



Greenway Property, Preliminary Plan of Subdivision, 1-20120050



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Robert Kronenberg, Supervisor, robert.kronenberg@montgomeryplanning.org (301) 495-2187



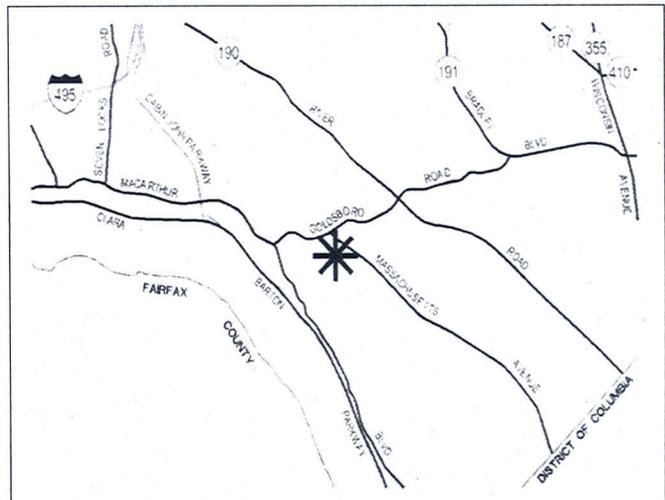
Rose Krasnow, Chief, rose.krasnow@montgomeryplanning.org (301) 495-4591



Staff Report Date: 11/18/11

description

- Address: 5706 Mohican Road and 5721 Bent Branch Road
- Zone: R-90
- Size: 0.97 acres
- Master Plan: Bethesda Chevy Chase
- Request: Major lot line adjustment to resubdivide two existing residential lots
- Applicant: G. Lauder Greenway II
- Filing Date: September 7, 2011



summary

- Staff recommendation: **Approval** with conditions
- Applicant owns two existing and abutting residential lots and is seeking to adjust a lot line between them. No new lots are created; no new development is proposed.

RECOMMENDATION: Approval subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 2 lots for 2 dwelling units
- 2) The record plat must note that the preliminary plan is exempt from Forest Conservation Requirements per Exemption #4201119E.
- 3) The applicant must comply with the conditions of the Montgomery County Department of Transportation (MCDO) letter dated November 8, 2011. These conditions may be amended by MCDOT, provided the amendments do not conflict with other conditions of the preliminary plan approval.
- 4) The record plat must show necessary easements.

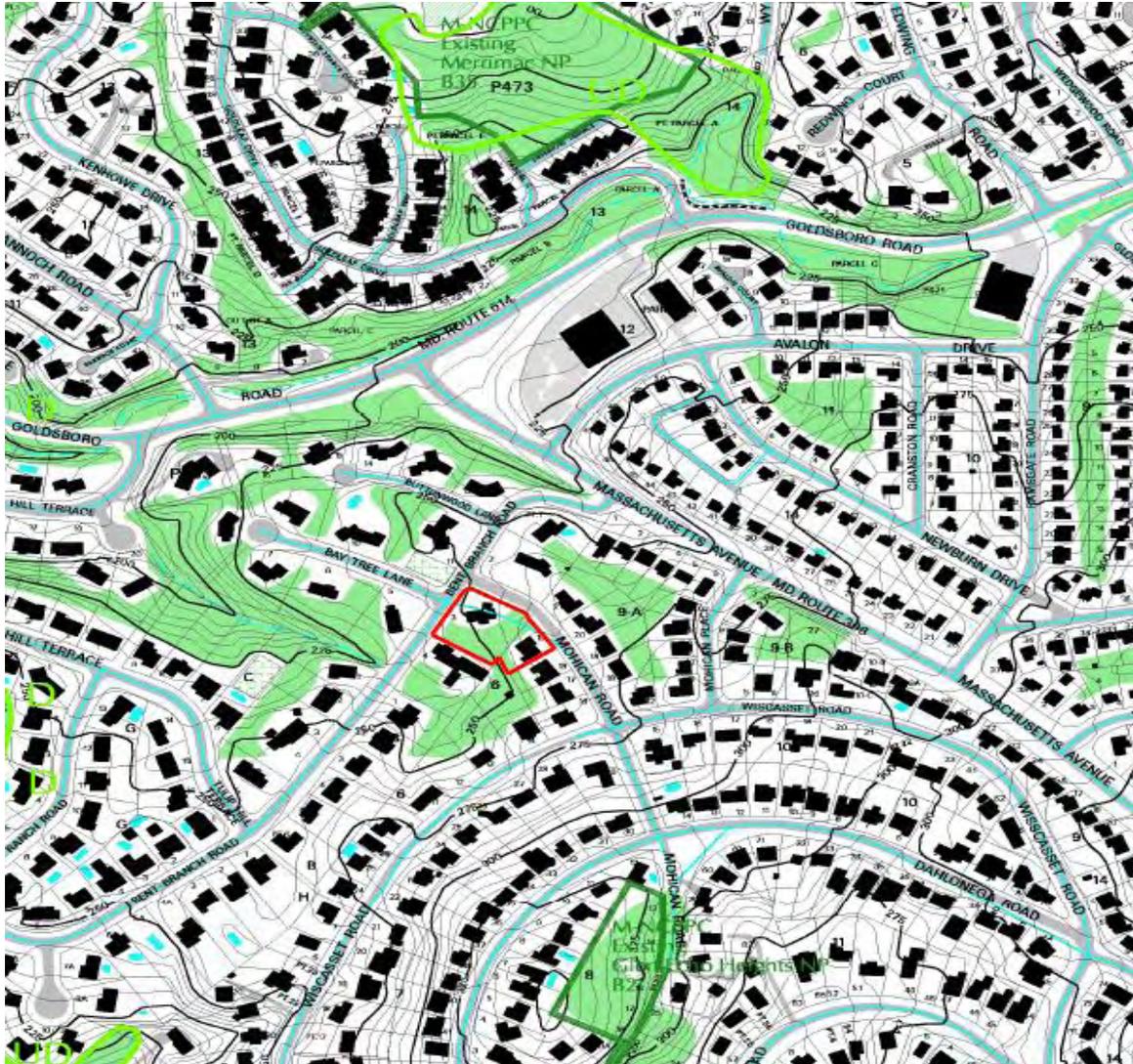
SITE DESCRIPTION

The subject properties are identified as Lot 19, Block 6 and Lot 3 in the Glen Echo Heights and Tulip Hill subdivisions, respectively. Lot 19 consists of approximately 11,360 square feet. Lot 3, a corner lot, contains approximately 30,995 square feet. Both properties are zoned R-90. Lot 3 is located at the southeast corner of the intersection of Bent Branch and Mohican Road approximately 450 feet south of its intersection with Massachusetts Avenue. Lot 19 is located on the south side of Mohican Road approximately 200 feet from its intersection with Bent Branch Road. Lot 19 abuts the eastern property line of Lot 3. Both lots are developed with one family detached dwelling units. Access to Lot 19 is from Mohican Road while access to Lot 3 is from Bent Branch Road. Both roadways are 50 foot public rights-of-ways. The surrounding properties are also zoned R-90 and developed with one family detached dwelling units. See Vicinity and Development Map below.

The properties are in the Minnehaha Branch watershed, a state designated Use 1- watershed. Both properties are developed with extensive vegetation, mature trees and moderate slopes.

PROJECT DESCRIPTION

The applicant owns both lots and is proposing to adjust the eastern lot line between Lot 19 and Lot 3. Under this application, Lot 19 will become Lot A and consist of approximately 20,249- square feet, while Lot 3 will become Lot B with approximately 21,879 square feet. This application is a major lot line adjustment and does not qualify as a minor subdivision because the amount of square footage being resubdivided (8,889 square feet) is in excess of the 5,000 square foot limit permitted under the minor lot line adjustment provisions of Chapter 50-35(a) (1) of the Montgomery County Code, Subdivision Regulations. Both lots are developed with a one-family detached dwelling unit. Access points to each lot will remain unchanged under this application. No new construction proposed by the subject application. The applicant has dedicated approximately 227 square feet of right of way at the intersection of Mohican and Bent Branch Roads. The proposed development plan is included as Attachment B.



Vicinity and Development Map

ANALYSIS AND FINDINGS

Conformance to the Master Plan

The property is located in the Bethesda Chevy Chase Master Plan which does not specifically address the subject property. The Sector Plan recommends retention of existing zoning throughout the Sector Plan area in the absence of a specific recommendation for change on a particular property. In the case of the subject property, the Sector Plan calls for retention of the existing R-90 zoning. The proposed subdivision complies with the recommendations adopted in the Sector Plan in that it proposes one-family residential development consistent with surrounding development patterns and the current zoning designation. The proposed residential lots will be similar to surrounding lots with respect to dimensions, orientation, and shape. The proposed subdivision will not alter the existing pattern of development or land use and is in substantial conformance with the Sector Plan recommendation to

maintain the existing land use. Finally, two historic resources, Kimmel House and Glen Echo Historic District, were identified within 2,000 feet or less of the proposed subdivision. The subject application will have no direct impact on the identified historic resources.

Public Facilities

Roads and Transportation

Under the proposed preliminary plan, the two existing homes on the subject site will remain and no new development is proposed. Since this preliminary plan is not proposing any new density on the site, the application is exempt from Adequate Public Facilities (APF) review. The proposed resubdivision will not have an adverse effect on the transportation network in the immediate vicinity of the subject property

MCDOT has reviewed the submitted preliminary plan. Access to Lots A and B lots will be provided by existing driveways via Mohican and Bent Branch Roads, respectively. Sidewalks do not exist on either Bent Branch or Mohican Roads but staff has determined that the roads can be safely used by pedestrians at this time. The applicant will be required to execute and record a Declaration of Covenants prior to approval of the record plat that will require him to provide sidewalks if it ever becomes necessary. Both lots are subdivided and developed with one-family houses. The low volumes of traffic on each roadway allow pedestrians to safely travel in the roadways. Proposed vehicle and pedestrian access for the site will be safe and adequate.

Other Public Facilities and Services

Public facilities and services are available and will be adequate to serve the proposed development. The property will be served by public water and sewer systems. The application has been reviewed by the Montgomery County Fire and Rescue Service who has determined that the subject property has appropriate access for fire and rescue vehicles. The property is located in the Whitman cluster, which is operating at over 105% of program capacity for its elementary and middle schools. Since both dwelling units exist under the subject preliminary plan, the property is not subject to the school facility payment. Other public facilities and services, such as police stations, firehouses and health services are available to serve the existing dwelling units. Electrical, gas, and telecommunications services are also available to serve the property.

Environment

The proposed subdivision is exempt from the forest conservation requirements since no forest clearing, tree cutting, or land disturbance activity is proposed. An exemption letter (4201119E) was issued on May 23, 2011 for the subject property and it remains valid for the submitted preliminary plan.

The MCDPS Stormwater Management Section has reviewed the subject application and determined it is exempt from the County's stormwater management requirements as no new construction is proposed under this subdivision.

Compliance with the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections, including the requirements for resubdivision as discussed in the subsequent sections. The proposed lot sizes, width, shape and orientation are appropriate for the location of the subdivision.

The lots were reviewed for compliance with the dimensional requirements for the R-90 zone as specified in the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in attached Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

Conformance with Section 50-29(b)(2)

A. Statutory Review Criteria

In order to approve an application for resubdivision, the Planning Board must find that each of the proposed lots complies with all seven of the resubdivision criteria, set forth in Section 50-29(b)(2) of the Subdivision Regulations, which states:

Resubdivision. Lots on a plat for the Resubdivision of any lot, tract or other parcel of land that is part of an existing subdivision previously recorded in a plat book shall be of the same character as to street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing block, neighborhood or subdivision.

B. Neighborhood Delineation

In administering Section 50-29(b)(2) of the Subdivision Regulations, the Planning Board must determine the appropriate “neighborhood” for evaluating the application. In this instance, the Neighborhood selected by the applicant, and agreed to by staff, consists of 17 lots (See Attachment C). The neighborhood includes platted lots in the R-90 and in the vicinity of Bent Branch and Mohican Roads. The lots share several access points on Mohican Road, Bent Branch Road, Wiscasset Road, Bay Tree Lane, and Buttonwood Lane, Massachusetts Avenue. The designated neighborhood provides an adequate sample of lots and development pattern in the area. A tabular summary of the area based on the resubdivision criteria is included in Attachment D.

C. Analysis

Comparison of the Character of Proposed Lots to Existing

In performing the analysis, the above-noted resubdivision criteria were applied to the delineated neighborhood. The proposed lots are of the same character with respect to the resubdivision criteria as other lots within the defined neighborhood. Therefore, the proposed resubdivision complies with the criteria of Section 50-29(b)(2). As set forth below, the attached tabular summary and graphical documentation support this conclusion:

Frontage: The delineated neighborhood contains 17 lots, with lot frontages ranging from 68 feet to 243 feet. Frontage for nine lots ranges from 68 feet to 100 feet, six lots have frontage

between 100 feet and 200 feet. The remaining three lots have frontage in excess of 200 feet. The two lots proposed by this subdivision will have frontages of 168 feet and 174 feet. **The proposed lot will be of the same character as existing lots in the neighborhood with respect to lot frontage.**

Alignment: Of the 17 lots in the neighborhood, ten lots are perpendicular, six are corner lots and one lot is angular. Proposed Lot A will be perpendicular and proposed Lot B will be a corner lot. **The proposed lots are of the same character as existing lots with respect to the alignment criterion.**

Size: Lot sizes in this neighborhood of 17 lots ranges from 10,740 square feet to 37,278 square feet. Eleven lots fall within the 10,000 square feet to 20,000 square feet range. Three lots are between 25,000 and 30,000 square feet with the remaining three lots ranging from 30,000 to 37,278 square feet. Lot A will be 20,249 square feet and Lot B will be 22,106 square feet. As noted above the delineated neighborhood does not contain any lots within the 20,000 square feet to 25,000 square feet range. The proposed lots offer an opportunity to fill the gap of lots absent in this size range. **The proposed lot size is in character with the size of existing lots in the neighborhood.**

Shape: The 17 lots in the neighborhood consist of the following shapes: nine lots are rectangular, seven lots are trapezoidal and one lot is irregular. Lot A will be irregular in shape while Lot B will be trapezoidal. **The shapes of the proposed lots will be in character with shapes of the existing lots.**

Width: Lots in the neighborhood range from approximately 75 feet to 221 feet in width. One lot is 74 feet in width. Ten lots are between 75 feet and 125 feet in width, three lots range from 125 feet to 175 feet in width, and the remaining three lots in excess of 175 feet in width. Lot A will be 154 feet in width while Lot B will be 165 feet in width. **The proposed lots will be in character with existing lots in the neighborhood with respect to width.**

Area: The lots in the delineated neighborhood range from 3,777 square feet to 18,619 square feet. Four lots have buildable areas less than 5,000 square feet. Seven lots have buildable areas between 5,000 square feet and 10,000 square feet with five lots ranging from 10,000 square feet to 15,000 square feet. The remaining one lot has a buildable area in excess of 15,000 square feet. Buildable areas for proposed lots A and B will be 9,343 square feet and 10,661 square feet, respectively. **The proposed lots will be of the same character as other lots in the neighborhood with respect to buildable area.**

Suitability for Residential Use: The existing and the proposed lots are zoned residential. Currently, a one family detached house is contained on each property and the land suitable for residential use.

Citizen Correspondence and Issues

The applicant conducted a pre-submission meeting on June 2, 2011 with the adjoining property owners and surrounding homeowner's associations. Written notice of the public hearing was given by the applicant and staff. To date, no resident letters have been received.

CONCLUSION

Section 50-29(b)(2) of the Subdivision Regulations specifies seven criteria with which resubdivided lots must comply. They are street frontage, alignment, size, shape, width, area and suitability for residential use within the existing block, neighborhood or subdivision. As set forth above, the two proposed lots are of the same character as the existing lots in the defined neighborhood with respect to each of the resubdivision criteria, and therefore, comply with Section 50-29(b)(2) of the Subdivision Regulations. The proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conform to the recommendations of the Bethesda –Chevy Chase Master Plan.

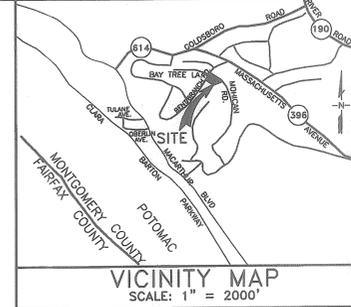
Access and public facilities will be adequate to serve the proposed lots, and the application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

Attachments

Attachment A – Proposed Development Plan
Attachment B – Resubdivision Neighborhood Map
Attachment C –Resubdivision Data Table
Attachment D –MCDOT memo dated 11/8/11

Table 1: Preliminary Plan Data Table and Checklist

Plan Name: Greenway Property				
Plan Number: 120120050				
Zoning: R-90				
# of Lots: 2				
# of Outlots: NA				
Dev. Type: Preliminary Plan				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval by the Preliminary Plan	Verified	Date
Minimum Lot Area	9,000 sq. ft.	20,249 sq. ft. minimum	KAR	11/18/11
Lot Width	75 ft.	154 ft. minimum	KAR	11/18/11
Lot Frontage	25 ft.	168 ft. minimum	KAR	11/18/11
Setbacks				
Front	30 ft. Min.	Must meet minimum	KAR	11/18/11
Side	8 ft. Min./25 ft. total	Must meet minimum	KAR	11/18/11
Rear	25 ft. Min.	Must meet minimum	KAR	11/18/11
Height	35 ft. Max.	May not exceed maximum	KAR	11/18/11
Max Resid'l d.u. or Comm'l s.f. per Zoning	4.7	2	KAR	11/18/11
MPDUs	N/a		KAR	11/18/11
TDRs	N/a		KAR	11/18/11
Site Plan Req'd?	No		KAR	11/18/11
FINDINGS				
<i>SUBDIVISION</i>				
Lot frontage on Public Street		Yes	KAR	11/18/11
Road dedication and frontage improvements		Yes	Agency letter	11/8/11
Environmental Guidelines		N/a	Staff memo	10/17/11
Forest Conservation		Exempt	Staff memo	10/17/11
Master Plan Compliance		Yes	Staff memo	10/17/11
Other (i.e., parks, historic preservation)		No	Staff memo	10/17/11
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management		Exempt	Agency comments	10/17/11
Water and Sewer (WSSC)		N/a	Agency comments	10/17/11
10-yr Water and Sewer Plan Compliance		N/a	Agency comments	10/17/11
Well and Septic		N/a	Agency comments	10/17/11
Local Area Traffic Review		N/a	Staff memo	11/2/11
Policy Area Mobility Review		N/a	Staff Memo	11/2/11
Transportation Management Agreement		No	Staff Memo	11/2/11
School Cluster in Moratorium?		No	KAR	11/18/11
School Facilities Payment		No	KAR	11/18/11
Fire and Rescue		Yes	Agency letter	11/1/11



GENERAL NOTES:

1. LOT 19 AREA = 11,360 SQ. FT. (5706 MOHICAN ROAD) BLOCK 6, GLEN ECHO HEIGHTS, PLAT NO. 4271
LOT 3 AREA = 30,995 SQ. FT. (5721 BENT BRANCH ROAD) TULIP HILL, PLAT NO. 2514
EXISTING ZONING IS R-90
2. THE SITE IS LOCATED IN MONTGOMERY COUNTY TAX ASSESSMENT MAP PAGE GN561.
3. LOTS 19 AND 3 SHOWN HEREON ARE PART OF THE LAND ACQUIRED BY G. LAUDER AND ABIGAIL A. GREENWAY II BOTH AS TRUSTEES OF THE SECOND PART, RECORDED AMONG THE LAND RECORDS IN LIBER 4493 AT FOLIO 637 AND LIBER 19552 AT FOLIO 32.
4. THE SITE LIES WITHIN THE MINNEHAHA BRANCH WATERSHED, A STATE DESIGNATED USE-1 WATERSHED.
5. SOIL IS FROM U.S. SOIL SURVEY FOR MONTGOMERY COUNTY, MARYLAND, PAGE 26-2UC GLENELG - URBAN LAND COMPLEX.
6. THIS SITE DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN.
7. THE PROPERTY IS SHOWN ON WSSC 200' SHEET 208NW06
8. THE EXISTING WATER AND SEWER SERVING THIS PROPERTY WERE CONSTRUCTED UNDER WSSC CONTRACTS NO. 500447& 550666; WATER CATEGORY W-1 AND SEWER S-1.
9. VERTICAL DATUM IS BASED ON NAV 1929.
10. THE BOUNDARY, TREES, FOREST TREELINE, HOUSES AND WALKS AND PAVING SHOWN HEREON ARE FIELD LOCATED PERFORMED BY LANDMARK ENGINEERING INC., DATED APRIL 4, AND APRIL 7, 2011.

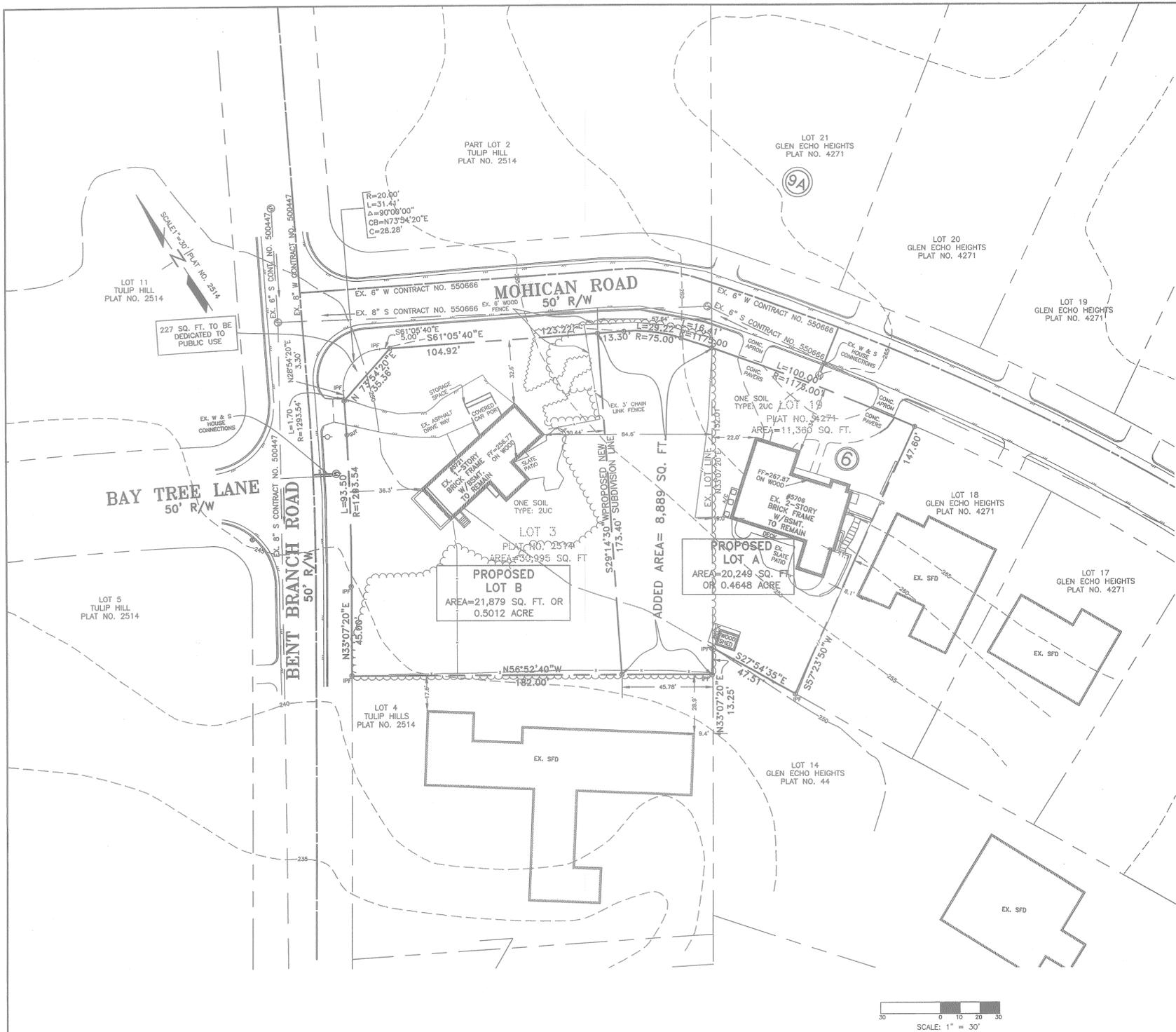
SITE TABULATIONS	
EXISTING LOTS	AREAS
19	11,360
3	30,995
PROPOSED LOTS	AREAS
A	20,249
B	21,879
TOTAL AREA	42,128
TOTAL AREA OF DEDICATION	227

ZONING DATA TABLE

Zoning Use	Existing R-90 Residential Lots	Proposed R-90 Residential Lots
Description	Requirement	Provided
Minimum Lot Area	9,000 sf	A = 20,249 sf B = 21,879 sf
Minimum Lot Width At Front BRL	75 feet	5706 MOHICAN ROAD A = 156.65', B = 104.77' AND #5721 BENT BRANCH ROAD B=140.34'
At Street	25 feet	MOHICAN ROAD A = 168.93', B = 125.64' BENT BRANCH ROAD B=159.21'
Minimum Setbacks	30 feet or EBL	} NO PROPOSED CONSTRUCTION (EXISTING TO REMAIN)
From Street	30 feet or EBL	
One Side/Sum of Both	*8 feet / 25 feet	
Rear	25 feet	
Maximum Building Height	35 feet	
Maximum Coverage	30 percent	
*NOTE: 8' Minimum side yard provided for Proposed Lot A		

UTILITIES

PEPCO
VERIZON TELEPHONE
COMCAST
W.S.S.C.



ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN OF SUBDIVISION WAS PREPARED IN ACCORDANCE WITH SECTION 50-34 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS; THAT THE BOUNDARIES SHOWN HEREON ARE BASED ON THE SUBDIVISIONS RECORDED PLATS ENTITLED "LOTS 16 THRU 19, BLOCK 6, GLEN ECHO HEIGHTS" AS RECORDED IN PLAT NO. 4271 ON SEPTEMBER 28, 1955 THAT REPRESENTS LOT 19 AND " LOTS 1 THRU 15, TULIP HILL" AS RECORDED IN PLAT NO. 2514 ON APRIL 25, 1950 THAT REPRESENTS LOT 3, BOTH PLATS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THE TOPOGRAPHY SHOWN HEREON ARE BASED ON FIELD SURVEY PERFORMED BY LANDMARK ENGINEERING INC., DATED APRIL 4 AND 7, 2011.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 11124, EXPIRATION DATE: OCTOBER 3, 2012.

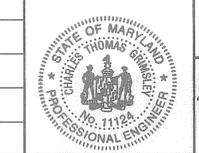
Charles T. Grimsley 10/26/11
 CHARLES T. GRIMSLEY, P.E.
 PROFESSIONAL ENGINEER
 MARYLAND REGISTRATION NO. 11124

OWNER/APPLICANT
 MR. G. LAUDER GREENWAY II
 5706 MOHICAN ROAD
 BETHESDA, MD 20816
 PHONE: (301) 320-6411

LEGEND

IPF	IRON PIPE FOUND	LP	LIGHT POLE
SM	SEWER MANHOLE	CP	POWER POLE
WM	WATER MANHOLE	GW	GUY WIRE
FH	FIRE HYDRANT	MB	MAIL BOX
WV	WATER VALVE	SC/O	SEWER CLEAN-OUT
---	EDGE OF PAVING		
OH	OVERHEAD WIRE		
G	GAS		
---	WATER		
---	SEWER		
250	INDEX CONTOUR		
255	INTERVAL CONTOUR		

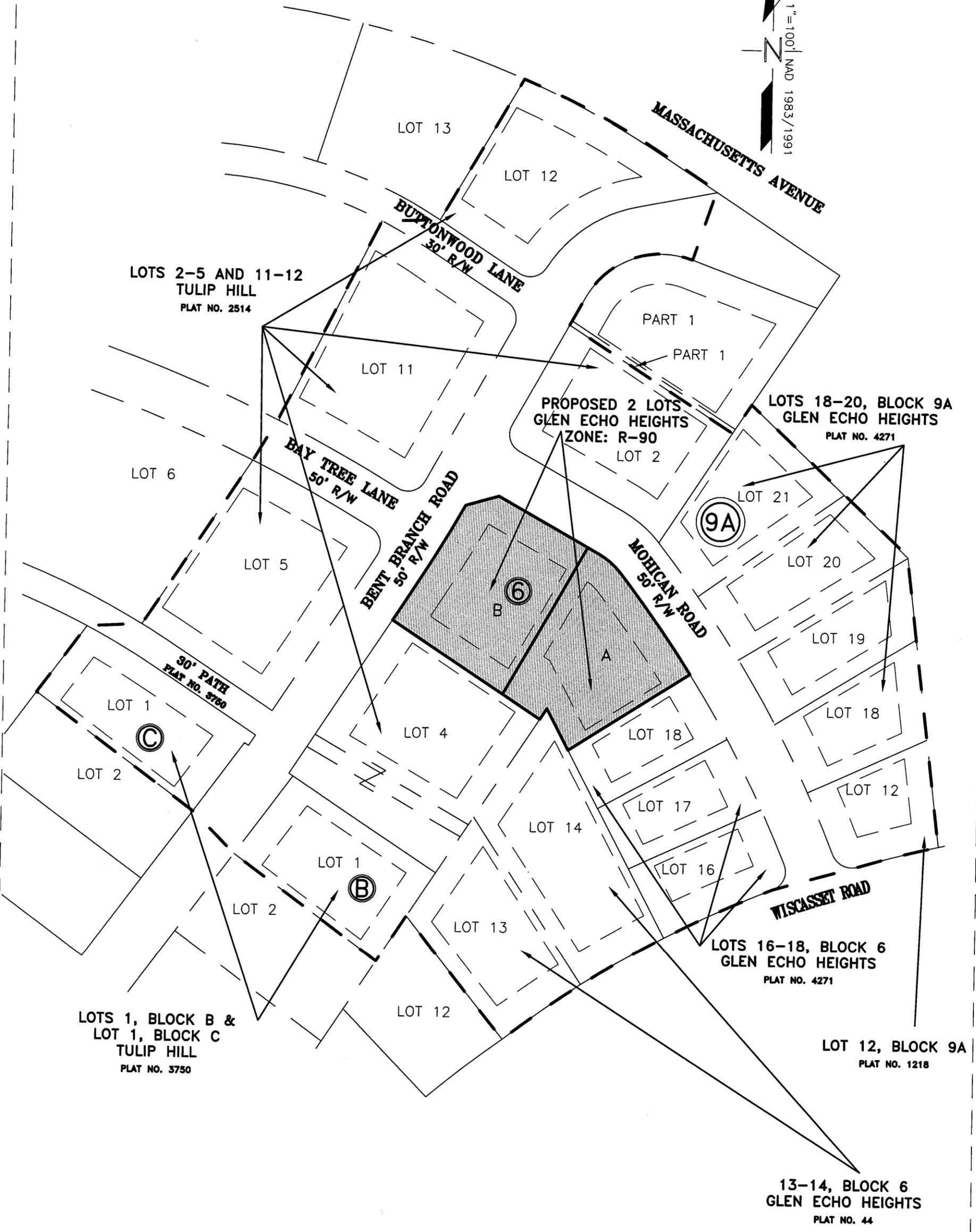
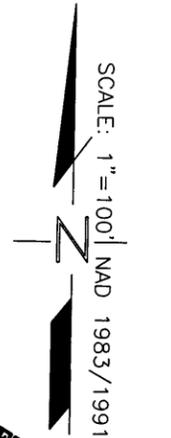
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 11124, EXPIRATION DATE: OCTOBER 3, 2012.



DATE	REVISIONS
10-20-2011	R/W TRUNCATION PROVIDED AT INTERSECTION TO BE DEDICATED FOR PUBLIC USE. ADDED EXIST. WATER & SEWER CONNECTIONS FOR BOTH LOTS, ADDED EXIST. WOOD FENCE ALONG MOHICAN ROAD.

TAX MAP GN561	M-NCPPC PRELIMINARY PLAN FILE NO. 120120050	WSSC SHEET: 208NW06	NRI/FSD NO. 42011194E
PRELIMINARY PLAN GREENWAY PROPERTY #5706 MOHICAN ROAD AND #5721 BENT BRANCH ROAD PROPOSED LOTS A AND B A RESUBDIVISION OF LOT 19, BLOCK 6, PLAT 4271 GLEN ECHO HEIGHTS AND LOT 3, PLAT NO. 2514 TULIP HILL BETHESDA, 7TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND			
LANDMARK ENGINEERING, INC. CONSULTING ENGINEERS PLANNERS SURVEYORS 6110 EXECUTIVE BLVD, SUITE 110 ROCKVILLE, MARYLAND 20852 PHONE: (301) 230-5881 FAX: (301) 230-5884		DRN: JRL CK: CTG PROJECT NO.: 1035 SCALE: 1" = 30' DATE: SEPT. 7, 2011 SHEET 1 OF 1	

NEIGHBORHOOD ANALYSIS
SITE SKETCH
PRELIMINARY PLAN OF RESUBDIVISION
5706 MOHICAN ROAD AND 5721 BENT BRANCH ROAD
LOTS 13, 14, 16-18, BLOCK 6, GLEN ECHO HEIGHTS
LOTS 12, 18-21, BLOCK 9-A, GLEN ECHO HEIGHTS
LOTS 2-5 & 11-12, TULIP HILL
LOT 1, BLOCK B & LOT 1, BLOCK C, TULIP HILL



Neighborhood Analysis For Proposed Resubdivision of Lot 19, Block 6, Glen Echo Heights and Lot 3, Tulip Hill
All Properties Currently Zoned R-90

Lot # /Block	Origin	Frontage	Alignment	Size (1)	Shape	Width (2)	Area(3)	Street Name
PROPOSED RESUBDIVISION OF LOT 19, BLOCK 6, GLEN ECHO HEIGHTS AND LOT 3, TULIP HILL								
A	Resub	168.94'	Perpendicular	20,249	Trapezoidal	154.19'	9,343	MOHICAN ROAD
B	Resub	174.91'	Perpendicular	21,879	Trapezoidal	165.81'	10,661	BENT BRANCH ROAD
GLEN ECHO HEIGHTS EXISTING SUBDIVISION LOTS 13-18, BLOCK 6								
13/6	Sub	98.21'	Perpendicular	19,353	Trapezoidal	99.5'	10,306	WISCASSET ROAD
14/6	Sub	98.21'	Perpendicular	25,521	Trapezoidal	101.06'	14,971	WISCASSET ROAD
16/6	Resub	217.35'	Perpendicular	11,684	Rectangular	165.70'	3,777	MOHICAN ROAD
17/6	Resub	80.04'	Perpendicular	11,287	Rectangular	78.01'	4,763	MOHICAN ROAD
18/6	Resub	76.68'	Perpendicular	10,740	Rectangular	74.72'	4,406	MOHICAN ROAD
GLEN ECHO HEIGHTS EXISTING SUBDIVISION LOTS 12, 18-21, BLOCK 9-A								
12/9-A	Sub	185.80'	Perpendicular	11,469	Trapezoidal	144.66'	3,908	MOHICAN ROAD
18/9-A	Resub	79.12'	Perpendicular	12,521	Trapezoidal	81.09'	5,915	MOHICAN ROAD
19/9-A	Resub	75.90'	Perpendicular	14,978	Trapezoidal	75.91'	6,584	MOHICAN ROAD
20/9-A	Resub	77.15'	Perpendicular	15,981	Trapezoidal	79.10'	7,921	MOHICAN ROAD
21/9-A	Resub	68.00'	Perpendicular	17,269	Trapezoidal	81.21'	9,044	MOHICAN ROAD
TULIP HILL EXISTING SUBDIVISION LOT 1, BLOCK B, LOT 1, BLOCK C AND LOTS 2, 4, 5, 11, 12								
1/B	Sub	100.00'	Perpendicular	18,809	Rectangular	101.58'	9,969	BENT BRANCH ROAD
1/C	Sub	100.24'	Perpendicular	18,953	Rectangular	98.67'	8,927	BENT BRANCH ROAD
2	Sub	149.42'	Perpendicular	26,059	Rectangular	136.09'	13,167	BENT BRANCH ROAD
4	Sub	189.74'	Perpendicular	34,532	Rectangular	189.74'	9,044	BENT BRANCH ROAD
5	Sub	224.08'	Perpendicular	33,236	Rectangular	211.65'	14,057	BENT BRANCH ROAD
11	Sub	243.61'	Perpendicular	37,278	Rectangular	221.76'	18,619	BENT BRANCH ROAD
12	Sub	129.54'	Askew	27,036	Irregular	119.49'	11,992	BUTTONWOOD LANE



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

November 8, 2011

Arthur Holmes, Jr.
Director

Ms. Kathleen A. Reilly, Planner Coordinator
Area 1 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan #120120050
Greenway Property, Bethesda

Kathy
Dear Ms. Reilly:

We have completed our review of the revised preliminary plan dated October 26, 2011. An earlier version of this plan was reviewed by the Development Review Committee at its meeting on October 17, 2011. We recommend approval of the plan subject to the following comments:

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

1. Dedicate right-of-way truncation at the intersection of Bent Branch Road and Mohican Road.
2. Execute and record a Declaration of Covenants (for Road Improvements) for Bent Branch and Mohican Roads, prior to Department of Permitting Services' approval of record plat. Add deed reference for same on the record plat.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. David Adams, our Development Review Engineer for this project, at david.adams@montgomerycountymd.gov or (240) 777-2197..

Sincerely,
gmleck
Gregory M. Leck, Manager
Development Review Team

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cc: Mr. G. Lauder Greenway II
Charles T. Grimsley; Landmark Engineering, Inc.
Catherine Conlon; MNCPPC DARC
Preliminary Plan Folder
Preliminary Plan Letters Notebook

cc-e: Sam Farhadi; MCDPS RWPR
David Adams; MCDOT DTEO

Division of Traffic Engineering and Operations

100 Edison Park Drive, 4th Floor • Gaithersburg, Maryland 20878
Main Office 240-777-2190 • TTY 240-777-6013 • FAX 240-777-2080
trafficops@montgomerycountymd.gov

