

**GLW** GUTSCHICK, LITTLE, & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

June 7, 2018

Forest Conservation Program Manager  
Maryland National Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Cypress Avenue Property - Variance Request

On behalf of our client, F.A.E.S. (Foundation for Advanced Education in the Sciences), we are requesting a variance of Section 22A-12.(b)(3)(c) of the Montgomery County Code.

*(3) The following trees, shrubs, plants, and specific areas are priority for retention and protection and must be left in an undisturbed condition unless the Planning Board or Planning Director, as appropriate, finds that the applicant qualifies for a variance under Section 22A-21:*

- (C) Any tree with a diameter, measured at 4.5 feet above the ground, of:*
- (i) 30 inches or more; or*
  - (ii) 75% or more of the diameter, measured at 4.5 feet above ground, of the current State champion tree of that species.*

Section 5-1611 of the Maryland State Code grants the authority to Montgomery County (local authority) for approval of the variances, and Section 22A-21 Variance, of the Montgomery County Code establishes the criteria to grant a variance.

The subject property, Cypress Avenue, Parcel N327, (Formerly Lot 7), Block '2', is a 2.09 Ac. site located on Cypress Avenue, 280 feet North of West Cedar Lane in Bethesda, Maryland, a community in the south east portion of Montgomery County. The site is vacant and is currently forested. Existing single family houses abut the property along the West property line, as well as on the opposite side of Cypress Avenue and Acacia Avenue. To the South of the property, across West Cedar Avenue is the National Institutes of Health (NIH).

The applicant is requesting a variance to affect the following trees that measures 30" or greater in diameter at breast height (dbh):

Request to remove the following trees:

<u>Tree #</u>	<u>Tree Type</u>	<u>Dbh (In.)</u>	<u>Condition</u>	<u>Reason</u>
6	Tulip Poplar	35.5"	Good	Grading and Construction for the homes on Lot 22, 23 & 24
<u>Tree #</u>	<u>Tree Type</u>	<u>Dbh (In.)</u>	<u>Condition</u>	<u>Reason</u>
7	Tulip Poplar	49.5"	Fair/ Good-one dead lower branch & trunk damage has healed.	Grading and Construction for the homes on Lots 24, 25 & 26.
8	Tulip Poplar	48"	Good	Grading and Construction for the homes on Lots 25, 26 & 27.
10	Tulip Poplar	35.5"	Good	Grading and Construction for the homes on Lots 23 & 24.
11	Tulip Poplar	50.5"	Good	Grading and Construction for the homes on Lots 24, 25 & 26.
37	Tulip Poplar	45.5"	Good	Grading and Construction for the homes on Lots 27 & 28.
38	Tulip Poplar	50"	Good	Grading and Construction for the homes on Lots 22 and 23.
39	Tulip Poplar	51.5"	Good	Grading and Construction for the homes on Lots 22 & 23.
41	Tulip Poplar	22 & 35" (twin)	Good	Location of PUE, (Public Utility Easement).
44	Tulip Poplar	30"	Good	Grading and Construction for the homes on Lot 22.
45	Tulip Poplar	38"	Good	Grading and Construction for the homes on Lot 22 & 23.
46	Tulip Poplar	36"	Good	Located in public Right-of-Way
47	Tulip Poplar	30"	Good	Grading and Construction for the homes on Lot 25 & 26.

Request to impact the critical root zones of the following trees:

<u>Tree #</u>	<u>Tree Type</u>	<u>Dbh (In.)</u>	<u>% Disturbed</u>	<u>Condition</u>	<u>Reason</u>
9	Tulip Poplar	44.5"	10.8%	Good	Grading and Construction for the homes on Lot 25, 26 and 27.
58	Red Maple	31"	8.3%	Good	Sidewalk installation

Section 22A-21 (b) lists the criteria for the granting of the variance requested herein. The following narrative explains how the requested variance is justified under the set of circumstances described above.

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

The subject property is currently forested and multiple specimen trees are scattered throughout the site. The subject property is surrounded by single family attached homes that are zoned R-60 to the West, North and East and to the South of the site is the National Institutes of Health which is also zoned R-60. The subject property is zoned R-60, which allows single-family attached homes at a maximum density of 15 du/ac. The proposed homes will be accessed along Cypress Avenue and Acacia Avenue with existing forest being preserved on the West perimeter of the site. Because numerous large trees are located in the developable area of the site, the critical root zones have a significant impact on the developability of the site, with the implementation of the R-60 zoning. The major impacts to specimen trees will be caused by construction of the residential homes, sidewalks, storm water management facilities and utility installation to serve the proposed homes.

Not being allowed to disturb the critical root zones of these trees and obtain a Specimen Tree Variance would deprive the Applicant of the reasonable and substantial use of the Property and clearly demonstrate an unwarranted hardship. The ability to provide residential housing, parking, and site construction is allowed within the existing zoning and within a reasonable and substantial use of the Property. Not allowing disturbance in these areas would deny the Applicant the ability to provide the required on-site stormwater management and would therefore not comply with the Stormwater Management Concept Plan. If a Variance were to be denied, the Applicant would be deprived from developing the Property for a reasonable and significant use enjoyed by virtually all others similar property owners in the community. If the applicant were denied the variance to impact specimen trees, it would not allow the Applicant to implementing goals of the Bethesda-Chevy Chase Master Plan which would provide housing near NIH, and conform to nearby housing types.

**Requested Removal:**

- Tree # 6: Removal required due to construction of house and swm on Lot 23 and grading on Lots 22 & 24.
- Tree #7: Removal due to house construction, swm and grading on Lots 24, 25 & 26. The stump of Tree #7 should remain once it has been removed to limit the disturbance to root zones for trees to be preserved.
- Tree #8: Removal due to house construction, swm and grading on Lots 25, 26 & 27.
- Tree #10: Removal due to house construction, swm and grading on Lots 23 & 24.
- Tree #11: Removal due to house construction, swm and grading on Lots 24, 25 & 26, and sidewalk/utility construction in Cypress Avenue.
- Tree #37: Removal due to house construction, swm and grading on Lots 27 & 28.
- Tree #38: Removal required due to construction of house and swm on Lot 23 and grading on Lots 22
- Tree #39: (Off-site) Removal requested by owner of adjacent lot concerned by long term effects of house & swm construction from Lot 22/23 on an “over-mature” Tulip Poplar, (in a difficult to remove location after construction is completed), even if significant protection measures are taken by applicant. Applicant has agreed to remove Tree# 39.
- Tree# 41: Removed due to location in proposed PUE (Public Utility Easement)
- Tree# 44: Removal due to house construction, swm and grading on Lots 22.
- Tree# 45: Removal required due to construction of house and swm on Lot 22 & 23.
- Tree# 46: Removal required due to location within public right-of-way.
- Tree# 47: Removal due to house construction, swm and grading on Lots 25 & 26.

**Requested Impacts:**

- Tree# 9: Minimal grading impacts to one side of the outer CRZ area to grade and construct houses on Lot 25, 26 & 27, and associated drywells and storm drains.
- Tree# 55: No longer included in variance request. Tree# 55 was re-measured and determined to be less than 30” dbh.
- Tree# 58: Minimal to no impact due to sidewalk extension construction along west side of Cypress Avenue. It is very unlikely that any roots extend across Cypress Ave. from Tree# 58.

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

Not granting the variance would cause undue hardship on the applicant since the inability to impact or remove the subject trees would dramatically reduce the ability to develop the property, which is an unwarranted hardship. The applicant has followed the requirements of the zoning regulations. The proposed use is in conformance with the Bethesda-Chevy Chase Master Plan and is compatible with the surrounding properties. A denial of a variance would keep the applicant from fulfilling the county's goal of avoiding sprawl and locating density in already developed areas, and providing additional housing including affordable housing in Montgomery County and near NIH.

Not granting the variance would cause undue hardship on the applicant because development would be very limited or not possible, and therefore will deny the applicant ability to fully use the property. By denial of a Variance, it will deprive the landowner the significant and reasonable use on the property as allowed in the zone, and as shown in the Master Plan. Granting of the variance will ultimately allow the property to be developed in a safe and efficient manner as other property owners in the community.

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

The variance will not violate state water quality standards or cause measurable degradation in water quality. The existing site conditions provide very minimal storm water manage of existing site run-off. The proposed development will provide full Environmental Site Design (ESD) storm water management for the site, which will include Micro-Bio retention Stormwater management boxes, drywells, and pervious sidewalks. All proposed land development activities will require sediment control and or storm water management plan approvals by Montgomery County. The approval, of SWM Concept #283576, will confirm that the goals and objective of the current state and county water quality standards have been met for the proposed development, on site.

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

The variance request is not based on conditions or circumstances which result from the actions of the applicant. The applicant did not create or plant the existing street trees or other existing specimen trees. As mentioned above, granting of this variance will ultimately allow this property to be developed. The removal of the significant and specimen trees is practically unavoidable and will be remediated on site or in an offsite forest bank. Special attention will be given to any construction work that may impact the critical root zones of specimen trees that can be saved. In particular:

The Applicant believes that the information set forth above is adequate to justify the requested variance to impact the critical root zone of four specimen trees on the subject property.

Furthermore, the Applicant's request for a variance complies with the "minimum criteria" of Section 22A-21 (d) for the following reasons:

1. This Applicant will receive no special privileges or benefits by the granting of the requested variance that would not be available to any other applicant.
2. The variance request is not based on conditions or circumstances which result from the actions of the applicant. The applicant did not create the existing site conditions, including the random location of the specimen trees.
3. The variance is not based on a condition relating to the land or building use, either permitted or nonconforming on a neighboring property.
4. Loss of the requested trees will not violate State water quality standards or cause measurable degradation in water quality.

If you have any further questions or concerns, please do not hesitate to contact me.

Sincerely,

Kevin Foster, ASLA, AICP

Enclosures

May 29, 2018

Stephanie Marsnick Dickel  
Montgomery County Planning Department  
Maryland National Capital Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Re: FAES, Cypress Avenue, Preliminary Plan 120180050

Dear Ms. Dickel,

I am an adjacent property owner of the above referenced property and my property address is 5302 Danbury Road, Bethesda, Maryland. I have been in contact with representatives of FAES (Foundation for Advanced Education in the Sciences) and have discussed the proposed development of (7) new homes on the property directly adjacent to the rear of my property. Proposed Lot No.22 in the new development will have a significant impact on my property, and specifically or more importantly an impact to the 51.1" dbh Tulip Poplar tree (tree #39) at the rear of my property.

I understand that tree save measures and construction practices can be used to lessen the possible impacts to this tree from the adjacent development, but there are no guarantees that this "over-mature" tree will not die in the future from long term or unforeseen construction impacts. Once the adjacent homes are built, the land development is complete and this tree dies, it would be totally my responsibility and cost to have this tree removed. To resolve this possible issue in the future, I would request that the Planning Board require the Applicant to remove Tree #39 at the time of development, and at the Applicant's expense. It is my understanding that FAES has agreed to this condition, and pay for this tree removal as part of their development.

Thank you for your attention in this matter, and do not hesitate to contact me if you have any questions.

Sincerely,



Kai Ge  
5302 Danbury Rd  
Bethesda, MD 20814  
[kaige2000@yahoo.com](mailto:kaige2000@yahoo.com)





## DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
*County Executive*

Al R. Roshdieh  
*Director*

July 19, 2018

Ms. Stephanie Dickel, Planner Coordinator  
Area One Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

RE: Preliminary Plan No. 120180050  
Cypress Avenue Property

Dear Ms. Dickel:

We have completed our review of the revised preliminary plan uploaded on June 11, 2018. A previous plan was reviewed by the Development Review Committee at its February 27, 2018 meeting. We appreciate the cooperation and additional information provided by the applicant and their consultant. We recommend conditional approval of the plan subject to the following comments which are to be resolved prior to Certified Preliminary Plan:

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. Cypress Avenue was built to the old Tertiary Standard MC-210.02 with a 50' right-of-way and 26' paving section. The existing section is acceptable provided the applicant constructs a five (5) foot concrete sidewalk along the site frontage and extends the sidewalk to the existing sidewalk on West Cedar Lane per Montgomery County Code, Chapter 49-33(e).
2. Acacia Avenue was built to the old Tertiary Standard MC-210.02 with a 50' right-of-way and 26' paving section. The existing section is acceptable provided the applicant constructs a five (5) foot concrete sidewalk along their site frontage.

**Office of the Director**

101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

*Located one block west of the Rockville Metro Station*



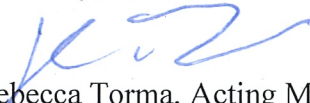
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. Relocation of utilities along Cypress Avenue and Acacia Avenue to accommodate the required roadway improvements, if necessary, is the responsibility of the applicant.
5. The storm drainage study is acceptable. Prior to record plat, the existing sump inlet I-13 on Cypress Avenue in front of Lot 24 will need to be increased to a minimum 10' throat length.
6. The sight distance evaluations are acceptable. Approved copies are included with this letter.
7. 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 or [yazdan.sanayi@montgomerycountymd.gov](mailto:yazdan.sanayi@montgomerycountymd.gov) for proper executing procedures. All costs associated with such relocations is the responsibility of the applicant.
8. 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. Sidewalks, handicap ramps, storm drainage, appurtenances and street trees along all internal, public streets.  
  
**\*NOTE: The Public Utilities Easement is to be graded on a side slope not to exceed 4:1.**
  - B. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
  - C. Storm drain easement(s) are required prior to record plat. No fences will be allowed within the storm drain easement(s) without a revocable permit from the DPS and a recorded Maintenance and Liability Agreement.
  - D. Provide permanent monuments and property line markers as required by Section 50-24(e) of the Subdivision Regulations.
  - E. 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.

- F. The developer shall ensure final and proper completion and installation of all utility lines underground, for all new road construction.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. William Whelan, our Development Review Engineer for this project, at [william.whelan@montgomerycountymd.gov](mailto:william.whelan@montgomerycountymd.gov).

Sincerely,



Rebecca Torma, Acting Manager  
Development Review Team  
Office of Transportation Policy

Enclosures

cc: Christina Farias F.A.E.S.  
Larry Walker The Walker Group  
Kevin Foster Gutschick, Little & Weber  
Patrick O'Neil Lerch Early & Brewer  
Preliminary Plan letters notebook

cc-e: David Cha GLW  
Dan Sanayi MCDOT DTE  
Marie LaBaw MCDPS FRS  
Sam Farhadi MCDOT RWPR

MAILING LIST

Ms. Stephanie Dickel  
Area One Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Christina Farias  
F.A.E.S.  
10 Center Drive  
Room 1N241 - MSC 1115  
Bethesda, MD 20814

Larry Walker  
The Walker Group  
4720 Montgomery Lane  
Suite 1000  
Bethesda, MD 20814

Kevin Foster  
Gutschick, Little & Weber  
3909 National Drive, Suite 250  
Burtonsville, MD 20866

Patrick O'Neil  
Lerch Early & Brewer Chtd.  
7600 Wisconsin Avenue  
Bethesda, MD 20814



**MONTGOMERY COUNTY, MARYLAND**  
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
 DEPARTMENT OF PERMITTING SERVICES

**SIGHT DISTANCE EVALUATION**

Facility/Subdivision Name: F.A.E.S. Preliminary Plan Number: 1- 20180050

Street Name: ACACIA AVENUE Master Plan Road Classification: TERTIARY

Posted Speed Limit: NOT POSTED mph

Street/Driveway #1 ( LOT 22 - PROP. DW ) Street/Driveway #2 ( LOT 23 - PROP. DW )

Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right <u>240</u>	<u>YES</u>	Right <u>286</u>	<u>YES</u>
Left <u>170</u>	<u>YES</u>	Left <u>167</u>	<u>YES</u>

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**GUIDELINES**

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

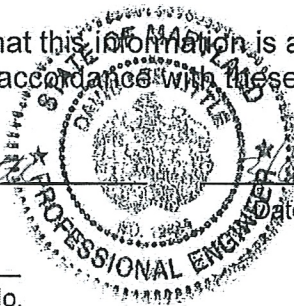
Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

\*Source: AASHTO

**ENGINEER/SURVEYOR CERTIFICATE**

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

[Signature]  
 Signature Date  
12464



PLS (P.E.) MD Reg. No.

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.

<b>Montgomery County Review:</b>	
<input checked="" type="checkbox"/>	Approved
<input type="checkbox"/>	Disapproved:
By:	<u>[Signature]</u>
Date:	<u>07/18/10</u>



**MONTGOMERY COUNTY, MARYLAND**  
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
 DEPARTMENT OF PERMITTING SERVICES

**SIGHT DISTANCE EVALUATION**

Facility/Subdivision Name: F.A.E.S. Preliminary Plan Number: 1- 20180050

Street Name: ~~ACACIA~~ <sup>CYPRESS</sup> AVENUE Master Plan Road Classification: TERTIARY

Posted Speed Limit: NOT POSTED mph

Street/Driveway #1 ( LOT 24 - PROP. DW ) Street/Driveway #2 ( \_\_\_\_\_ )

Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right <u>192</u>	<u>YES</u>	Right _____	_____
Left <u>200</u>	<u>YES</u>	Left _____	_____

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**GUIDELINES**

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

\*Source: AASHTO

**ENGINEER/SURVEYOR CERTIFICATE**

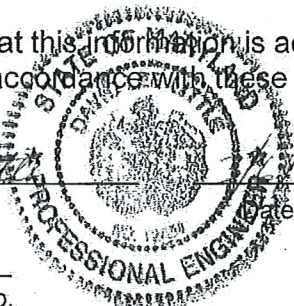
I hereby certify that this information is accurate and was collected in accordance with these guidelines.

*[Signature]*  
 Signature

12464

PLS (P.E.) MD Reg. No.

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.



**Montgomery County Review:**

Approved  
 Disapproved:  
 By: *[Signature]*  
 Date: 07/18/18



**MONTGOMERY COUNTY, MARYLAND**  
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
 DEPARTMENT OF PERMITTING SERVICES

**SIGHT DISTANCE EVALUATION**

Facility/Subdivision Name: F.A.E.S. Preliminary Plan Number: 1- 20180050

Street Name: CYPRESS AVENUE Master Plan Road Classification: TERTIARY

Posted Speed Limit: 25 mph

Street/Driveway #3 ( LOT 25 - PROP. DW ) Street/Driveway # ( LOT 26 - PROP. DW )

Sight Distance (feet)	OK?
Right <u>195</u>	<u>YES</u>
Left <u>180</u>	<u>YES</u>

Sight Distance (feet)	OK?
Right <u>221</u>	<u>YES</u>
Left <u>192</u>	<u>YES</u>

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**GUIDELINES**

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

\*Source: AASHTO

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

**ENGINEER/SURVEYOR CERTIFICATE**

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

[Signature] /4/17  
 Signature Date

12464

PLS (P.E.) MD Reg. No. Expire 5/28/19

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.

**Montgomery County Review:**

Approved

Disapproved:

By: [Signature]

Date: 07/10/18



**MONTGOMERY COUNTY, MARYLAND**  
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
 DEPARTMENT OF PERMITTING SERVICES

**SIGHT DISTANCE EVALUATION**

Facility/Subdivision Name: F.A.E.S. Preliminary Plan Number: 1- 20180050

Street Name: CYPRESS AVENUE Master Plan Road Classification: TERTIARY

Posted Speed Limit: 25 mph

Street/Driveway #3 ( LOT 27 - PROP. DW ) Street/Driveway # ( LOT 28 - PROP. DW )

Sight Distance (feet) OK?  
 Right 228 YES  
 Left 247 YES

Sight Distance (feet) OK?  
 Right 335 YES  
 Left 217 YES

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**GUIDELINES**

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

\*Source: AASHTO

**ENGINEER/SURVEYOR CERTIFICATE**

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

[Signature]  
 Signature

12464

PLS (P.E.) MD Reg. No. Expired 5/22/19

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.

**Montgomery County Review:**

Approved

Disapproved:

By: [Signature]

Date: 07/18/18



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R. Schwartz Jones  
Director

July 27, 2018

Mr. David Cha  
Gutschick, Little & Weber, P.A.  
3909 National Drive, Suite 250  
Burtonsville, MD 20866

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN** for  
Cypress Avenue Property  
Preliminary Plan #: 120180050  
SM File #: 283576  
Tract Size/Zone: 2.1 Ac./R-60  
Total Concept Area: 1.4 Ac.  
Lots/Block: P7  
Parcel(s): N326  
Watershed: Lower Rock Creek

Dear Mr. Cha:

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 ESD to the MEP with the use of micro-bioretenion planter boxes and drywells. Due to onsite constraints a waiver of stormwater management requirements will be issued for the work in the right of way.

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. Each lot is to provide full ESDv treatment of stormwater management.
5. Use the latest MCDPS design criteria at time of plan submittal.

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 required**.



255 Rockville Pike, 2<sup>nd</sup> Floor, Rockville, Maryland 20850 | 240-777-0311  
[www.montgomerycountymd.gov/permittingservices](http://www.montgomerycountymd.gov/permittingservices)

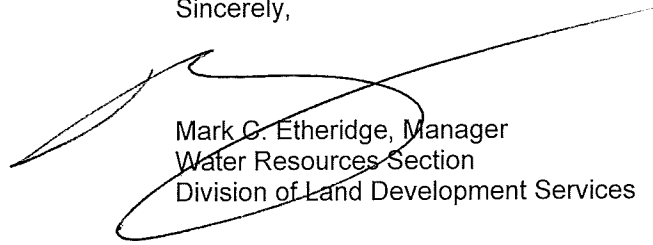


Mr. Davis Cha  
July 27, 2018  
Page 2 of 2

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 David Kuykendall at 240-777-6332.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark C. Etheridge', is written over the typed name and title.

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

MCE: CN283576 Cypress Avenue Property.DWK

cc: N. Braunstein  
SM File # 283576

ESD: Required/Provided 4480 cf / 3670 cf  
PE: Target/Achieved: 1.52/1.8"/1.52/2.6"  
STRUCTURAL: 0.00 cf  
WAIVED: 0.23 ac.



---

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

---

**DATE:** 26-Apr-18  
**TO:** David Little  
Gutschick Little & Weber, PA  
**FROM:** Marie LaBaw  
**RE:** Cypress Avenue  
120180050

---

**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted 26-Apr-18 .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.



**VICINITY MAP**  
SCALE: 1" = 2,000'

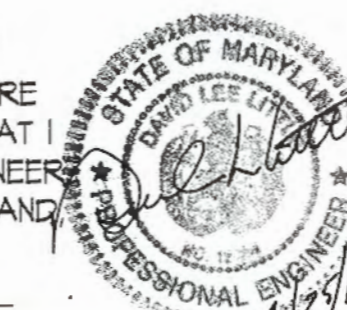
WSSC GRID: 211 NW 05  
ADC MAP BOOK GRID: 66-F7

**LEGEND**

- EX. BUILDING
- PROP. BUILDING
- EX. CURB
- PROP. CURB
- EX. SIDEWALK
- PROP. SIDEWALK
- EX. SEWER
- PROP. SEWER
- EX. WATER
- PROP. WATER
- EX. STORM DRAIN
- PROP. STORM DRAIN
- PROP. FIRE ACCESS
- PROP. FIRE ACCESS (Operational Bay)
- FIRE HYDRANT
- MAIN ENTRANCE DOOR
- FIRE ACCESS "NO PARKING"



**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE PLANS 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. 12464. EXPIRATION DATE: MAY 28, 2019.



**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: S.M.C. FM: 43 DATE: 4/26/2018

**PRELIMINARY PLAN No. 120180050**

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR: FOUNDATION FOR ADVANCED EDUCATION IN THE SCIENCES (F.A.E.S.) 10 CENTER DRIVE, ROOM 1N241 - MSC115 BETHESDA, MD 20892-1115 CONTACT 301-594-8985	SCALE 1"=40'	ZONING R-60
DATE MAY 2017	TAX MAP -- GRID HP-21	

<b>FIRE ACCESS PLAN</b>	G. L. W. FILE NO.
<b>CYPRESS AVENUE PROPERTY</b>	15114
<b>PARCEL N326</b>	SHEET
RECORDING REFERENCE	1 OF 1
BETHESDA ELECTION DISTRICT No. 07	MONTGOMERY COUNTY, MARYLAND