



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

OFFICE OF THE CHAIRMAN

APR 05 2011

March 29, 2011

**DIVISION OF TRANSPORTATION
ENGINEERING**

Mr. Arthur Holmes, Jr., Director
Montgomery County Department of Transportation
101 Monroe Street, 10th Floor
Rockville, Maryland 20850

RE: Seminary Road Intersection Improvements
CIP Project No. 509337
Mandatory Referral No. MR2010813

Dear Mr. Holmes:

At our regularly scheduled meeting on March 17, 2011, the Planning Board reviewed and approved the Mandatory Referral for this project with the following comments.

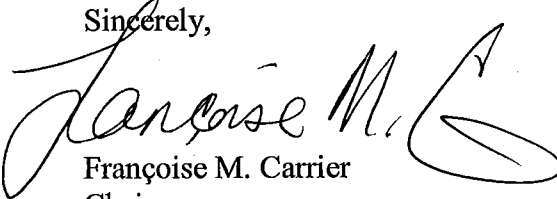
1. Provide adequate street lighting per American Association of State Highway and Transportation Officials (AASHTO) recommendations.
2. Consider reducing the number of lanes on the realigned segment of Seminary Road between Linden Lane and Seminary Place, which is currently proposed to be four lanes. We believe that a narrower roadway width, if possible, would be more consistent with the residential character of this area. We also recommend that this segment continue to be called Seminary Road, to avoid segmentation of Seminary Road and to avoid re-addressing properties along this road segment.
3. Coordinate with MNCPPC staff to determine the following:
 - a. The type of filler material to be used for the bio-retention beds.
 - b. The location and type of proposed street trees and trees within the bio-retention areas.
4. For Montgomery Hills Neighborhood Park:
 - a. Provide details on the extent of the temporary and permanent impacts from the roadway improvement project on the park. Coordinate with Department of Parks on any easements (not right-of-way dedication) and park permits required for the project.

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- b. Identify on the Plan all trees that are 6" DBH or above within and adjacent to the park that may be impacted by the project. The project must provide sufficient tree protection measures to avoid impacts to existing trees.
 - c. Maintain unrestricted access to the park throughout the construction period.
5. Resubmit the Tree Save Plan, signed by an ISA certified arborist, with details on proposed tree save measures, sediment control, and necessary permits as detailed in the staff memo for staff-level review and action.

A copy of the staff memo is attached. Thank you for taking our recommendations into consideration in you planning. If you have any questions or comments concerning our review, please call Cherian Eapen at 301-495-4539.

Sincerely,

A handwritten signature in cursive script, appearing to read "Françoise M. Carrier". The signature is written in black ink and is positioned above the printed name and title.

Françoise M. Carrier
Chair

Enclosure