. As conditioned, the proposed Forest Conservation Plan meets Forest Conservation Law by providing off-site afforestation and minimizing impacts to on-site trees. Mitigation trees will replace the specimen tree proposed for removal and add to the neighborhood canopy coverage.

ATTACHMENTS

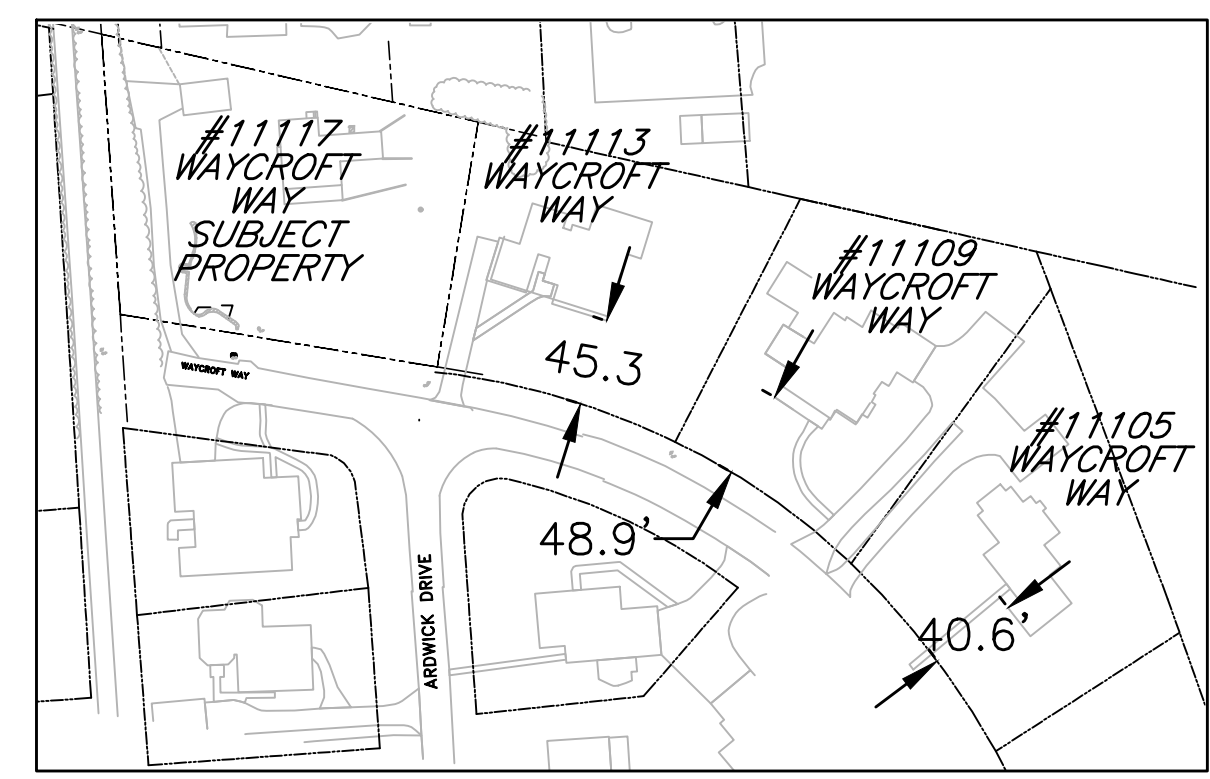
Attachment A: Administrative Subdivision Plan

Attachment B: Agency Letters

Attachment C: Forest Conservation Plan

Attachment D: Community Correspondence

Attachment A



EBL STUDY
SCALE 1"=100'

#11113	45.3'
#11109	48.9'
#11105	40.6'
TOTAL	134.8'
= 45.0' ESTABLISHED BUILDING LINE	

GENERAL NOTES:

- 1) ZONE: R-90
- 2) WATER CATEGORY - W-1 SEWER CATEGORY - S-1
- 3) BOUNDARY AND TOPOGRAPHY BY POTOMAC VALLEY SURVEYS NOVEMBER 2023.
- 4) ADJACENT CONTOURS & PROPERTY BOUNDARY INFORMATION BASED ON MNCPPC GIS DATA.
- 5) TOTAL TRACT AREA = 24,900 SF OR 0.57 AC.
- 6) PROPERTY SHOWN ON TAX MAP HQ11.
- 7) PROPERTY SHOWN ON WSSC 200' SHEET 214NW05.
- 8) PROPERTY SHOWN ON MONTGOMERY COUNTY SOILS SURVEY MAP No. 23
SOIL TYPE(S): 2B GLENELG SILT LOAM 3-8% SLOPES
SOIL TYPE(S): 2C GLENELG SILT LOAM 8-15% SLOPES
- 9) THERE IS NO 100 YEAR FLOODPLAIN ASSOCIATED WITH THE PROPERTY ACCORDING TO THE FEMA FLOOD MAP COMMUNITY PANEL #24031C0361D
- 10) SITE IS LOCATED IN THE LOWER ROCK CREEK WATERSHED USE I.
- 11) LOCAL UTILITIES INCLUDE:
SEWER - WSSC
WATER - WSSC
ELECTRIC - PERCO
TELEPHONE - VERIZON
- 12) THERE ARE NO WELLS WITHIN 100 FEET OF THE PROPERTY.
- 13) PROPERTY ADDRESS:
CURRENTLY 11117 WAYCROFT WAY
ROCKVILLE, MD 20852
ADDRESSES SUBJECT TO CHANGE THROUGH SUBDIVISION PROCESS
TAX ID 11117 WAYCROFT WAY 00116982, 11121 WAYCROFT WAY 00117202
- 14) NRI/FSD APPROVAL # 420240960

LEGEND

- EXISTING TREE $\leq 24''$
- EXISTING SIGNIFICANT TREE >math>\ge 24''</math> AND <math>< 30''</math> DBH
- EXISTING SPECIMEN TREE >math>\ge 30''</math> DBH
- EXISTING TREE TO BE REMOVED
- LIMITS OF SURVEY
- PROPOSED CONTOUR
- EX. CONTOUR
- PROPERTY BOUNDARY
- NON-Forest CANOPY
- PROPOSED UTILITIES
- BUILDING RESTRICTION LINE
- LIMIT OF DISTURBANCE
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED DRYWELL
- 6" SCH. 40 PVC
- 6" SCH. 40 PVC PERFORATED
- 6" SCH. 40 PVC

TABLE 1: R-90 ZONE, STANDARD METHOD DEVELOPMENT STANDARDS			
PLAN DATA	REQUIRED/PERMITTED	PROPOSED LOT 101	PROPOSED LOT 102
1. Lot and Density	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone		
Lot (min)			
Lot area	9,000 SF	14,183 SF	10,717 SF
Lot width at front building line	75'	275'	275'
Lot width at rear building line	25'	225'	225'
Frontage on street or open space	Required, except as exempt under Chapter 50	Y	Y
Density (max)			
Density (units/acre)	4.44	3.51	3.51
Coverage (max)			
Lot	30%	$\le 30\%$	$\le 30\%$
Specification for Lot and Density			
a. Lot width at the front building line and setback requirements may be reduced under Section 4.4.3.			
b. Development with a detached house building type may have to satisfy Section 4.4.1.B, Residential Infill Compatibility.			
2. Placement			
Principal Building Setbacks (min)			
Front setback		45'	45'
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone		30'	N/A
Side street setback, abutting lot fronts not front on the side street or is not in a Residential Detached zone		15'	N/A
Side setback		8'	38'
Sum of side setbacks		25'	225'
Rear setback		25'	225'
Specification for Principal Building Setbacks			
a. Development may have to satisfy Section 4.4.1.A, Established Building Line.			
Accessory Structure Setbacks (min)			
Front setback		60'	260'
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone		30'	N/A
Side street setback, abutting lot fronts not front on the side street or is not in a Residential Detached zone		15'	N/A
Side setback		5'	25'
Rear setback on a corner lot where abutting lot fronts on the side street and is in a Residential Detached zone		10'	N/A
Rear setback, if not otherwise addressed		5'	25'
Specifications for Accessory Structure Setbacks			
a. In addition to the front setback minimum, any accessory structure must be located behind the rear building line of the principal building.			
b. For any accessory structure with a height greater than 15', the minimum side and rear setback must be increased at a ratio of 2' of additional setback for each foot of height in excess of 15'.			
c. For any accessory structure with a length along a rear or side lot line that is longer than 24', the minimum side or rear setback must be increased at a ratio of 2' for every 2' that the dimension exceeds 24 linear feet. A swimming pool is exempt from this limit.			
d. Where the principal building on a lot is a detached house, the cumulative footprint of all accessory buildings on that lot may not exceed 50% of the footprint of the principal building or 600 square feet, whichever is greater. This Subsection does not apply to Section 3.3.3.C, Detached Accessory Dwelling Unit. Buildings for an agricultural use are exempt from this size restriction.			
e. Where the construction of a pool enclosure would cause the cumulative footprint of all accessory buildings, including the pool enclosure, to exceed 50% of the footprint of the principal building or 600 square feet, whichever is greater, the pool enclosure may be allowed, provided:			
1. the pool enclosure, not including the rafters, is translucent or transparent;		N/A	N/A
2. the pool enclosure has a height of 8 feet or less;		N/A	N/A
3. the pool enclosure surrounds and covers an in-ground swimming pool;		N/A	N/A
4. the cumulative footprint of all other accessory buildings on the property is less than 50% of the footprint of the principal building or 600 square feet, whichever is greater; and		N/A	N/A
5. the cumulative footprint of the pool enclosure and all other accessory buildings on the property does not exceed 1,200 square feet.		N/A	N/A
f. Any accessory building or structure used for the housing, shelter, or sale of animals or fowl other than a household pet must be a minimum of 25' from a lot line and a minimum of 100' from a dwelling on another lot.			
3. Height			
Height (max)			
Principal building			
- measured to highest point of roof surface, regardless of roof type or		35'	35'
- measured to mean height between the eaves and ridge of a gable, hip, mansard, or gambrel roof		30'	30'
Accessory structure		30'	30'
Specification for Height			
a. In development with a detached house building type height may be increased to 40' if approved by the Planning Board in a site plan under Section 7.3.4.			
4. Form			
Allowed Building Elements			
Gallery/Wing		n/a	
Porch/Stoop		yes	
Balcony		yes	

NOTE: THE PROPOSAL IS FOR THE STANDARD METHOD OF DEVELOPMENT.

- THE APPROVED LOTS WILL EXCEED THE MINIMUM REQUIREMENT FOR THE R90 ZONE, LOT SIZE MAY BE ADJUSTED DURING FINAL RECORD PLAN REVIEW.

NOTES

- 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) APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF APPROVAL.
- APPLICANT, ALONG WITH THEIR REPRESENTATIVES, MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE MNCPPC INSPECTOR. A COPY OF THE APPROVED CERTIFIED ADMINISTRATIVE SUBDIVISION PLAN IS REQUIRED ON-SITE AT ALL TIMES.
- THIS PLAN IS THEORETICAL YIELD ONLY AND SUBJECT TO THE PRELIMINARY PLAN REVIEW PROCESS.
- EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THEY ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY. ALL UTILITY LOCATIONS MUST BE FIELD LOCATED.
- RESIDENTIAL DRIVEWAYS TO COMPLY TO MONTGOMERY COUNTY STANDARD NO. MC-301.03.

CONCEPTUAL LIMITS OF DISTURBANCE:
LOD= 22,580 SF

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND WAS OBTAINED BY ME OR OTHERS UNDER MY SUPERVISION IN ACCORDANCE WITH THE MONTGOMERY COUNTY PROFESSIONAL LAND SURVEYOR ACT 09-13-06-12 AND THAT THE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David P. Mowatt
DAVID P. MOWATT
MARYLAND PROFESSIONAL LAND SURVEYOR #21136
EXPIRATION/RENEWAL DATE 06-20-24

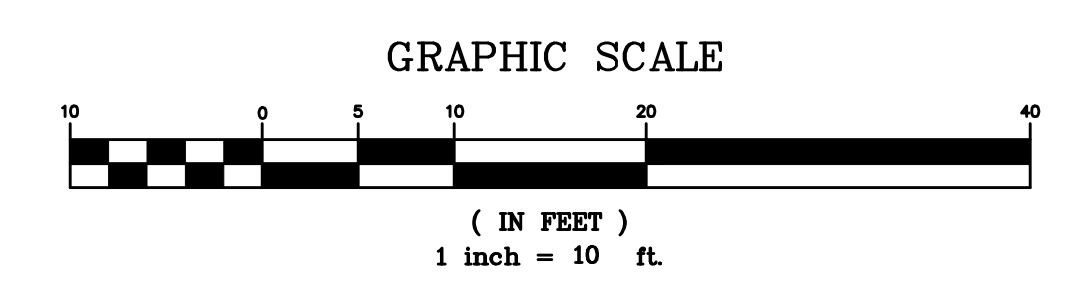
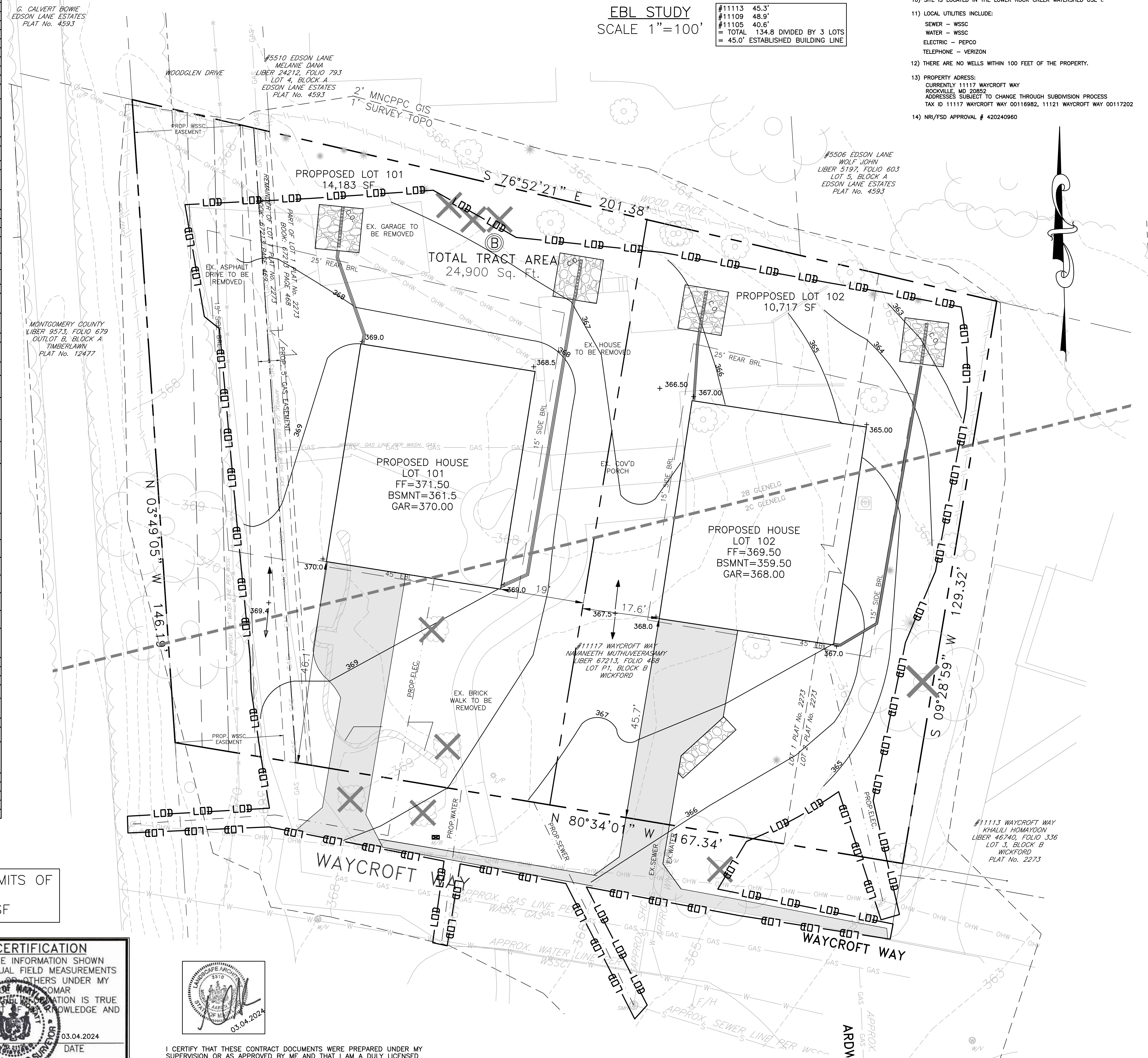
03.04.2024
DATE



I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR AS APPROVED BY ME AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE #: 3310
EXPIRATION DATE: 9.7.2025

SEQUENCE OF CONSTRUCTION:

1. CONSTRUCT ON PROPOSED LOTS 101 AND 102.

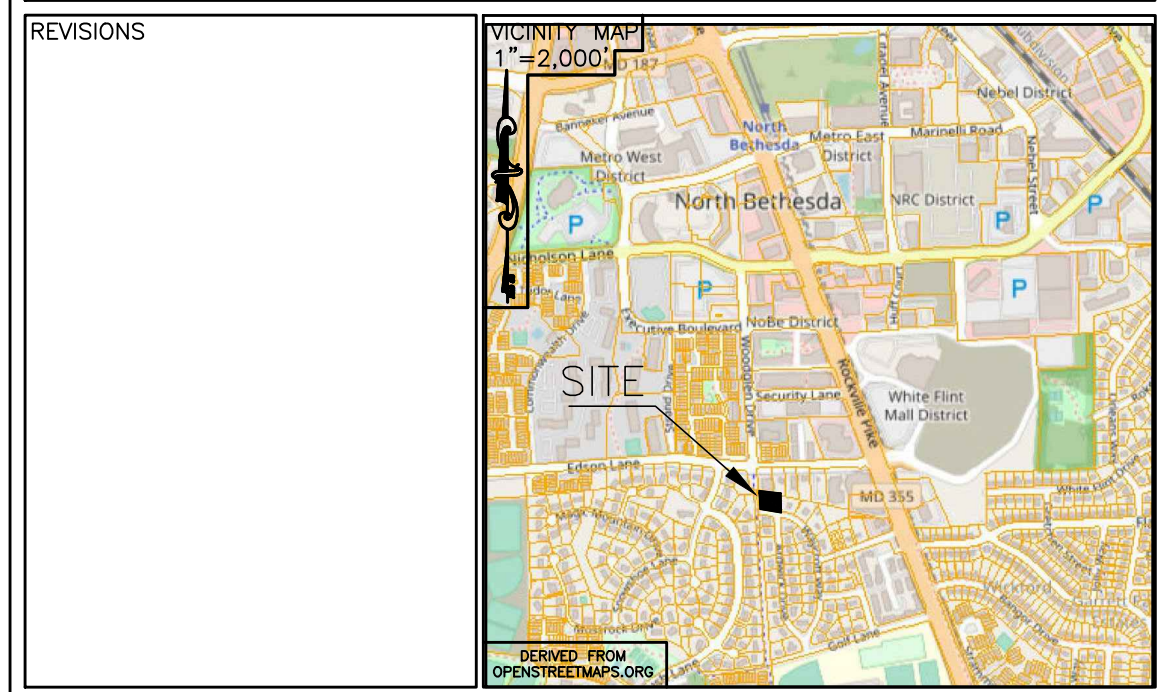


TITLE
ADMINISTRATIVE SUBDIVISION PLAN
MNCPPC 620240160

PROJECT
11117 WAYCROFT WAY
ADDITION TO WICKFORD
11117 & 11121 WAYCROFT WAY
ROCKVILLE, MD 20852
ELECTION DISTRICT 04, L.67213/F.468

PREPARED FOR
NAVANEETH MUTHUVEERASAMY
11015 RALSTON ROAD, ROCKVILLE, 20852
301.538.7664 nav.muthu@gmail.com

nld NORTON LAND DESIGN
5146 DORSEY HALL DRIVE
2ND FLOOR
ELICOTT CITY, MD 21042
0.443.542.9199
NORTONLANDDESIGN.COM
LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING



WATER CLASS	1	WATERSHED	LOWER ROCK CREEK	FEMA FLOODPLAIN MAP PANEL #	24031C0361D
TAX MAP	HQ11	200 SHEET	214NW05	ARC MAP CASE	35 GRID H1
SCALE	AS SHOWN	DATE	SEPTEMBER 2023	PROJ. NO.	23-063
				SHEET NO.	L1.3

Attachment B



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

March 13, 2024

Mr. Michael A. Norton
Norton Land Design, LLC
5146 Dorsey Hall Drive, 2nd Floor
Ellicott City, MD 21042

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
11117 Waycroft Way
Preliminary Plan #: 620240160
SM File #: 290930
Tract Size/Zone: 0.57 ac / R-90
Total Concept Area: 0.57 ac
Lots/Block: Proposed Lots 101 & 102
Parcel(s): Book 67213, Page 468-472
Watershed: Lower Rock Creek
Redevelopment (Yes/No): No

Dear Mr. Norton:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of dry wells, non-rooftop disconnection and Micro Infiltration Trench.

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.
4. All stormwater management practices must comply with DPS standards.

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



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

Mr. Michael A. Norton
March 13, 2024
Page 2 of 2

outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Yee-Mei Tse at 240-777-6394.

Sincerely,

Mark Etheridge

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

cc: Neil Braunstein
SM File # 290930

Lot 101

ESD: Required/Provided 455 cf / 461 cf
PE: Target/Achieved: 1.6"/1.6"
STRUCTURAL: N/A
WAIVED: N/A .

Lot 102

ESD: Required/Provided 473 cf / 476 cf
PE: Target/Achieved: 1.6"/1.6"
STRUCTURAL: N/A
WAIVED: N/A .



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

DATE: 01-Feb-24
TO: Shawn Benjaminson
Norton Land Design, LLC
FROM: Marie LaBaw
RE: 11117 Waycroft Way
11117 Waycroft Way

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **01-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.

***** See statement of performance based design *****

LEGEND

- PROPOSED PROPERTY BOUNDARY
- █ PROPOSED DRIVEWAY
- ← FIRE HYDRANT ACCESS PATH TO MAIN ENTRY

GENERAL NOTES – FIRE ACCESS

- PROPERTY WILL BE SERVED BY PUBLIC WATER CONNECTION.
- HYDRANT ACCESS ON WAYCROFT WAY, 81' FROM FARTHER DRIVEWAY.
- THE HOUSES ARE SETBACK 61-62' FROM THE EDGE OF PAVEMENT.
- WAYCROFT WAY TO BE WIDENED TO 20' WIDE PRIVATE ROAD.
- PROPOSED DRIVEWAYS ARE INDIVIDUAL DRIVEWAYS.

February 01, 2024

Ms. S. Marie LaBaw, PhD, PE
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850

Re: 11117 Waycroft Way
Performance Based Design Request
NLD Project #23-063

Dear Dr. LaBaw,

The property at 11117 Waycroft Way, Rockville, MD 20852 is in the Administrative Subdivision process to create two (2) single family lots. This project proposes to meet fire access requirements using performance-based design. The travel access to the proposed lots is greater than 12" but less than 20' wide in some areas of the neighborhood as required by 18.2.3.4.1.1.1 of the Montgomery County Executive Regulation Fire Safety Code for Building Construction. It is proposed to widen the private road along the frontage of the property to create a 20' wide operational bay. The water supply is located within the operational bay at the lot frontage. Waycroft Way is a dead-end of less than 150' and per 18.2.3.4.3.1.1 does not need an apparatus turn around. The accompanying drawing demonstrates that adequate fire department apparatus access is achieved through the widening of Waycroft Way.

On behalf of the applicant, we request your consideration and approval.

Respectfully,

Shawn Benjaminson, PE, LEED AP BD+C
Principal



I HEREBY CERTIFY THAT THESE DOCUMENTS ARE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 2384, EXPIRATION DATE: 19 JULY 2025.

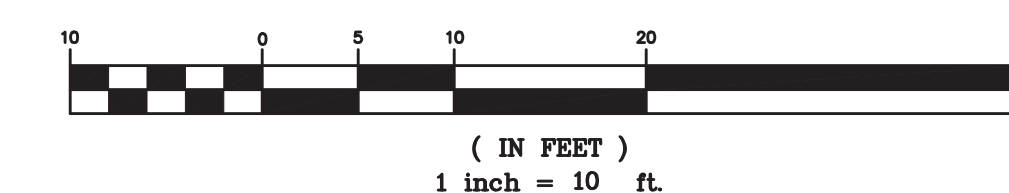
18.2.3.4.1.1 Width of Fire Department Apparatus Access.

Fire department apparatus access must be at least 20 feet wide, unless specifically excepted in this Regulation, or as approved by the Director. Clear width may include, but is not limited to, multiple features of the cross-section, such as travel lanes, bike lanes, and load-bearing shoulders. Clear width excludes obstructive features such as, but not limited to, parking lanes and non-mountable curbs.

18.2.3.4.1 Provision of Dead-End Apparatus Turn-Around.

Dead-end fire department apparatus access greater than 150-foot long must provide an approved apparatus turnaround. Approved designs include a cul-de-sac at the closed end at least 90-feet in diameter, or a T-turnaround, with each leg of the tee at least 60 feet long and 20-feet wide.

GRAPHIC SCALE

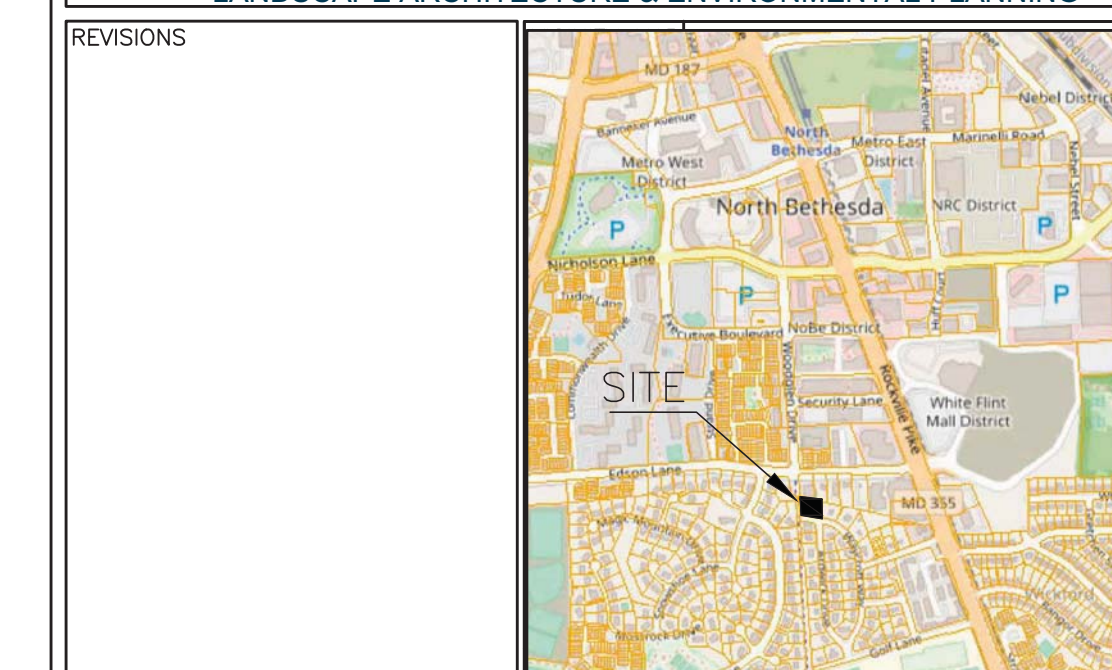


FIRE ACCESS PLAN
MNCPPC 62024XXXX

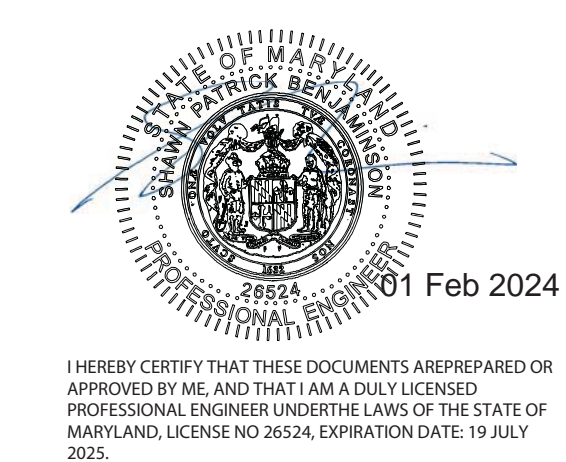
PROJECT
11117 WAYCROFT WAY
ADDITION TO WICKFORD
11117 & 1121 WAYCROFT WAY
ROCKVILLE, MD 20852
ELECTION DISTRICT 04, L.67213/F.468

PREPARED FOR
NAVANEETH MUTHUVEERASAMY
11015 RALSTON ROAD, ROCKVILLE, 20852
301.538.7664 nav.muthu@gmail.com

nld NORTON LAND DESIGN
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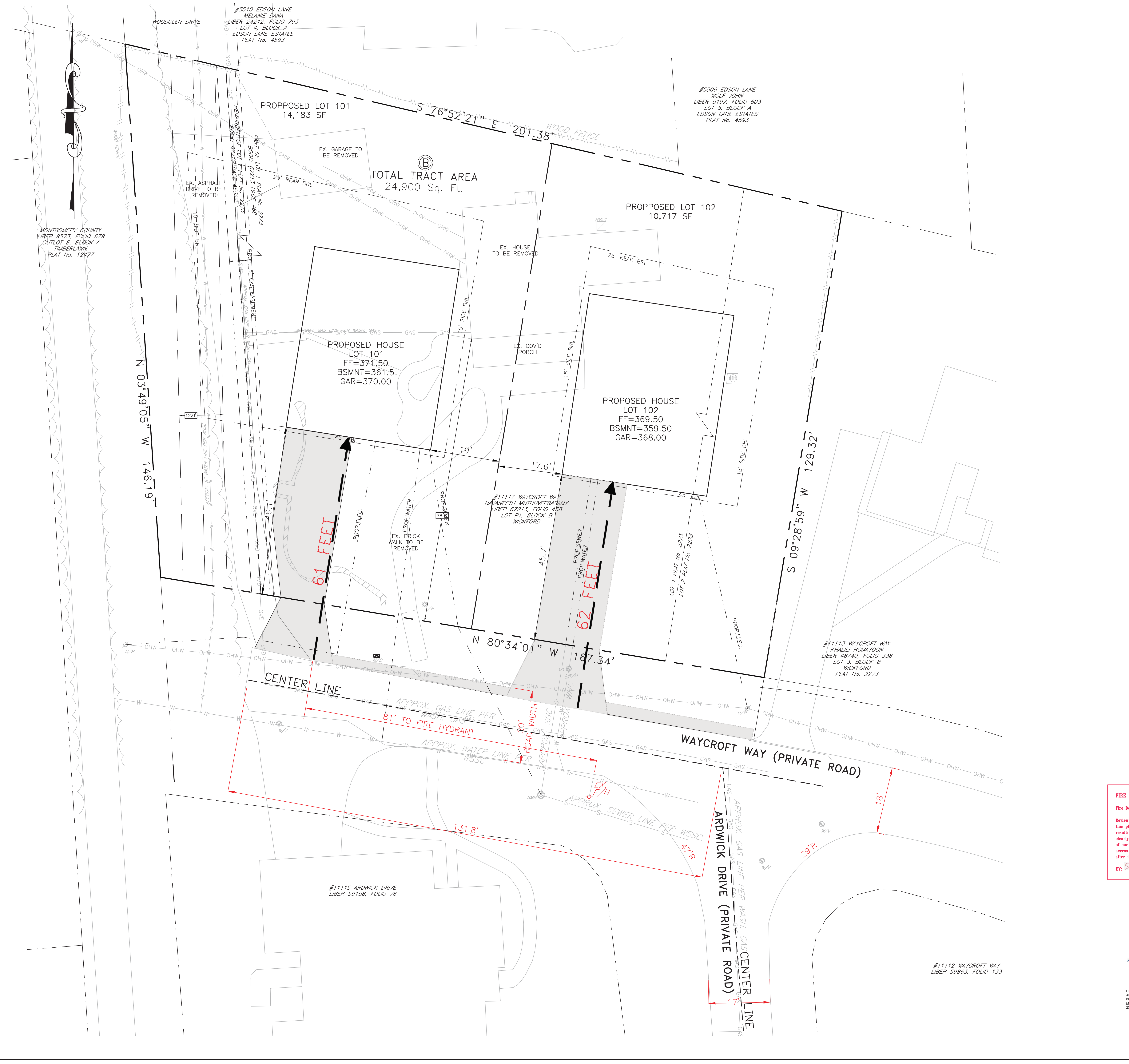


FIRE CODE ENFORCEMENT
Fire Department Access Review
Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.
BY: SMC PM: 43 DATE: 2/1/2024



I HEREBY CERTIFY THAT THESE DOCUMENTS ARE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 2384, EXPIRATION DATE: 19 JULY 2025.

WATER CLASS	I	WATERSHED	LOWER ROCK CREEK	FEMA FLOODPLAIN MAP PANEL #	24031C0361D
TRIBUTARY				ADC MAP PAGE	35 GRID H1
TAX MAP	HQ11	200 SHEET	214NW05	PROJ. NO.	23-063
SCALE	AS SHOWN	DATE	SEPTEMBER 2023	SHEET NO.	L.31





Marc Elrich
County Executive

Christopher Conklin
Director

DEPARTMENT OF TRANSPORTATION

June 24, 2024

Ms. Tamika Graham, Planner III
MidCounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Dr.
Wheaton, MD 20902

RE: Administrative Subdivision Plan No. 620240160
1111 Waycroft Way

Dear Ms. Graham:

We have completed our review of the Administrative Subdivision Plan with a date of May 25, 2024, on e-plans. This plan was reviewed by the Development Review Committee at its meeting on April 23, 2024. This plan will be heard at the XX, 2024 Planning Board meeting. We recommend approval for the plan based on the following comments:

1. All Planning Board Opinions relating to this plan or any subsequent revision, project plans, or site plans should be submitted to the Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.
2. Note that Waycroft Way is a public road; however, it is privately maintained.
3. Waycroft Way is classified as a Neighborhood Yield Street with a minimum 50-foot right-of-way (ROW) per Montgomery County Code 49-32.c. Plat #2273 shows that the current ROW is 50-feet. Based on this plat, DOT believes that additional dedication is not necessary.
 - a. For a Neighborhood Yield Street, show a minimum 6-foot-wide buffer and 6-foot-wide sidewalk along the frontage.

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

4. Due to the unique situation of the right-of-way being public but privately maintained, sidewalk construction was deemed unnecessary. In lieu of sidewalk construction, the applicant must provide a fee-in-lieu payment of \$22,355.75 towards CIP# 507596 before issuance of the right-of-way permit or driveway permit (whichever comes first).
5. **Sight Distance:** A copy of the accepted Sight Distance Evaluation certification is enclosed for your information and reference.
6. **Storm Drain Analysis:** The storm drain analysis was reviewed and is acceptable to MCDOT. No improvements are needed to the downstream public storm drain system for this plan.
7. The proposed driveway shall conform to Montgomery County Standard MC-301.01.
8. The applicant shall be responsible for relocating utilities along existing roads to accommodate the required roadway improvements.
9. Trees in County rights of way—spacing and species must be in accordance with the applicable MCDOT standards. Tree planting within the public right of way must be coordinated with the DPS Right-of-Way Plan Review Section.
10. Erosion and sediment control measures as required by Chapter 19 and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by MCDPS and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by MCDPS.
11. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County ROW and all drainage easements.
12. Permit and bond will be required as a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - a. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.
 - b. Developer shall provide streetlights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

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

Ms. Tamika Graham
Administrative Subdivision Plan No. 620240160
June 24, 2024
Page 3

Sincerely,

Brenda M. Pardo

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

SharePoint\Transportation\Director's Office\Development Review\Brenda\Administrative Subdivision\AS620240160 11117 Waycroft Way\Letter\ 620240160-11117 Waycroft Way-MCDOT Subdivision Letter_6.24.24

Attachments: Approved Sight Distance Study

cc: Correspondence folder FY 2024

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



MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF TRANSPORTATION
 DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

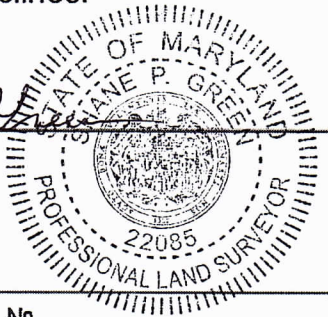
Plan Number:

Project Name:

ENGINEER/ SURVEYOR CERTIFICATE

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

Shane Green
 Signature



Lot 102

22085
 PLS/PE MD Reg. No

Lot 101

4/25/24
 Date

Montgomery County Review:

Approved

Disapproved:

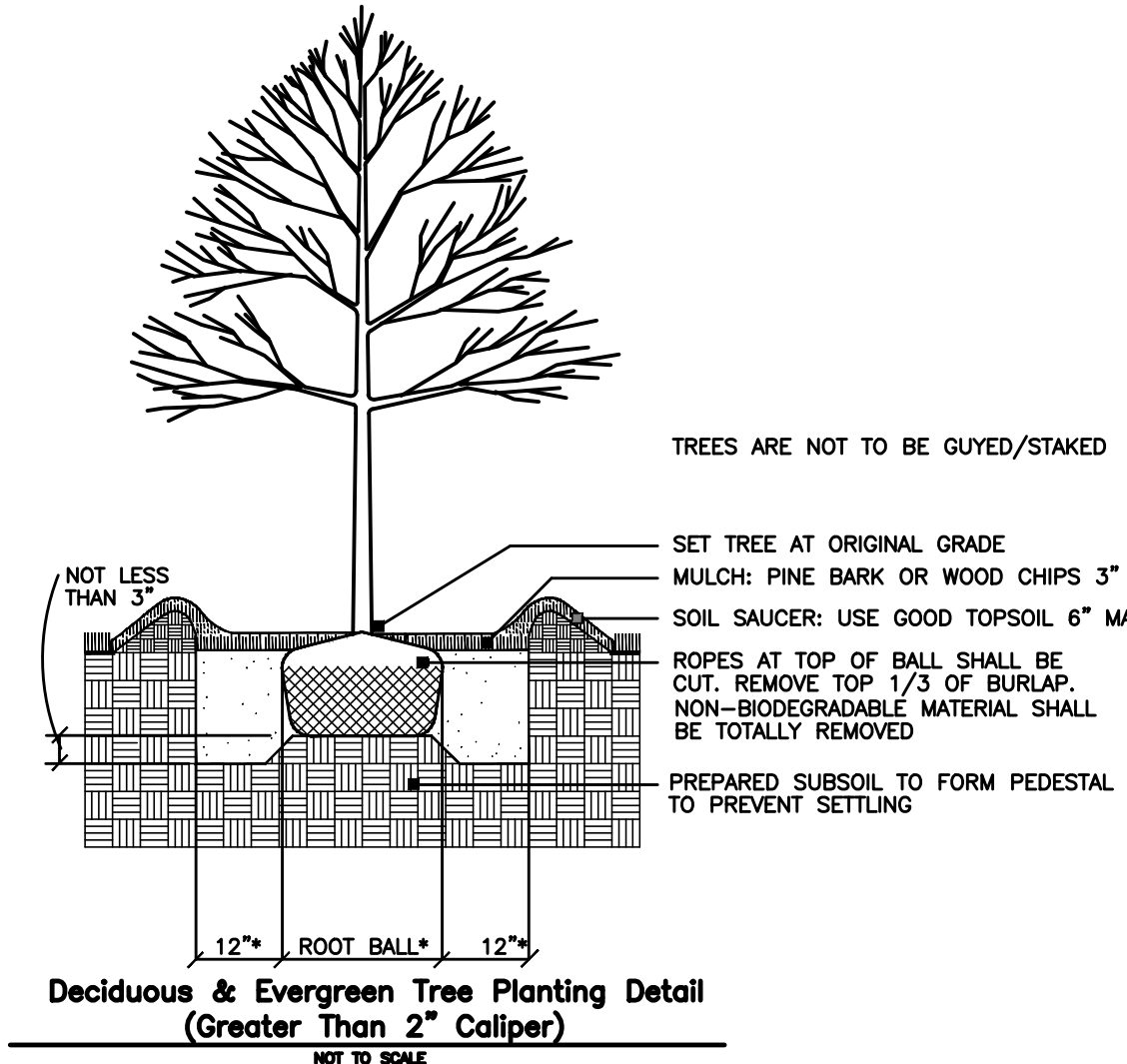
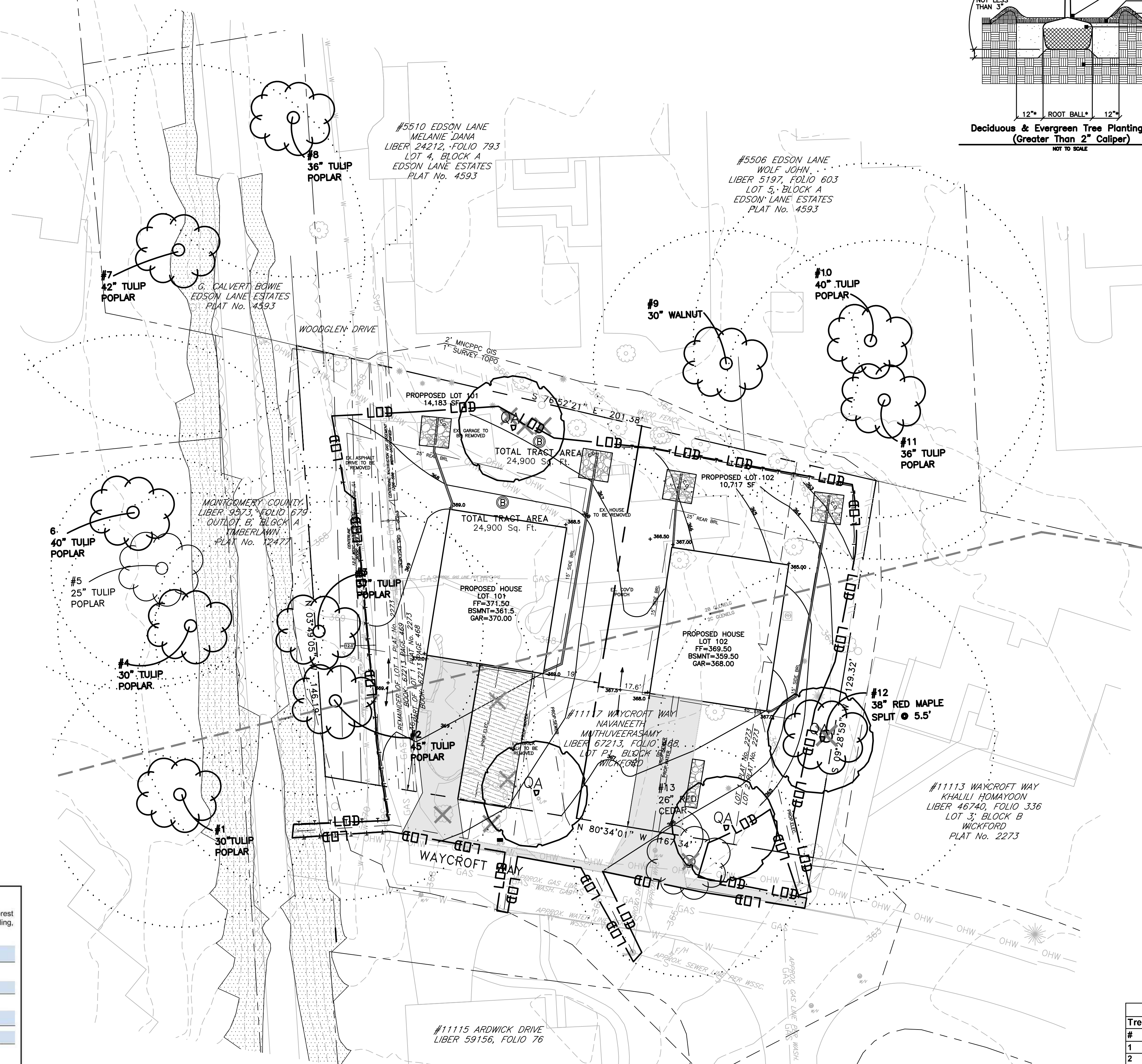
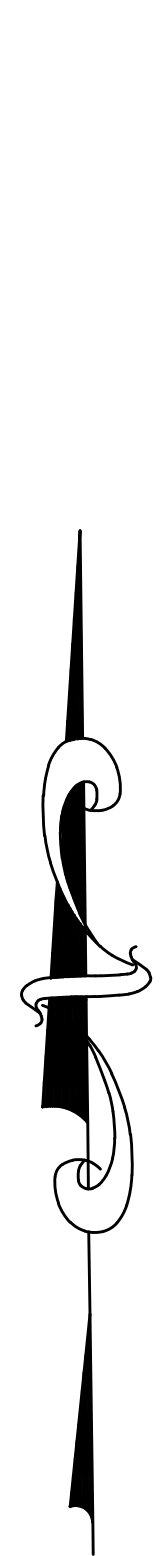
By: Brenda M. Pardo

Date: 06/24/2024

Neighborhood Yield Street				
CLASS	TERTIARY <i>BMP</i>			
SPEED (MPH)	25			
VERTICAL	APPROACHING MOTOR VEHICLES			
		TARGET (FT)	MEASURED (FT)	OK?
	L	3.5	2.75	✓
R	3.5	2.75	✓	
HORIZONTAL	APPROACHING MOTOR VEHICLES			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
	L	150	28.41	✓
R	150	232.79	✓	
HORIZONTAL	Approaching Motor Vehicles			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
	L	150	12.36	✓
R	150	293.09	✓	
HORIZONTAL	APPROACHING SIDEWALK (IF DIRECTED)			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
	L			
R				
COMMENTS				
Lot 102: Right distance obstructed by parked car. Road ends 73.6' Right of Driveway. Left distance blocked by branches. Lot 101: Right side distance is end of pavement. Left sight distance is blocked by mailbox.				

FORM APPROVED <u>11.8.2023</u> Date Chief, Division of Transportation Engineering Montgomery County Dept. of Transportation	REVISED _____ _____ _____ _____ _____ _____	Montgomery County Department of Transportation
 Chief, Land Development Montgomery County Dept. of Permitting Services		<h2>Sight Distance Review Form</h2>

Attachment C



GENERAL NOTES:

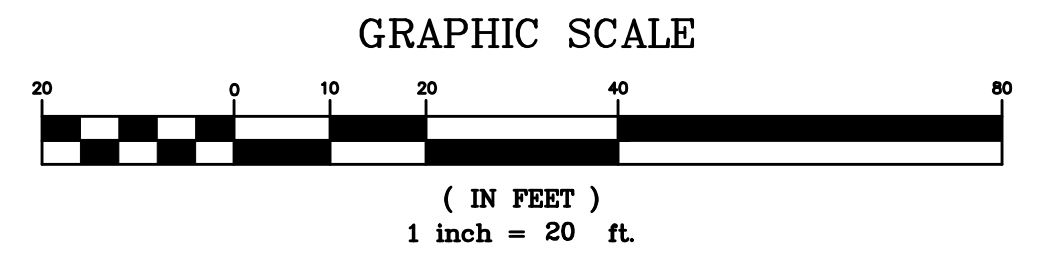
- THIS PROPERTY IS ZONED R-40
- WATER CATEGORY W-1 SEWER CATEGORY S-1
- BOUNDARY AND TOPOGRAPHY BY POTOMAC VALLEY SURVEYS NOVEMBER 2023
- ADJACENT COUNTOURS & PROPERTY BOUNDARY INFORMATION BASED ON MNCPPC GIS DATA
- THE TAX IDENTIFICATION NUMBERS ASSOCIATED WITH THIS PLAN ARE 0011692 AND 0011702. TAX ID 0011692 CONSISTS OF EXISTING LOT 1 (16,897 SF) AND PART OF LOT 2 (3,567 SF). TAX ID 0011702 CONSISTS OF THE REMAINDER OF LOT 1 (4,436 SF). THE TOTAL TRACT AREA IS 24,900.57 AC.
- PROPERTY SHOWN ON TAX MAP H011
- PROPERTY SHOWN ON WSSC 200 SHEET 214NW05
- PROPERTY SHOWN ON MONTGOMERY COUNTY SOILS SURVEY SOIL TYPE(S): 2B GLENELG SILT LOAM 3-8% SLOPES SOIL TYPE(S): 2C GLENELG SILT LOAM 8-15% SLOPES
- FEMA FLOODPLAIN MAP PANEL #24031C0361D DOES NOT INDICATE ANY FLOODPLAINS ON THE PROPERTY OR STUDY AREA.
- SITE IS LOCATED IN THE LOWER CREEK WATERSHED USE I
- PROPERTY OWNER: NAVANEETH MUTHUVEERASAMY, 11015 RALSTON ROAD, ROCKVILLE, MD 20852
- LOCAL UTILITIES INCLUDE: SEWER-WSSC WATER-WSSC ELECTRIC-PEPCO TELEPHONE-VERIZON
- THERE ARE NO WELLS WITHIN 100' OF THE PROPERTY
- PROPERTY ADDRESS: CURRENTLY 11117 WAYCROFT WAY ROCKVILLE, MD 20852 ADDRESSES SUBJECT TO CHANGE THROUGH SUBDIVISION PROCESS
- SITE FIELD WORK WAS PERFORMED IN AUGUST 2023 BY MICHAEL NORTON, NORTON LAND DESIGN LLC.
- THIS PROPERTY IS NOT WITHIN THE PATUXENT MANAGEMENT AREA OR A SPECIAL PROTECTION AREA.
- ACCORDING TO MD MERLIN ONLINE, US FISH & WILDLIFE SERVICE: NW, AND FIELD OBSERVATION, THERE ARE NO WETLANDS OR ASSOCIATED BUFFERS WITHIN 100' OF THE PROPERTY.
- ALL TREES 24" AND GREATER ON THE PROPERTY ARE SURVEY LOCATED AND MEASURED WITH A FORESTERS DIAMETER TAPE MEASURE.
- ALL TREES 24" AND GREATER OFFSITE ARE LOCATED AND MEASURED BY OCCULAR ESTIMATE ONLY. ALL MAMMAGE STRUCTURES OFFSITE ARE LOCATED BY AVAILABLE AERIAL PHOTOGRAPHS AND/OR OCCULAR ESTIMATE.
- ALL TREES UNDER 24" ONSITE ARE MEASURED BY OCCULAR ESTIMATE ONLY. THERE IS NO FOREST WITHIN THE STUDY AREA.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON OR OFFSITE AT THE TIME OF THE FIELD INVESTIGATION. MD DNR RESPONSE LETTER DATED OCTOBER 16, 2023, CONFIRMED THERE ARE NO OFFICIAL RECORDS FOR STATE OR FEDERAL LISTED, CANDIDATE, PROPOSED, OR RARE PLANT OR ANIMAL SPECIES WITHIN THE PROJECT AREA. THE LETTER IS IN SUPPORTING DOCUMENTATION
- NO TREES OCCUR WITHIN THE STUDY AREA WHICH ARE RECOGNIZED AS CURRENT NATIONAL, STATE, OR COUNTY CHAMPION TREES. THERE ARE NO TREES WITHIN 75% OF CURRENT STATE CHAMPION ONSITE OR WITHIN THE STUDY AREA.
- THE SUBJECT PROPERTY AND STUDY AREA IS NOT LISTED AS INDIVIDUAL HISTORIC SITES AS FOUND IN THE MNCPPC HISTORIC PROPERTIES INTERACTIVE MAP. THIS SITE AND STUDY AREA DOES NOT CONTAIN ANY HISTORIC RESOURCES MAPPED ON OR NEAR THE SUBJECT PROPERTY.
- NRI/ISD APPROVAL # 420240960 (1/18/2024), NRI SURVEY BY MICHAEL NORTON OF NORTON LAND DESIGN IN AUGUST 2023.

NOTES:

- ALL TREES TO BE REMOVED OUTSIDE THE LOD SHALL BE REMOVED BY HAND
- ALL MITIGATION TREES OUTSIDE THE LOD TO BE INSTALLED BY HAND
- ROOT PRUNING WILL OCCUR PRIOR TO THE CONSTRUCTION OF THE UTILITY LINES, ROOT PRUNING SHALL NOT OCCUR PRIOR TO EXISTING UTILITY LOCATIONS VERIFIED.
- THE EXTENT OF ROOT PRUNING IS TO BE DETERMINED AT THE PRECONSTRUCTION MEETING.
- NO CLEARING IS TO TAKE PLACE OUTSIDE OF THE LIMITS OF DISTURBANCE.
- A COPY OF THE APPROVED FOREST CONSERVATION PLAN MUST BE MAINTAINED ONSITE THROUGHOUT CONSTRUCTION.
- SPECIMEN TREE LOCATIONS SUBJECT TO ADJUSTMENT IN THE FIELD WITH INSPECTOR'S APPROVAL

LEGEND

- SURVEY TOPO / MNCPPC TOPO
- 440
- 428
- PROPOSED CONTOUR
- EX. CONTOUR
- PROPERTY BOUNDARY
- NON-FOREST CANOPY
- PROPOSED UTILITIES
- BUILDING RESTRICTION LINE
- SPA BOUNDARY
- LIMIT OF DISTURBANCE
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED DRYWELL
- 6" SCH. 40 PVC PERFORATED
- 6" SCH. 40 PVC
- PROPOSED DEDICATION
- EXISTING SIGNIFICANT TREE ≥24" AND <30"DBH WITH CRITICAL ROOT ZONE
- EXISTING SPECIMEN TREE ≥30"DBH WITH CRITICAL ROOT ZONE
- MITIGATION TREE
- TREE PROTECTION FENCE
- TREE REMOVAL



CERTIFICATION OF QUALIFIED PROFESSIONAL

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

02.29.2024 DATE

MICHAEL A. NORTON MONTGOMERY COUNTY REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

DEVELOPER'S CERTIFICATE

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

Developer's Name: _____

Contact Person or Owner: Navaneeth Muthuveerasamy

Address: 11015 Ralston Road, Rockville, MD 20852

Phone and Email: 301.538.7664 nav.muthu@gmail.com

Signature: _____

PRELIMINARY AND FINAL FOREST CONSERVATION PLAN MNCPPC #F20240690

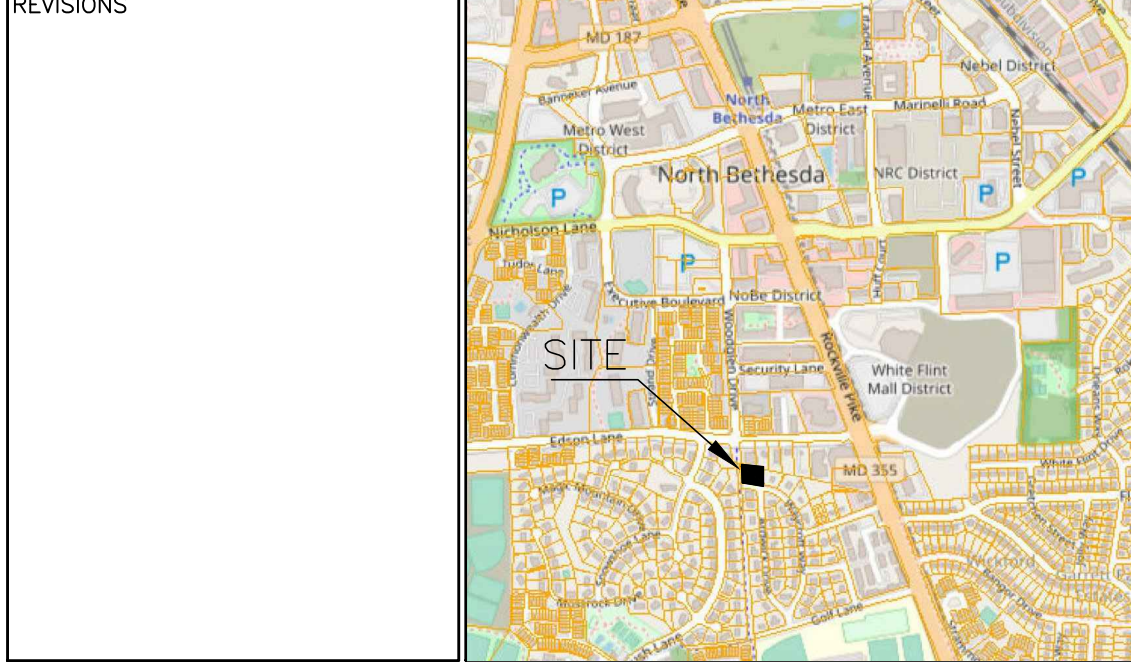
PROJECT: 11117 WAYCROFT WAY ADDITION TO WICKFORD 11117 & 11121 WAYCROFT WAY ROCKVILLE, MD 20852 ELECTION DISTRICT 04, L.67213/F.468

PREPARED FOR: NAVANEETH MUTHUVEERASAMY 11015 RALSTON ROAD, ROCKVILLE, 20852 301.538.7664 nav.muthu@gmail.com

nld NORTON LAND DESIGN LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING

5146 DORSEY HALL DRIVE 2ND FLOOR ELLICOTT CITY, MD 21042

0.443.542.9199 NORTONLANDDESIGN.COM



Significant/Specimen Tree Summary 24" +

Tree #	Species (Scientific Name)	Species (Common Name)	D.B.H. (inches)	CRZ (SF)	Impact (SF)	Impact (%)	Tree Condition	Comments
1	<i>Liriodendron tulipifera</i>	Tulip Poplar	30	6382	22	0%	Good	SAVE/PROTECT
2	<i>Liriodendron tulipifera</i>	Tulip Poplar	45	14314	5204	36%	Good	SAVE/PROTECT
3	<i>Liriodendron tulipifera</i>	Tulip Poplar	37	9677	3073	32%	Good	SAVE/PROTECT
4	<i>Liriodendron tulipifera</i>	Tulip Poplar	30	6382	0	0%	Good	SAVE/PROTECT
5	<i>Liriodendron tulipifera</i>	Tulip Poplar	25	4418	0	0%	Good	SAVE/PROTECT
6	<i>Liriodendron tulipifera</i>	Tulip Poplar	40	11310	0	0%	Good	SAVE/PROTECT
7	<i>Liriodendron tulipifera</i>	Tulip Poplar	42	12469	0	0%	Good	SAVE/PROTECT
8	<i>Liriodendron tulipifera</i>	Tulip Poplar	36	9161	0	0%	Good	SAVE/PROTECT
9	<i>Juglans</i>	Walnut	30	6382	526	8%	Good	SAVE/PROTECT
10	<i>Liriodendron tulipifera</i>	Tulip Poplar	40	11310	308	3%	Good	SAVE/PROTECT
11	<i>Liriodendron tulipifera</i>	Tulip Poplar	36	9161	702	8%	Good	SAVE/PROTECT
12	<i>Acer rubrum</i>	Red Maple	38	10207	4258	42%	Good	REMOVE
13	<i>Juniperus virginiana</i>	Red Cedar	26	4778	2647	55%	Fair/Poor	REMOVE

BOLD DENOTES SPECIMEN TREE

Condition Scoring System	
No Apparent Problems	Excellent
Minor Problems	Good
Major Problems	Fair
Extreme Problems	Poor

PROPOSED SPECIMEN TREE MITIGATION PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	QUANTITY
TREES						
QA	<i>QUERCUS ALBA</i>	WHITE OAK	3" CAL	B&B	SHOWN	4

TOTAL DBH INCHES OF SPECIMEN TREES REMOVED: 38
 X 0.25 = REQUIRED CALIPER INCHES MITIGATION: 9.5
 TOTAL AMOUNT OF 3" CAL. TREES FOR SPECIMEN TREE MITIGATION: 4

SOIL TABLE (ONSITE)

SOILS	ERODIBLE	HYDRIC	CONTAINS 15-25% SLOPES	CONTAINS > 25% SLOPES	CAPABILITY SUBCLASS SYMBOL	PRIME AGRICULTURAL SOIL
2B GLENELG SILT LOAM 3-8% SLOPES	NO	NO	N/A	-	Ile	YES
2C GLENELG SILT LOAM 8-15% SLOPES	NO	NO	N/A	-	IIle	NO

WATER CLASS: I	WATERSHED: LOWER ROCK CREEK	FEMA FLOODPLAIN MAP PANEL #: 24031C0361D
TAX MAP: H011	200' SHEET: 214NW05	ADC MAP PAGE: 35 of H1
SCALE: AS SHOWN	DATE: FEBRUARY 2024	PROJ. NO.: 23-063
		SHEET NO.: L-2.3

Attachment D

April 13, 2024

David Comis
11005 Waycroft Way
Rockville, MD 20852

Intake and Regulatory Control Division (IRC), M-NCPPC
2425 Reedie Drive
Wheaton, MD 20902

Re: Administrative Subdivision 620240160

Dear Sirs:

The Wickford Community has benefited from a cohesive neighborhood and common architecture for over 50 years. The application to place 2 new homes on the property that previously included only one (11117 Waycroft Way) has the potential to conflict with the norms of the neighborhood.

1. We live in a community association, not an HOA, so we have no board of architecture, but we would greatly appreciate a chance to review and comment on the plans and drawings for the new home/homes planned for these lots (before they are finalized) in an effort to make suggestions that would accommodate the designs to the look and norms of the community.
2. For many years the community has benefitted from the use of the stairway between the Bethesda Trolley Trail and the driveway alongside the property at 11117 Waycroft Way. The installation of two homes on the property will disrupt this access. We would ask the developer to work with the Montgomery County Department of Parks and Recreation to install a replacement stairway between the trolley trail and the end of Waycroft Way. The Wickford Community will address any gate that may be appropriate at the top of the stairs.
3. We request this installation of this stairway be completed prior to the start of the construction of the property so that residents of this community can maintain access to the trolley trail. This would enable senior residents and residents with older dogs to continue to take this short cut to the trail given their potential limited mobility and endurance issues.
4. We would ask the developer to make a donation to the Wickford Community Association Road Fund to address any damage done to private roads (Golf Lane, Waycroft Way and Ardwick Drive) from heavy trucks and equipment that may damage the roads. We suspect that the only damage would occur on Waycroft Way in front of the properties being developed at 1117 and 11121 Waycroft Way. The developer and new residents of the two homes will be the ultimate beneficiaries.
5. The driveway to the garage for 11116 Ardwick Drive which is directly across the street from the property under development. The developer is asked to ensure the resident of 11116 Ardwick Drive is unfettered in access to the garage and street. If access must be encumbered, it is requested that the workers coordinate the encumbrance, and potentially compensate the resident for the inconvenience.

V/R



David L. Comis

From: [Mary Maguire](#)
To: [Graham, Tamika](#)
Cc: [Nathalie Bourdereau](#); [Wickford Secretary](#)
Subject: Comments on Plan #620240160
Date: Friday, April 19, 2024 9:33:28 AM

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

Ms. Tamika Graham
RE: Plan #620240160

Dear Ms. Graham:

I understand you are reviewing an application to place two new homes on a property that previously included only one in the Wickford Community. Our community has benefited from a cohesive neighborhood and common architecture for more than 50 years. The application to place two new homes on the property that previously included only one has the potential to conflict with the norms of the neighborhood.

I respectfully request that you consider the following in your review:

1. While we do not have a board of architecture, we would greatly appreciate a chance to review and comment on the plans and drawings for the new home/homes planned for these lots in an effort to make suggestions that would accommodate the designs to the norms of the community.
2. Our roads are private, thus we must pay for maintenance and repairs.

We would ask the developer to make a donation to the Wickford Community Association Road Fund to address any damage done to Golf Lane, Waycroft Way and Ardwick Drive from heavy trucks and equipment that may damage the roads. We have seen damage from heavy trucks in the past. The developer and ultimate residents of the two homes will benefit from this.

3. The driveway to the garage for 11116 Ardwick Drive is directly across the street from the property under development. The developer is asked to ensure the resident of 11116 Ardwick Drive has unfettered in access to the garage. If access must be encumbered, it is requested that the workers coordinate the encumbrance and potentially compensate the resident for the inconvenience.

Thank you for your consideration.

Mary Maguire
11012 Waycroft Way

From: [katherine reilly](#)
To: [Graham, Tamika](#)
Subject: Plan #620240160
Date: Wednesday, April 17, 2024 5:55:34 PM
Attachments: [twp-social-share.png](#)

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

ms Graham

My family and house are the ones that will be the most affected by this lot division. Our house is directly across from plan above.

I also have lived in the neighborhood since I was born (62 years) this neighborhood is an amazing community hidden away from the hustle and bustle of busy Rockville Pike. The current house on the property is beautifully placed on the lot now. It was built in the 1800's and should be an historic house but was not applied for by the old owners who have passed. Having 2 small houses on this property will not look like they fit into the current architecture of the quaint neighborhood.



Wickford, Tucked Away but Not Far Away

[washingtonpost.com](https://www.washingtonpost.com)

Here is an article about it.

I am not sure whether we as a community have a vote in this lot division, but I would bet not one neighbor would agree to it or with it. The builder doesn't need 2 houses to make a profit. One of the so called lots was just a driveway that the previous owners bought so no one could make it a street. That was the intention. Otherwise there would not be an opportunity for this to be 2 lots.

I will go on record in saying that 2 houses will ruin the look of our beautiful neighborhood. If we have a vote, it is a NO.

Thank you for your consideration in advance of this decision.

Mary Reilly Will

11116 Ardwick Drive

Daniel and Nancy Weiss
5405 Golf Lane
North Bethesda, MD 20852

April 18, 2024

Intake and Regulatory Control Division (IRC), M-NCPPC
2425 Reedie Drive
Wheaton, MD 20902

Attention: Tamika Graham

Reference: Plan #620240160

Dear Ms. Graham:

We are 27-year residents of the Wickford community. We are joining a number of our neighbors in sharing views with respect to the review of Plan #620240160 concerning the residential development of 11117 and proposed 11121 Waycroft Way. Although the Wickford community has an Association, it is not an HOA so we have no board of architecture. Consequently, your review of the referenced Plan is especially important to us and may be the best venue for equitably addressing the following considerations.

1. The Wickford Community has benefited from a cohesive neighborhood and common architecture for over 70 years. The application to place two (2) new homes on the property that previously included only one has the potential to conflict with the norms of the neighborhood.
2. As noted above, we live in a community association that does not have neighborhood architecture oversight. We would greatly appreciate a chance to review and comment on the plans and drawings for the division of the current property and construction of new home/homes planned for the redivided lots including the opportunity to make suggestions that would ensure that the structural footprints and designs align with the norms of the community.
3. For many years the community has benefitted from the use of the stairway between the Bethesda Trolley Trail and the driveway alongside the property. The installation of two homes on the property will disrupt this access. We would ask that the plan, or an appropriate enforceable communication, include a condition that the developer work with the Montgomery County Department of Parks and Recreation, in consultation with the Wickford Community Association Board of Directors, to install a replacement stairway between the trolley trail and the end of Waycroft Way. We understand that the Wickford Community would address any gate and signage that may be appropriate at the top of the stairs. We further request that the installation of this stairway be completed prior to the start of the construction of the property so that residents of this community can maintain access to the trolley trail. This would enable many of our senior residents and residents with older dogs to continue to take this short cut to the trail given their potential limited mobility and endurance issues.

Daniel and Nancy Weiss
5405 Golf Lane
North Bethesda, MD 20852

4. We would ask that the plan, or an appropriate enforceable communication, include a condition requiring the developer to address damage to / accelerated deterioration of community's private roads (Golf Lane, Waycroft Way and Ardwick Drive), such as by making an appropriate donation to the Wickford Community Association Road Fund, caused by traffic from and parking of heavy trucks and equipment related to the construction. Based on recent experience, we anticipate that the most substantial damage would occur on Waycroft Way in front of the properties being developed at 11117 and, as applicable, 11121 Waycroft Way. The developer and ultimate residents of the one or two homes and the residents of 11116 Ardwick Drive will be among the primary beneficiaries.
5. Access to the driveway and the garage of 11116 Ardwick Drive which is directly across the street from the property planned for development will be impacted. The plan, or an appropriate enforceable communication, should include a condition that the developer ensure the residents of 11116 Ardwick Drive are unfettered in access to the garage. If access must be interrupted, it is requested that the workers coordinate with residents in advance and potentially compensate them for the inconvenience, including costs incurred.

Thank you for your attention to this matter. We are available to discuss these considerations and can be reached at 301-816-3058.

Sincerely,



Daniel L. Weiss



Nancy C. Weiss

cc: Wickford Community Association, wickfordsecretary@gmail.com

From: [Daniel Weiss](#)
To: [Graham, Tamika](#)
Cc: wickfordsecretary@gmail.com
Subject: Residential Plan #620240160
Date: Friday, April 19, 2024 2:59:15 PM
Attachments: [dlncweiss_comment_Plan620240160.pdf](#)

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

Ms. Graham,

We are longtime residents of the Wickford Community, a group of 50 homes in southwestern Montgomery County Maryland, accessible from Golf Lane on Rockville Pike..

I understand that your department is in process of reviewing a proposed residential plan submitted by the new property owner and builder regarding the raising of the current structure and improvements located at 11117 Waycroft Way, North Bethesda, MD 20852 and building two residences on the subdivided site. We are aware of and wish to join with a number of our neighbors in providing comments and make certain requests with respect to the proposal for your consideration. Please find our comment letter in pdf form attached.

Please feel free to contact us via reply email or at our home telephone .

Sincerely,

Daniel L. Weiss and Nancy C. Weiss

5405 Golf Lane, North Bethesda, MD 20852

Email: dlweiss07@gmail.com

Mobile: +1 301-312-3378

Home: +1 301-816-3058