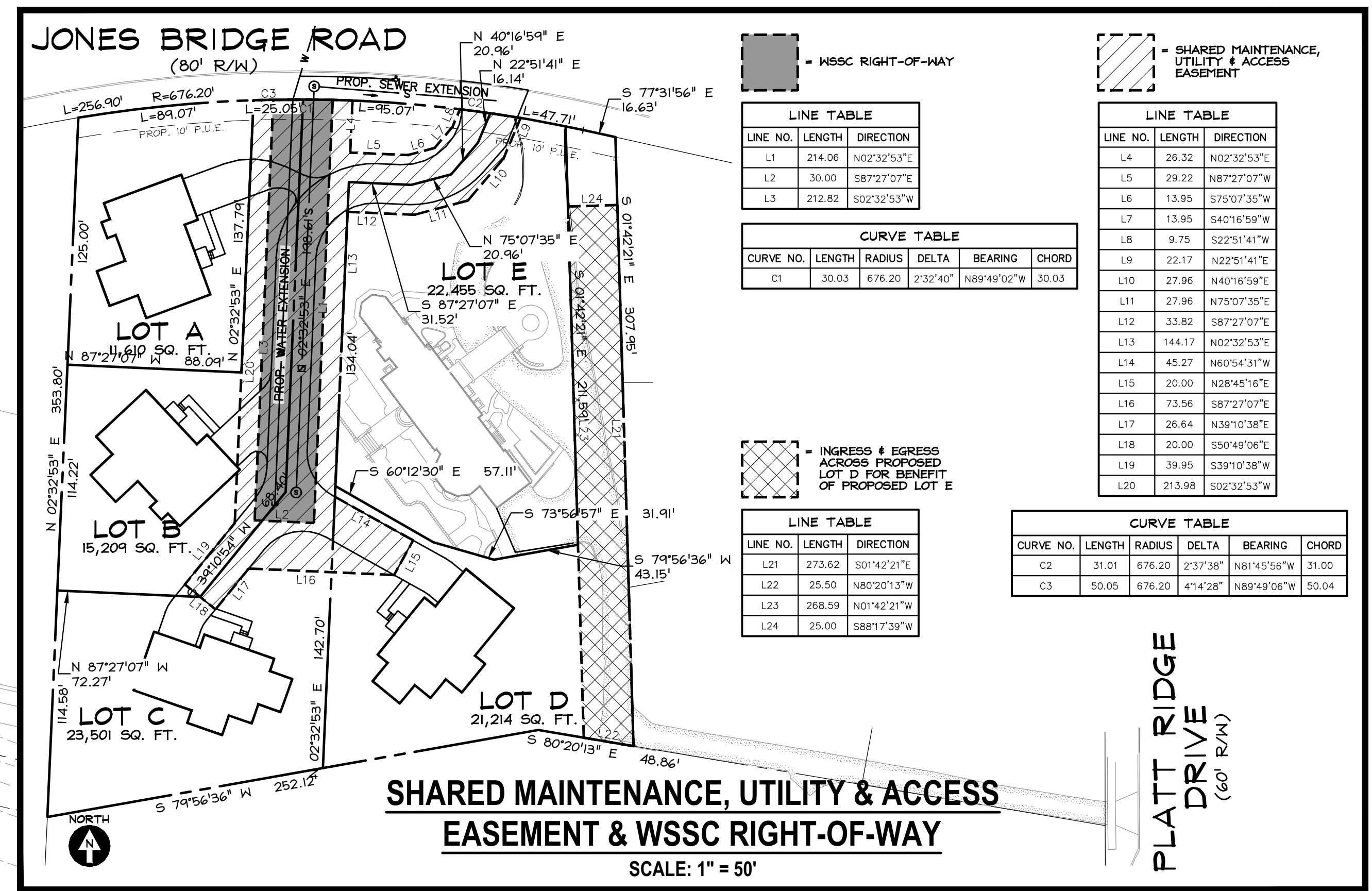
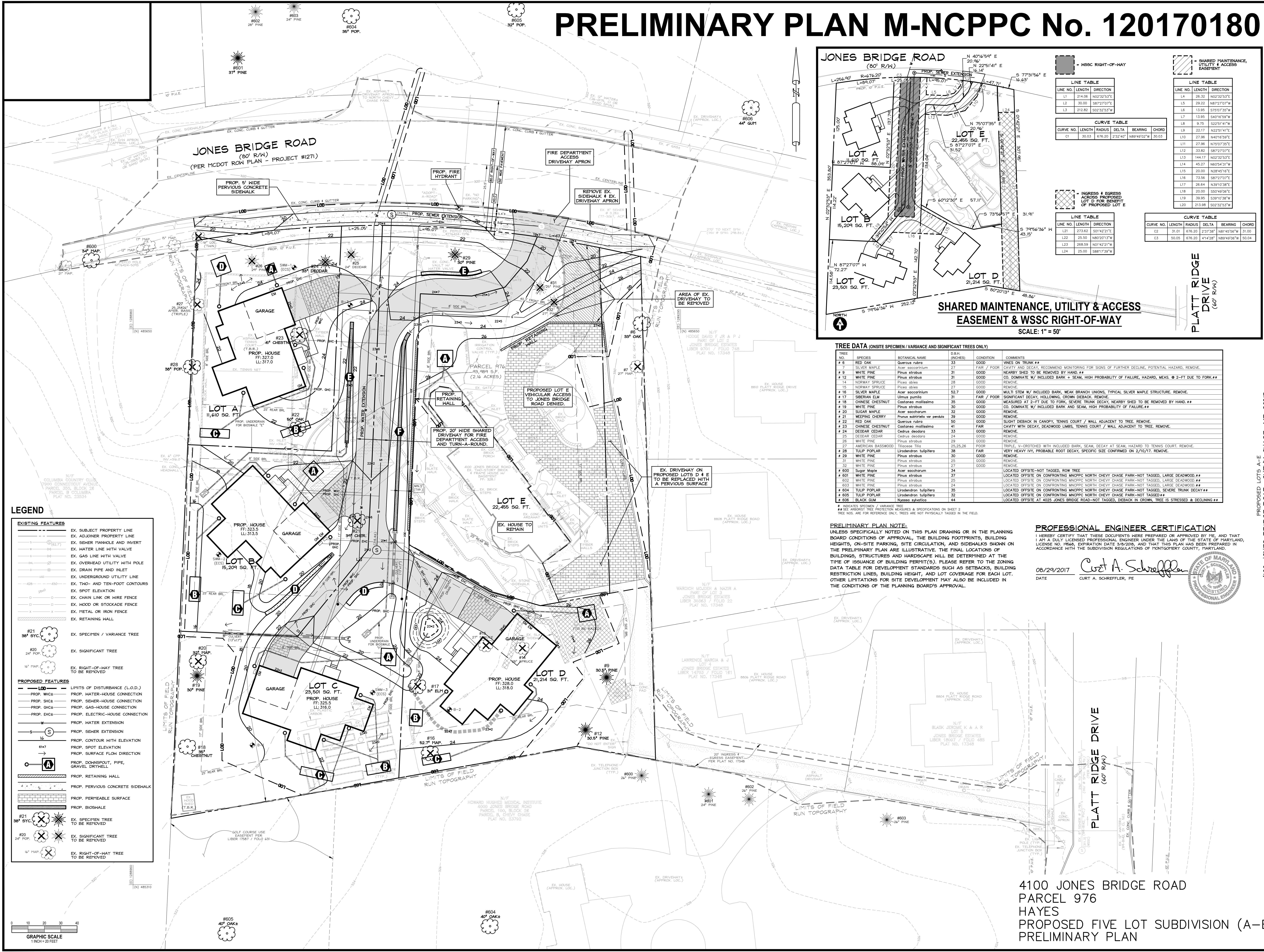


PRELIMINARY PLAN M-NCPPC No. 120170180

DATE: 08/2017
 PROJECT: 16-176
 ENGINEERING: BDA
 ILLUSTRATION: BDA
 SCALE: 1" = 20'



TREE DATA (ONSITE SPECIMEN / VARIANCE AND SIGNIFICANT TREES ONLY)

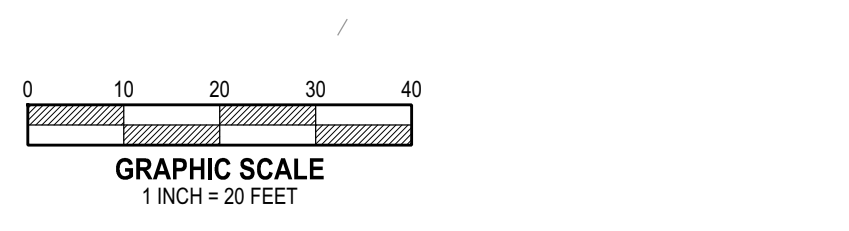
TREE NO.	SPECIES	BOTANICAL NAME	D.B.H. (INCHES)	CONDITION	COMMENTS
# 6	RED OAK	Quercus rubra	35	GOOD	WNS ON TRUNK **
# 7	SILVER MAPLE	Acer saccharinum	27	FAIR / POOR	CAVITY AND DECAY, RECOMMEND MONITORING FOR SIGNS OF FURTHER DECLINE, POTENTIAL HAZARD, REMOVE.
# 9	WHITE PINE	Pinus strobus	31	GOOD	NEARLY SHED TO BE REMOVED BY HAND **
# 12	WHITE PINE	Pinus strobus	31	GOOD	CO. DOMINATE W/ INCLUDED BARK & SEAM, HIGH PROBABILITY OF FAILURE, HAZARD, MEAS. @ 2-FT DUE TO FORK **
# 14	NORWAY SPRUCE	Picea abies	28	GOOD	REMOVE.
# 15	NORWAY SPRUCE	Picea abies	27	GOOD	REMOVE.
# 16	SILVER MAPLE	Acer saccharinum	52.7	GOOD	MULTI STEM W/ INCLUDED BARK, WEAK BRANCH UNIONS, TYPICAL SILVER MAPLE STRUCTURE, REMOVE.
# 17	SILVER MAPLE	Ulmus pumila	31	FAIR / POOR	SIGNIFICANT DECAY, HOLLOWING, CROWN DIEBACK, REMOVE.
# 18	CHINESE CHESTNUT	Castanea mollissima	38	GOOD	MEASURED AT 2-FT DUE TO FORK, SEVERE TRUNK DECAY, NEARLY SHED TO BE REMOVED BY HAND **
# 19	WHITE PINE	Pinus strobus	30	GOOD	CO. DOMINATE W/ INCLUDED BARK & SEAM, HIGH PROBABILITY OF FAILURE **
# 20	SUGAR MAPLE	Acer saccharum	32	GOOD	REMOVE.
# 21	WEEDING CHERRY	Prunus subhirtella var pendula	39	GOOD	REMOVE.
# 22	RED OAK	Quercus rubra	50	GOOD	SLIGHT DIEBACK IN CANOPY, TENNIS COURT / WALL ADJACENT TO TREE, REMOVE.
# 23	CHINESE CHESTNUT	Castanea mollissima	41	FAIR	CAVITY WITH DECAY, DEADWOOD LIMBS, TENNIS COURT / WALL ADJACENT TO TREE, REMOVE.
# 24	DECADAR CEDAR	Cedrus deodora	33	GOOD	REMOVE.
# 25	DECADAR CEDAR	Cedrus deodora	24	GOOD	REMOVE.
# 26	WHITE PINE	Pinus strobus	29	GOOD	REMOVE.
# 27	AMERICAN BASSWOOD	Tilia americana	23,25,26	POOR	TRUNK V-CROTCHED WITH INCLUDED BARK, SEAM, DECAY AT SEAM, HAZARD TO TENNIS COURT, REMOVE.
# 28	TULIP POPLAR	Liriodendron tulipifera	38	FAIR	VERY HEAVY IVY, PROBABLE ROOT DECAY, SPECIFIC SIZE CONFIRMED ON 2/10/17, REMOVE.
# 29	WHITE PINE	Pinus strobus	30	GOOD	REMOVE.
# 31	WHITE PINE	Pinus strobus	25	GOOD	REMOVE.
# 32	WHITE PINE	Pinus strobus	27	GOOD	REMOVE.
# 600	Sugar Maple	Acer saccharum	34	GOOD	LOCATED OFFSITE-NOT TAGGED, ROW TREE
# 601	WHITE PINE	Pinus strobus	37	GOOD	LOCATED OFFSITE ON CONFRONTING MNCPPC NORTH CHEVY CHASE PARK-NOT TAGGED, LARGE DEADWOOD **
# 602	WHITE PINE	Pinus strobus	25	GOOD	LOCATED OFFSITE ON CONFRONTING MNCPPC NORTH CHEVY CHASE PARK-NOT TAGGED, LARGE DEADWOOD **
# 603	WHITE PINE	Pinus strobus	24	GOOD	LOCATED OFFSITE ON CONFRONTING MNCPPC NORTH CHEVY CHASE PARK-NOT TAGGED, LARGE DEADWOOD **
# 604	TULIP POPLAR	Liriodendron tulipifera	35	GOOD	LOCATED OFFSITE ON CONFRONTING MNCPPC NORTH CHEVY CHASE PARK-NOT TAGGED, SEVERE TRUNK DECAY **
# 605	TULIP POPLAR	Liriodendron tulipifera	32	GOOD	LOCATED OFFSITE ON CONFRONTING MNCPPC NORTH CHEVY CHASE PARK-NOT TAGGED **
# 606	BLACK GLIM	Nyssa sylvatica	44	GOOD	LOCATED OFFSITE AT 4025 JONES BRIDGE ROAD-NOT TAGGED, DIEBACK IN CROWN, TREE IS STRESSED & DECLINING **

PRELIMINARY PLAN NOTE:
 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 PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF ISSUANCE OF BUILDING PERMIT(S). PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.

PROFESSIONAL ENGINEER 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. 19643, EXPIRATION DATE 3/9/2020, AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE SUPERVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 08/29/2017
 CURT A. SCHREFFLER, PE

- LEGEND**
- EXISTING FEATURES**
- EX. SUBJECT PROPERTY LINE
 - EX. ADJACENT PROPERTY LINE
 - EX. SEWER MANHOLE AND INVERT
 - EX. WATER LINE WITH VALVE
 - EX. GAS LINE WITH VALVE
 - EX. OVERHEAD UTILITY WITH POLE
 - EX. DRAIN PIPE AND INLET
 - EX. UNDERGROUND UTILITY LINE
 - EX. TWO- AND TEN-FOOT CONTOURS
 - EX. SPOT ELEVATION
 - EX. CHAIN LINK OR WIRE FENCE
 - EX. WOOD OR STOCKADE FENCE
 - EX. METAL OR IRON FENCE
 - EX. RETAINING WALL
 - EX. SPECIMEN / VARIANCE TREE
 - EX. SIGNIFICANT TREE
 - EX. RIGHT-OF-WAY TREE TO BE REMOVED
- PROPOSED FEATURES**
- PROP. LIMITS OF DISTURBANCE (L.O.D.)
 - PROP. WATER-HOUSE CONNECTION
 - PROP. SEWER-HOUSE CONNECTION
 - PROP. GAS-HOUSE CONNECTION
 - PROP. ELECTRIC-HOUSE CONNECTION
 - PROP. WATER EXTENSION
 - PROP. SEWER EXTENSION
 - PROP. CONTOUR WITH ELEVATION
 - PROP. SPOT ELEVATION
 - PROP. SURFACE FLOW DIRECTION
 - PROP. DOWNSPOUT, PIPE, GRAVEL DRYWELL
 - PROP. RETAINING WALL
 - PROP. PERVIOUS CONCRETE SIDEWALK
 - PROP. PERMEABLE SURFACE
 - PROP. BIOSHALE
 - EX. SPECIMEN TREE TO BE REMOVED
 - EX. SIGNIFICANT TREE TO BE REMOVED
 - EX. RIGHT-OF-WAY TREE TO BE REMOVED



PROPOSED LOTS: A-E
 4100 JONES BRIDGE ROAD, CHEVY CHASE, MD 20815
 PARCEL 976

LIBER 14423 / FOLIO 658
 TAX MAP HP341 & HN345, M&C GRID 211 NN 04 & 210 NN 04
HAYES
 BETHESDA (7TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

PRELIMINARY PLAN

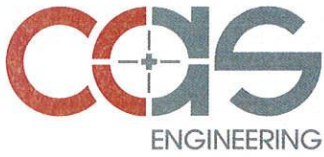
10 South Bentz Street
 Silver Spring, MD 20910
 301-607-8031
 301-607-8045 fax
 www.casengineering.com
 info@casengineering.com

CIVIL & SURVEYING & LAND PLANNING
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4100 JONES BRIDGE ROAD
 PARCEL 976
 HAYES
 PROPOSED FIVE LOT SUBDIVISION (A-E)
 PRELIMINARY PLAN

PP-4



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corporate office
Attachment Bentz street
frederick, maryland 21701
office 301.607.8031
info@casengineering.com
www.casengineering.com

civil • surveying • land planning

October 11, 2017

M-NCP&PC
Development Review Division
8787 Georgia Avenue, 2nd Floor
Silver Spring, MD 20910

Attn: Marco Fuster

Re: **CAS Job No. 16-176**
4100 Jones Bridge Road, Chevy Chase, MD 20815
Parcel 976, Hayes, Tax Map HP341 & HN343
Preliminary Plan #: 120170180
Forest Conservation (Chapter 22A) Variance Request - Revised

Dear Mr. Fuster:

This letter is intended to serve as the Forest Conservation Variance Request pursuant to Section 22A-21 of the Montgomery County Code. The Final Forest Conservation Plan is attached hereto for your review and approval.

Variance Justification

The applicant, Leonard and Donna Wartofsky ("Applicant"), is requesting a variance for the impact / removal of several specimen trees located at 4100 Jones Bridge Road, Chevy Chase, MD 20815 (Parcel 976, Hayes). The subject property proposed for development is comprised of 2.16 acres (93,989 square feet) of land and is currently improved with a single-family home, asphalt driveway, tennis court, pool and associated appurtenances. The subject property is roughly rectangular in shape with 273.53-ft of road frontage. The property is located along the south side of the 80-ft wide Jones Bridge Road Right-of-Way. It is bounded by the *North Chevy Chase Local Park* to the north, single family homes to the east, the Howard Hughes Medical Institute to the south and the Columbia Country Club to the west. A twenty-foot wide ingress & egress easement exists along the southern property lines of the adjacent Lots 4 and 5 and provides access to the rear of the subject property and to the Hayes Manor located on the adjoining Howard Hughes Medical Institute property. The majority of the property is sloped to the southwest with a small portion of the property frontage sloped towards the Jones Bridge Road Right-of-Way. Steep slopes exist only along the frontage of the property and appear to result from previous widening and / or sidewalk installation along Jones Bridge Road. The existing house is currently served by public utilities. There is no forest on-site, however, fourteen (14) specimen trees exist on the subject property.

The property is subject to a Preliminary Plan of subdivision of which five (5) new lots are proposed. One of the proposed lots will contain the existing house. The additional four lots will be improved with new single family homes accessed via a shared driveway originating from Jones Bridge Road. The existing entrance on

Jones Bridge Road will be removed. The existing secondary entrance via Platt Ridge Drive and its twenty-foot wide ingress and egress easement will remain and will to provide access to the existing house, Proposed Lot E, during and after construction. A reforestation / afforestation requirement of 0.34 acres has been computed for the proposed development and it will be provided through an offsite easement or through a fee in lieu.

Fourteen (14) specimen trees are included in this variance request. Trees 16, 17, 20, 21, 22, 23, 24, 28 and 29 are proposed for removal due to their proximity to the proposed houses, utilities, fire department access, driveway stormwater management devices, and necessary grading. All specimen trees proposed for removal are in fair/good condition except for Tree 17 which is in fair/poor condition. Although trees 6, 9, 12, 18 and 19 will be impacted their removal will not be necessary. All five (5) specimen trees that are proposed to be retained are in good condition. The following charts indicate the specimen trees proposed for removal and the proposed amount of root zone disturbance to each of the five (5) specimen trees to be retained.

In summary, the applicant is requesting a variance for the impact to fourteen (14) specimen trees, of which nine (9) are proposed for removal.

Specimen Trees Proposed for Removal

Tree No.	Common Name	Botanical Name	D.B.H.	C.R.Z. Radius	C.R.Z. Area	% C.R.Z. Area Disturbed	Condition
16	Silver Maple	<i>Acer saccharinum</i>	52.7 in.	79.1 feet	19,632 s.f.	REMOVE	Good (Remove)
17	Siberian Elm	<i>Ulmus pumila</i>	31 in.	46.5 feet	6,793 s.f.	REMOVE	Fair/Poor (Remove)
20	Sugar Maple	<i>Acer saccharum</i>	32 in.	48.0 feet	7,238 s.f.	REMOVE	Good (Remove)
21	Weeping Cherry	<i>Prunus subhirtella var pendula</i>	39 in.	58.5 feet	10,751 s.f.	REMOVE	Good (Remove)
22	Red Oak	<i>Quercus rubra</i>	50 in.	75 feet	17,671 s.f.	REMOVE	Good (Remove) Slight Dieback
23	Chinese Chestnut	<i>Castanea mollissima</i>	41 in.	61.5 feet	11,882 s.f.	REMOVE	Fair (Remove) Cavity w/ decay
24	Deodar Cedar	<i>Cedrus deodara</i>	33 in.	49.5 feet	7,698 s.f.	REMOVE	Good (Remove)
28	Tulip Poplar	<i>Liriodendron tulipifera</i>	38 in.	57.0 feet	10,207 s.f.	REMOVE	Fair (Remove)
29	White Pine	<i>Pinus strobus</i>	30 in.	45 feet	6,362 s.f.	REMOVE	Good (Remove)

Specimen Trees to be Saved – Impacted

Tree No.	Common Name	Botanical Name	D.B.H.	C.R.Z. Radius	C.R.Z. Area	% C.R.Z. Area Disturbed	Condition
6	Red Oak	<i>Quercus rubra</i>	33 in.	49.5 feet	7,698 s.f.	30.7%	Good / Save
9	White Pine	<i>Pinus strobus</i>	31 in.	46.5 feet	6,793 s.f.	32.4% (Includes shed disturbance)	Good / Save

12	White Pine	<i>Pinus strobus</i>	31 in.	46.5 feet	6,793 s.f.	22.8% (Includes shed disturbance)	Good / Save
18	Chinese Chestnut	<i>Castanea mollissima</i>	35 in.	52.5 feet	8,659 s.f.	17.7% (Includes shed disturbance)	Good / Save
19	White Pine	<i>Pinus strobus</i>	30 in.	45.0 feet	6,362 s.f.	33.0%	Good / Save

In accordance with Section 22A-21(b) of the Forest Conservation Law, the following is a description of the application requirements:

1. Describe the special conditions peculiar to the property which would cause the unwarranted hardship.

The property (proposed Lots A through E) has a combined area of 2.16 acres with no existing forest. Fourteen (14) specimen trees from fair to good condition are located throughout the property. The nine (9) specimen trees proposed for removal are located within and in close proximity to the buildable areas of proposed Lots A through D and along the frontage of the subject property. Removal of the nine (9) specimen trees is unavoidable due to the available building areas and necessary utility and stormwater management locations. A Critical Root Zone Exhibit is included at the end of this letter to clearly show the extent of Specimen Trees across the entire property. Reconfiguring building areas and lot configurations is not feasible due to the desired retainage of the existing house and the location for vehicular access. Previously submitted plans, application #120090010, proposed more impacts to specimen trees. The current application reduces these impacts. Only specimen trees 6, 16 and 17 were retained under the previous application. This particular property requires the relocation of the existing public sidewalk which necessitates the regrading of the property's frontage. Grading for the sidewalk in addition to typical site grading for development of the property prevents the saving of multiple specimen trees. In this area the requirement for a fire department access driveway (20-ft wide) impacts specimen trees as well. This shared driveway is designed to limit the impervious area while meeting all fire and rescue requirements. The fire and rescue access road influences the overall design and configuration for the proposed lots. The use of a shared driveway does however eliminate individual driveways and reduces the amount of disturbance and impervious area.

Providing access to more than one lot from Platt Ridge Drive was explored but determined infeasible for the following reasons:

- Adding four (4) new properties to the existing common driveway would increase the overall access of a shared driveway to six (6) lots. MCDOT access policy typically allows no more than four (4) lots to be served by a common driveway. Access for the four (4) new properties, Lots A through D, via Jones Bridge Road complies with MCDOT policy.
- Adequate Fire Department Access is not feasible within the existing twenty-foot wide ingress / egress easement.
- Stormwater Management within the existing ingress / egress area cannot be provided.
- Improvements within the existing ingress / egress easement would result in additional tree impacts and tree disturbances.
- The property owners of the adjoining Lots 4 and 5, Jones Bridge Estates, have expressed opposition to increased use of the common driveway.

The removal of some of the property's specimen trees is necessary and unavoidable. Efforts have been made to preserve five specimen trees (6, 9, 12, 18 and 19), located near the perimeter of the property. Although the trees are impacted, those impacts have been minimized and limited root zone disturbance has been proposed. Specimen trees impacted by the proposed development are limited to one-third of the critical root zone being disturbed. Tree preservation techniques, such as root pruning, tree protection fencing and other measures specified by the Certified Arborist, Donald E. Zimar: Certified Arborist MA-0039, RCA #446, on the Forest Conservation Plan will help ensure survival of these specimen trees that are to remain.

2. *Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas.*

All specimen trees that will either be removed or impacted by the proposed development are located within and/or within close proximity of the buildable areas of proposed Lots A through D. The proposed development and associated regulatory requirements makes removal of existing trees unavoidable. Saving all of these trees would require preserving a substantial amount of their critical root zones and as such would greatly diminish, if not eliminate the development of the five (5) proposed lots. The Critical Root Zone Exhibit of specimen trees included with this letter shows that a majority of the property could not be disturbed without a variance.

3. *Verify that State water quality standards will not be avoided or that a measurable degradation in water quality will not occur as a result of the granting of the variance.*

State water quality standards will be achieved by implementation of the Stormwater Management (SWM) Concept Plan that was approved by the Montgomery County Department of Permitting Services on April 6, 2017. The SWM Concept Plan will ensure that water quality standards are met in accordance with State and County criteria. All applicable stormwater management requirements have been addressed and met.

In addition, the proposed development of this property will reduce runoff leaving the site by means of grading and installation of Best Management Practices that will capture and infiltrate rainwater into the ground. Specific practices proposed on the approved Stormwater Management (SWM) Concept Plan are gravel drywells, grassed swales, bioswales and a micro bioretention facility. Additionally, the Sector Plans recommendation for sustainable site/building is achieved by reducing non-pervious surfaces by 15.3% by the implementation of pervious pavement where feasible. A *Drainage and Runoff Exhibit* is provided with this application to clearly show the reduced post-development runoff.

4. *Provide any other information appropriate to support the request.*

The forest conservation requirements resulting from the redevelopment of this property will be met through a 0.34-acre off-site forest conservation easement or through fee in lieu payment. Furthermore, twenty-nine (29) native trees are proposed as mitigation (at a rate of every 4" DBH removed: 1" DBH to be planted) for the removal of trees 16, 17, 20, 21, 22, 23, 24, 28 and 29. None of the subject trees either proposed for removal or impacted are rare, threatened, or endangered, per the Maryland Nongame and Endangered Species Conservation Act. The property is not part of a historic site nor does it contain any historic

structures. Specimen tree loss is often unavoidable when developing small properties under similar zoning criteria.

In addition to the twenty-nine (29) mitigation trees to be planted an additional six (6) trees are to be planted for a total of thirty-five (35) tree to satisfy Sector Plan recommendations for sustainable site and building design and expanding existing tree canopy. The locations of the mitigation trees are within the disturbed area of the project where there is either open space or where tree canopy will be lost due to development. As these trees mature, the tree canopy for the site will exceed the Chevy Chase Lake Sector Plan goal of 25 to 30 percent tree canopy cover. Existing and Proposed Tree Canopy Exhibits are included with this Preliminary Plan Application to illustrate compliance with the Sector Plan.

Finally, as recommended by the Sector Plan there are two environmental enhancement projects located offsite, in portions of the adjacent Chevy Chase Local Park and in nearby Lynbrook Local Park. These two projects propose supplemental tree plantings and removal of invasive species. Due to unclear policy within the Department of Parks the two enhancement projects have not been confirmed by staff. However, based on an email from Marco Fuster on August 8, 2017; "Staff is agreeable to condition of approval that the final details/approval of the enhancements occurs a later time (after Planning Board hearing)."

In accordance with Section 22A-21(d) of the Forest Conservation Law, the following is a description of the minimum criteria necessary for granting a variance. A variance may not be granted unless the following conditions are achieved. Granting the variance....

1. *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 as the removal and/or disturbance of the specimen trees noted above is the minimum necessary in order to redevelop the property under R-90 zoning, to meet State and County stormwater management requirements, and to ensure proper surface drainage across the lots. Furthermore, the loss of certain trees and the need for a variance is often necessary and unavoidable in order to develop single-family homes on similar sized residential lots containing mature tree cover.

2. *Is not based on conditions or circumstances which result from the actions by the applicant;*

The requested variance is not based on conditions or circumstances which are the result of actions by the applicant. The variance is necessitated by R-90 zoning requirements, site topography, required BMP's for stormwater management, fire department apparatus access and turn-a-round, necessary grading and reasonable site appurtenances for the use and enjoyment of the property. Additionally, the locations of the trees and their proximity to buildable areas of the lots also necessitate a variance.

3. *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 necessitated based on the site's R-90 zoning requirements, topography, required BMP's for stormwater management, fire department apparatus access and turn-a-round, necessary grading and reasonable site appurtenances for the use and enjoyment of the property and is not a result of land or building use on a neighboring property.

4. *Will not violate State water quality standards or cause measurable degradation in water quality.*

The requested variance will not violate State water quality standards or cause measurable degradation in water quality. The proposed development of this property will reduce runoff leaving the site by means of grading and installation of Best Management Practices that will capture and infiltrate rainwater into the ground. Specific practices proposed on the approved Stormwater Management (SWM) Concept Plan are gravel drywells, grassed swales, bioswales and a micro bioretention facility. Additionally, the Sector Plans recommendation for sustainable site/building is achieved by reducing non-pervious surfaces by 15.3% by the implementation of pervious pavement where feasible.

As mentioned previously a Stormwater Management (SWM) Concept Plan was approved by Montgomery County Department of Permitting Services on April 6, 2017. The specimen trees being removed or impacted are not within a stream buffer or a special protection area. Furthermore, trees proposed as mitigation will provide shade, water uptake, and water retention.

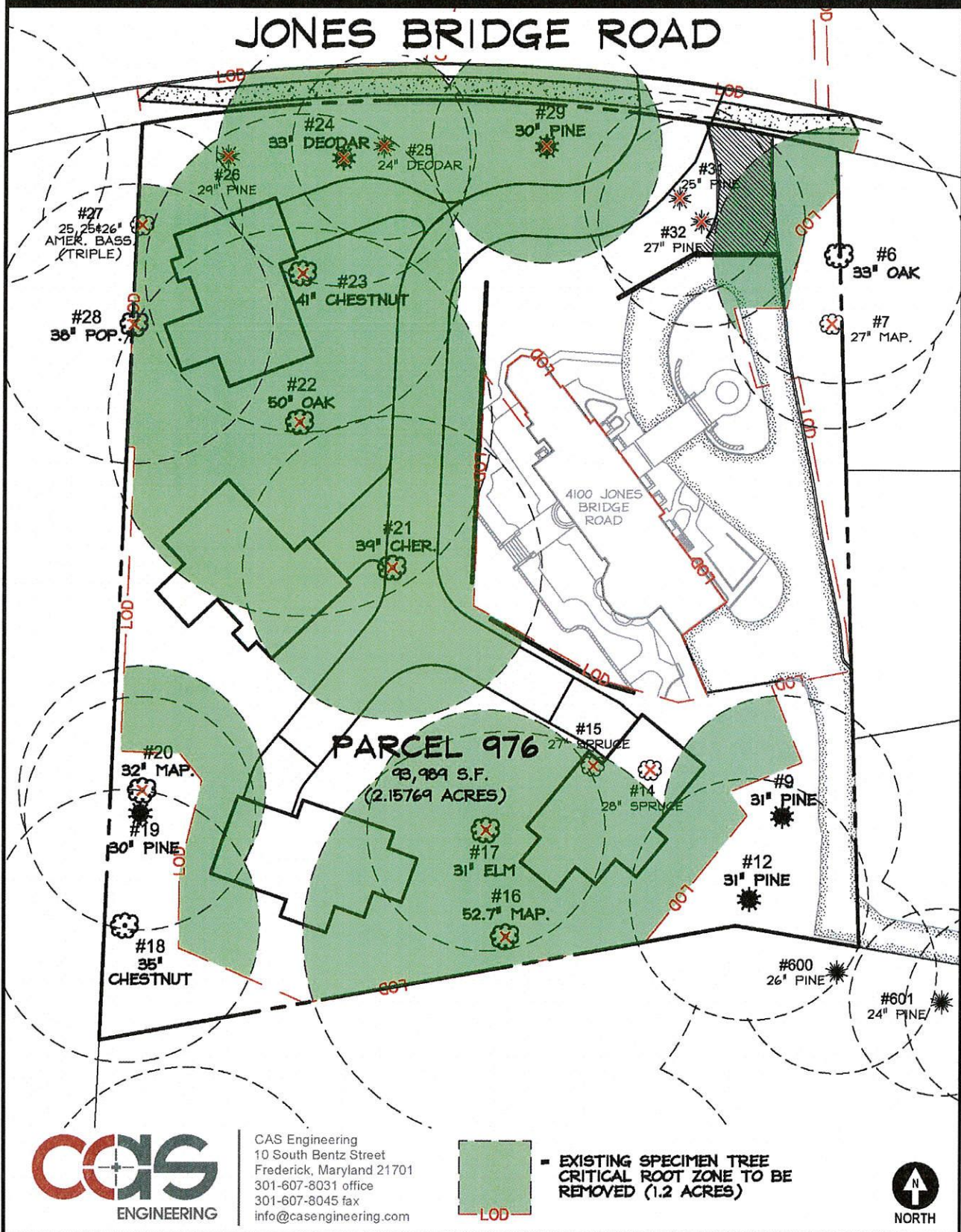
Should you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

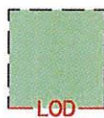


Jeffrey A. Robertson
Branch Manager
DNR/COMAR 08.19.06.01, Qualified Professional

CRITICAL ROOT ZONE EXHIBIT - 4100 JONES BRIDGE ROAD



CAS Engineering
10 South Bentz Street
Frederick, Maryland 21701
301-607-8031 office
301-607-8045 fax
info@casengineering.com



EXISTING SPECIMEN TREE
CRITICAL ROOT ZONE TO BE
REMOVED (1.2 ACRES)





Isiah Leggett
County
Executive

DEPARTMENT OF TRANSPORTATION

Al R. Roshdieh
Director

May 19, 2017

Mr. Matthew Folden Planner Coordinator
Area 1 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 120170180
Hayes

Matt?
Dear Mr. Folden:

We have completed our review of the preliminary plan dated March 20, 2017. A previous plan was reviewed by the Development Review Committee at its meeting on February 7, 2017. 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 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.

1. Grant necessary slope easements. Slope easements are to be determined by study or set at the building restriction line.
2. 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.
3. We have reviewed the consultant's March 7, 2017, revised Sight Distance Evaluation and proposed regrading exhibit for the relocated private shared common driveway. We find the consultant's concept and estimated sight distance to be plausible. However, we are unable to approve the new Certification Form at this time – since the regrading and removal of obstacles have not yet been completed.

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

Mr. Matthew Folden
Preliminary Plan No. 120170180
May 19, 2017
Page 2

Prior to DPS release of the right-of-way construction and site access permits for this project, the consultant will need to submit an updated Sight Distances Evaluation Certification Form for the proposed driveway – based on actual field measurements – which indicates regrading, tree trimming and/or removal of obstacles have been completed to achieve a minimum of three hundred twenty five (325) feet of visibility in each direction.

4. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by the proposed common driveway.
5. Private common driveways and private streets shall be determined through the subdivision process as part of the Planning Board's approval of a preliminary plan. The composition, typical section, horizontal alignment, profile, and drainage characteristics of private common driveways and private streets, beyond the public right-of-way, shall be approved by the Planning Board during their review of the preliminary plan.
6. Provide a ten (10) foot wide Public Utility Easement (PUE) along the Jones Bridge Road street frontage.
7. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
8. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
9. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Kamal Hamud of our Transportation Systems Engineering Team at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
10. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
11. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - a. Construct a five (5) foot wide sidewalk and install minor species trees if the tree panel is more than four (4) feet wide along Jones Bridge Road.
 - b. Remove existing sidewalk and driveway apron along Jones Bridge Road.

NOTE: the Public Utilities Easement is to be graded on a side slope not to exceed 4:1.

Mr. Matthew Folden
Preliminary Plan No. 120170180
May 19, 2017
Page 3

- c. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
- d. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.
- e. Developer shall provide street lights 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 preliminary plan. If you have any questions or comments regarding this letter, please contact Ms. Rebecca Torma, our Development Review Area Senior Planning Specialist for this project at rebecca.torma@montgomerycountymd.gov or (240) 777-2118.

Sincerely,



Gregory M. Leck, Manager
Development Review Team
Office of Transportation Policy

Sharepoint/transportation/directors office/development review/Rebecca/developments/chevy chase/120170190 DOT 4100
Hayes Prelim Plan ltr.docx

cc: Leonard and Donna Wartofsky Owner
Brent Allgood CAS Engineering
Curt Schreffler CAS Engineering
Preliminary Plan folder
Preliminary Plan letters notebook

cc-e: Sam Farhadi MCDPS RWPR
Christina Contreras MCDPS RWI
Marie LaBaw MCDPS DLD
Rebecca Torma MCDOT OTP



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

April 6, 2017

Mr. Brent Allgood
CAS Engineering
10 South Bentz Street
Frederick, MD 21701

Re: Combination Stormwater Management
Concept/Site development Plan Request for
4100 Jones Bridge Road
Preliminary Plan #: N/A
SM File #: 282523
Tract Size/Zone: 2.1/R-90
Total Concept Area: 2.1ac
Lots/Block: 5 Proposed
Parcel(s): P976
Watershed: Rock Creek

Dear Mr. Allgood:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via the use of drywells, bio-swales and non-structural practices.

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 development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. The site will be re-evaluated at the detailed plan stage to see if a better drainage/conveyance plan can be implemented which will include the stormwater management underdrain locations.
5. All stormwater practices must be designed per the latest DPS design guidelines.

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**.



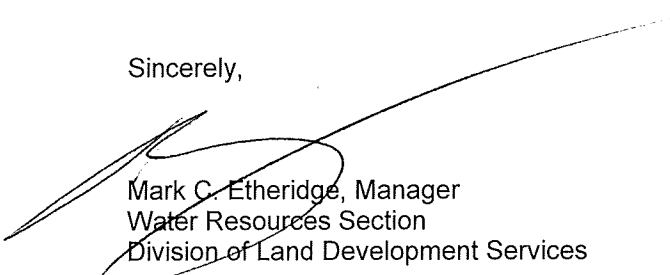
255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

Mr. Brent Allgood
April 6, 2017
Page 2 of 2

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable 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 Thomas Weadon at 240-777-7309.

Sincerely,



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

MCE: TEW

cc: C. Conlon
SM File # 282523

ESD Acres: 2.1ac
STRUCTURAL Acres: N/A
WAIVED Acres: N/A

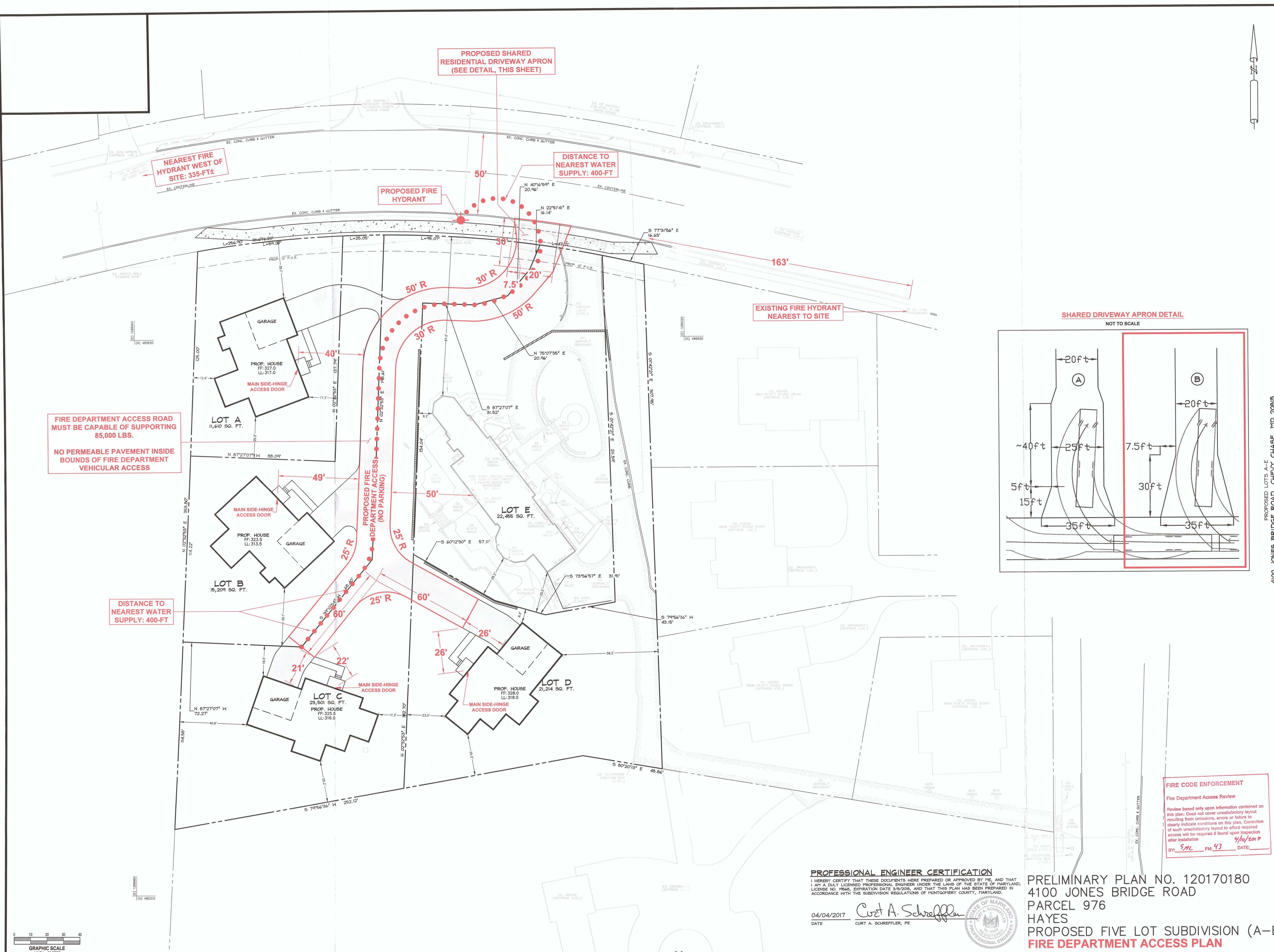


Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 10-Apr-17
TO: Curt Schreffler - curt@casengineering
CAS Engineering
FROM: Marie LaBaw
RE: Hayes (4100 Jones Bridge Road)
120170180

PLAN APPROVED

1. Review based only upon information contained on the plan submitted 10-Apr-17 .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.



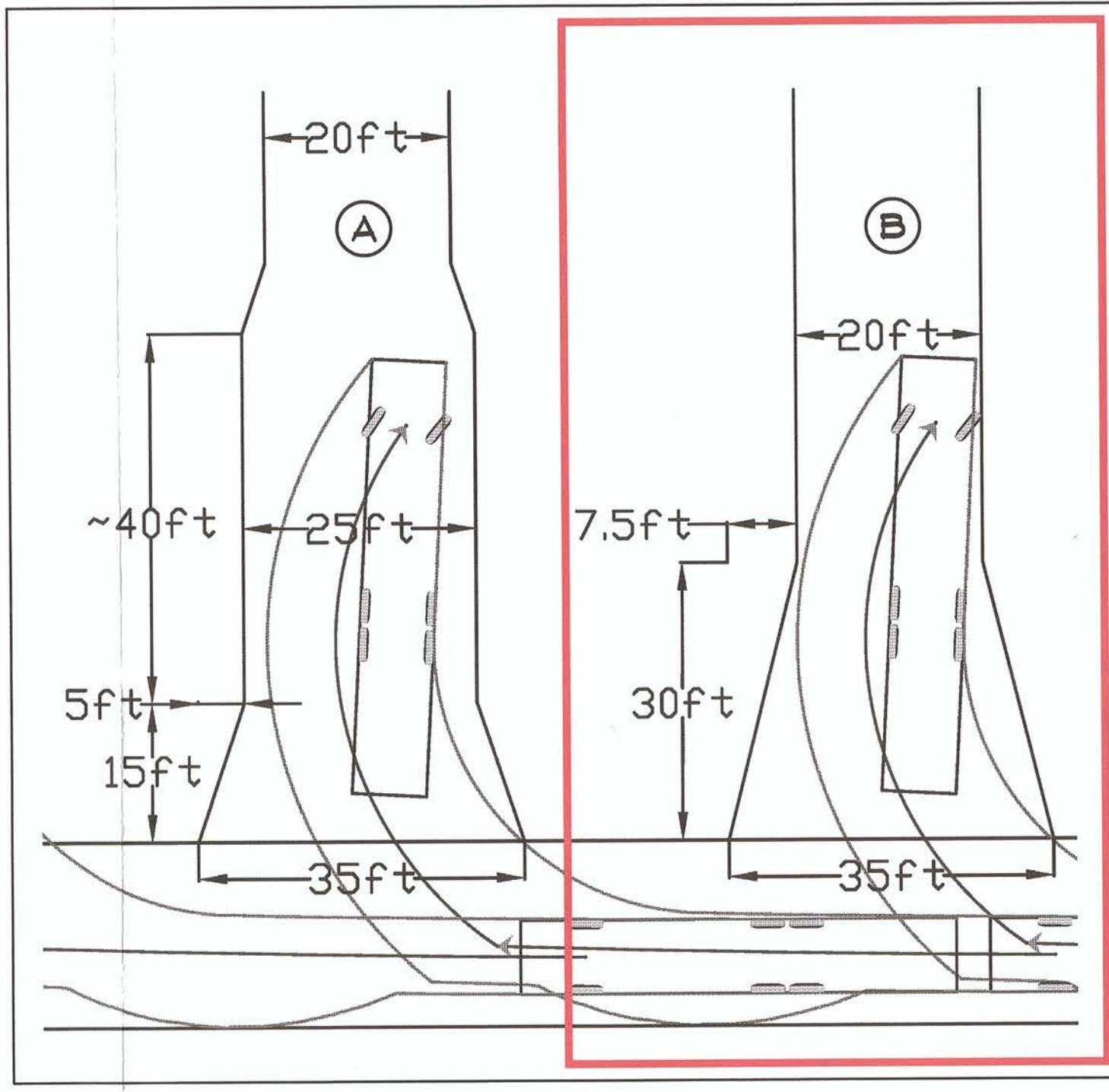
FIRE DEPARTMENT ACCESS ROAD MUST BE CAPABLE OF SUPPORTING 85,000 LBS.
NO PERMEABLE PAVEMENT INSIDE BOUNDS OF FIRE DEPARTMENT VEHICULAR ACCESS

DISTANCE TO NEAREST WATER SUPPLY: 400-FT

PROPOSED SHARED RESIDENTIAL DRIVEWAY APRON (SEE DETAIL, THIS SHEET)

DISTANCE TO NEAREST WATER SUPPLY: 400-FT

SHARED DRIVEWAY APRON DETAIL
 NOT TO SCALE



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: *SM* FM: 43 DATE: 4/10/2017

PROFESSIONAL ENGINEER 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. 19560, EXPIRATION DATE 9/30/2018, AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.
 DATE: 04/04/2017
 CURT A. SCHREFFLER, PE

PRELIMINARY PLAN NO. 120170180
4100 JONES BRIDGE ROAD
PARCEL 976
HAYES
PROPOSED FIVE LOT SUBDIVISION (A-E)
FIRE DEPARTMENT ACCESS PLAN

DATE	BY	REVISION
02/29/16	BDA	PROVIDE HNSC FIRE SUBMITTAL
03/29/16	BDA	INITIAL SUBMITTAL TO H-NCRPC (EPLANS)
03/29/17	BDA	RESUBMITTAL TO H-NCRPC (EPLANS)
04/04/17	BDA	FIRE & RESCUE SUBMITTAL FOR APPROVAL

PROPOSED LOTS A-E
 4100 JONES BRIDGE ROAD, CHEVY CHASE, MD 20815
 PARCEL 976
 LIBER 16423 / FOLIO 658
 TAX MAP HP341 & HNSC GRID 211 NN 04 & 210 NN 04
HAYES
 BETHESDA (7TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

10 South Bentz Street
 301-807-8031 office
 301-807-8045 fax
 www.casengineering.com
 info@casengineering.com
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PP-6

