

September 6, 2023

Mr. Greg Ruff  
Land Entitlements Manager  
Tri Pointe Homes  
12435 Park Potomac Avenue, Suite 600  
Potomac, MD 20854

Re: Northpark at Montrose (Wilgus Property)  
Traffic Noise Certification

Mr. Ruff:

This certification is for the Northpark at Montrose (Wilgus Property) project in Montgomery County, Maryland. The Montgomery County Planning Board Corrected Resolution dated July 29, 2021 included condition 10a requiring certification from an acoustical engineer that residential building shells will provide an indoor Day-Night Average Sound Level (DNL or Ldn) of 45 dB or lower.

Our prior report September 3, 2020 presented outdoor traffic noise levels, and another prior report dated July 11, 2021 presented indoor traffic noise levels. Since the July 11, 2021 report was prepared, the architectural designs changed slightly. We reviewed the current drawings for the Emery 16' townhouses, 22' Quinn townhouses, 22' Sterling townhouses, and Bellamy 2-over-2 units, and confirmed that indoor noise levels will be the same or lower than presented previously. Therefore, the prior recommendations are still valid. The current drawings fully implemented our recommendations regarding architectural upgrades.

We hereby certify that the project will comply with the project condition of a DNL of 45 dB or lower. If you have any questions, please contact me at 703/534-2790 or via e-mail at [Gary@HushAcoustics.com](mailto:Gary@HushAcoustics.com).

Sincerely,



Gary Ehrlich, P.E.  
Principal

