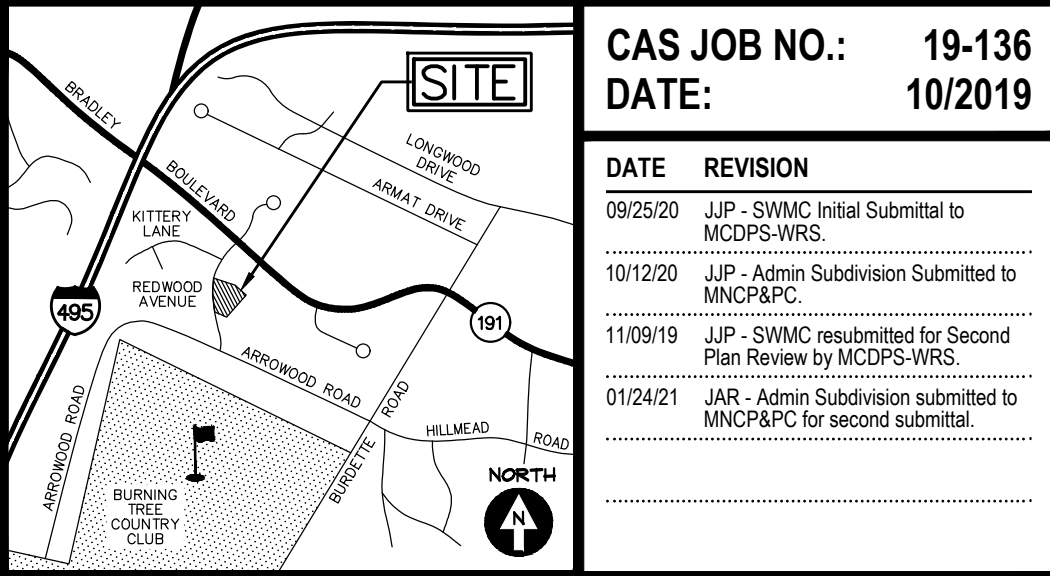


# ADMINISTRATIVE SUBDIVISION PLAN - M-NCP&PC No. 620210040

SEE SITE ZONING DATA  
SHEET AP-1.



VICINITY MAP  
ADC MAP 5284, GRID G-10, SCALE: 1" = 200'

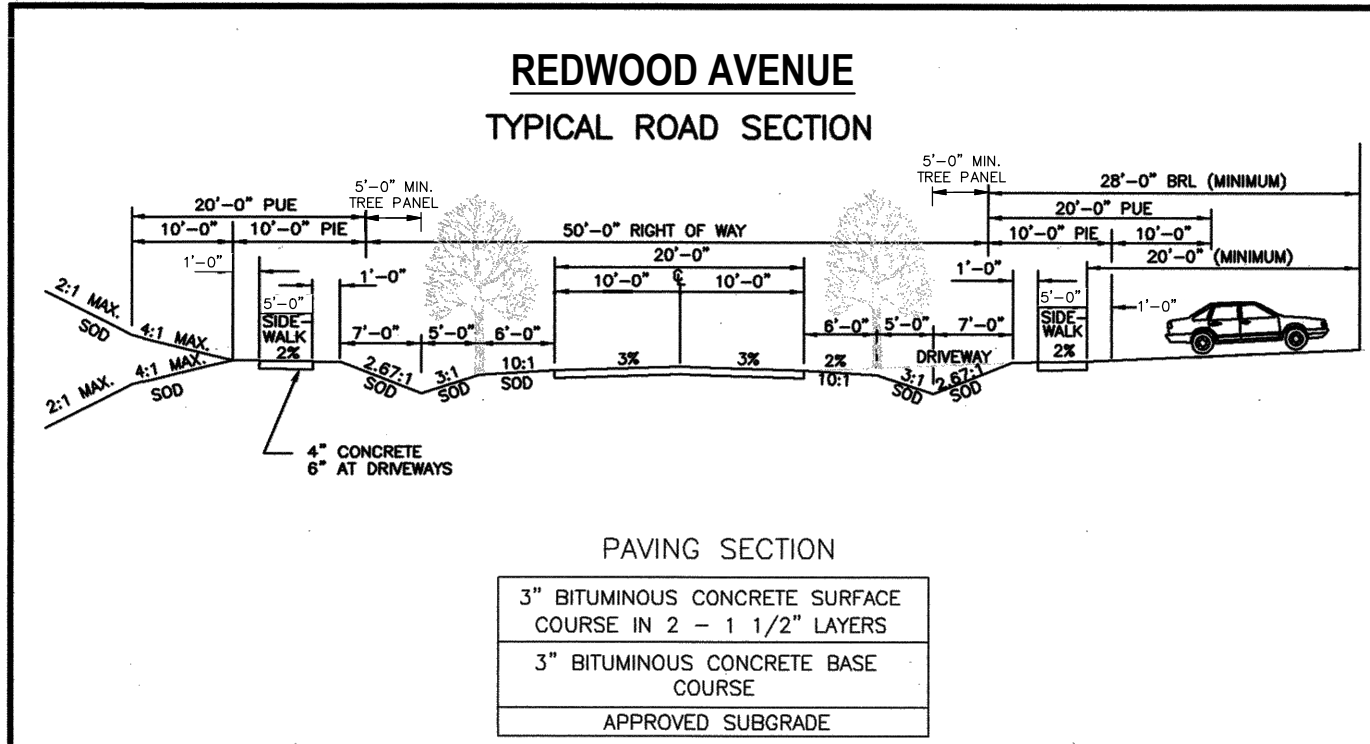
CAS JOB NO.: 19-136  
DATE: 10/2019

DATE	REVISION
09/25/20	JLP - SWMC Initial Submission to MDCPS-WRS.
10/12/20	JLP - Admin Subdivision Submitted to MDCPS-WRS.
11/09/19	JLP - SWMC resubmitted for Second Plan Review by MDCPS-WRS.
01/24/21	JLP - Admin Subdivision submitted to MDCPS-WRS for second submission.



Curt A. Schreffler, PE  
CURT A. SCHREFFLER, PE  
01/24/2021

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. 19568, expiration date 3/6/2022.



## GENERAL NOTES

- REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
- SEE STANDARD NO. MC-811.01 - METHODS OF GRADING SIDE SLOPES.
- PUBLIC UTILITY EASEMENTS (PUEs) ARE SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT ENTITLED "DECLARATIONS OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" THAT IS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY IN LIBER 3834 AT FOLIO 457.
- THE SIDE DITCH IN FULL SLOPES MAY BE ELIMINATED IN AREAS NOT MASTER PLANNED FOR DEVELOPMENT ONLY AFTER OVERLAND FLOW PATH AND EROSION POTENTIAL ARE CONSIDERED.
- SEE STANDARDS NO. MC-701.01 AND MC-703.02 FOR SPECIES, SIZE AND SPACING OF STREET TREES.
- WHEN USING THIS STANDARD, THE GARAGE SHALL BE SET BACK A MINIMUM DISTANCE OF 20 FEET, MEASURED FROM THE BACK EDGE OF THE SIDEWALK. THE MINIMUM BUILDING RESTRICTION LINE SETBACK IS 28 FEET.
- STREET LIGHTING POLES ARE TO BE LOCATED AS DIRECTED BY THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION.
- PUBLIC IMPROVEMENTS EASEMENTS (PIEs) ARE TO BE GRANTED BY A SITE SPECIFIC DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT DOCUMENT, THAT DOCUMENT IS TO BE RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND REFERENCED ON THE RECORD PLAT.
- THE 2-FOOT WIDE SECTION OF THE PIEs BEHIND THE SIDEWALKS IS TO ALLOW FOR THE TEMPORARY CONSTRUCTION, RECONSTRUCTION, AND MAINTENANCE OF THE SIDEWALKS.
- SEVERAL OF THE DIMENSIONS SPECIFIED ON THIS STANDARD REFLECT MODIFICATIONS TO THE VALUES SHOWN ON STANDARD NO. MC-301.03 (RESIDENTIAL DRIVEWAY/OPEN SECTION ROAD).
- ELEVATION AT THE FRONT EDGE OF SIDEWALK = EDGE OF PAVEMENT ELEVATION + 0.38'

APPROVED	REVISED	MONTGOMERY COUNTY
11/30/07	Width of PUEs and Note #9 (1-07)	DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
		TERTIARY RESIDENTIAL STREET
DIRECTOR, DEPT. OF PUBLIC WORKS & TRANSPORTATION		OPEN SECTION
CHIEF, DIV. OF CAP. DEV.		WITH SIDEWALKS AND STREET TREES
		STANDARD NO. MC-210.05

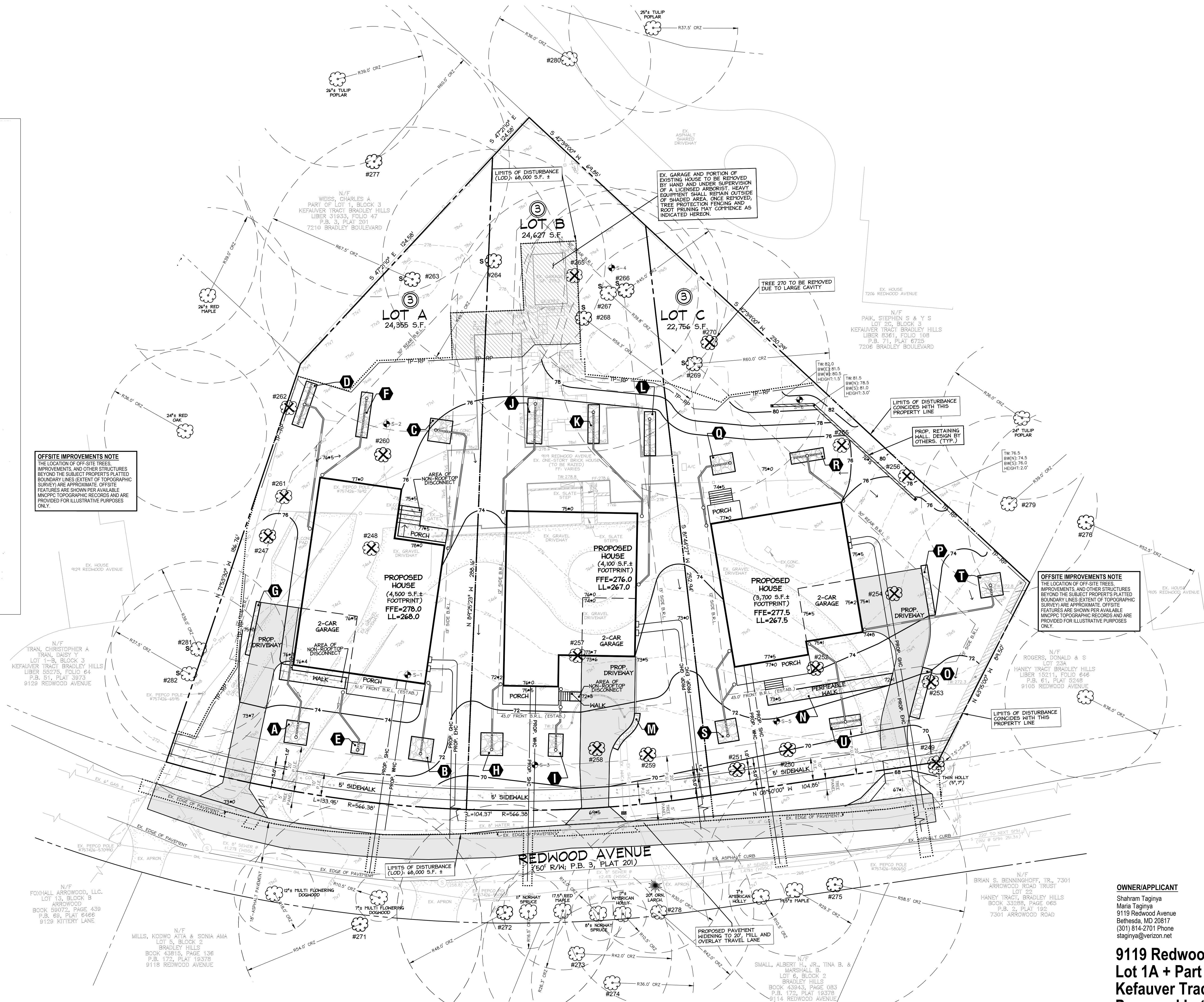
OFFSITE IMPROVEMENTS NOTE  
THE LOCATION OF OFF-SITE TREES, IMPROVEMENTS AND OTHER STRUCTURES BEYOND THE SUBJECT PROPERTIES PLATTED BOUNDARY LINES (EXTENT OF TOPOGRAPHIC SURVEY) ARE APPROXIMATE. OFF-SITE FEATURES ARE SHOWN PER AVAILABLE MDCPS TOPOGRAPHIC RECORDS AND ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY.

OFFSITE IMPROVEMENTS NOTE  
THE LOCATION OF OFF-SITE TREES, IMPROVEMENTS AND OTHER STRUCTURES BEYOND THE SUBJECT PROPERTIES PLATTED BOUNDARY LINES (EXTENT OF TOPOGRAPHIC SURVEY) ARE APPROXIMATE. OFF-SITE FEATURES ARE SHOWN PER AVAILABLE MDCPS TOPOGRAPHIC RECORDS AND ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY.

## LEGEND

EXISTING FEATURES	
	Ex. Storm Drain with Manhole
	Ex. Water Line with Valve
	Ex. Gas Line with Valve
	Ex. Overhead Utility with Pole
	Ex. Two-And-Ten-foot Contours
	Ex. Spot Elevation
	Ex. Chain Link or Wire Fence
	Ex. Wood or Stockade Fence
	Ex. Retaining Wall
	Ex. Soil Typing Location
	Ex. Significant Tree
	Ex. Specimen Tree
	Ex. Tree To Be Removed
	Ex. Tree To Be Saved, With C.R.Z.

PROPOSED FEATURES	
	Limit of Disturbance (L.O.D.)
	Prop. Water-House Connection
	Prop. Sewer-House Connection
	Prop. Gas-House Connection
	Prop. Electric-House Connection
	Prop. Contour with Elevation
	Prop. Spot Elevation
	Prop. 4" PVC Drain Pipe
	Prop. Surface Flow Direction
	Prop. Pipe Flow Direction
	Prop. Downspout w/ Flow Direction
	Gravel Dry Well with the Perforated Pipe Layout, Downspout Leader, Pipe Flow Direction, and Type Invert Elevation
	Prop. Micro Infiltration Trench
	Proposed Permeable Pavement
	Proposed Area of Non-Roof-top Disconnect
	Prop. SWM Identification Annotation (Refer to Stormwater Concept Plans)



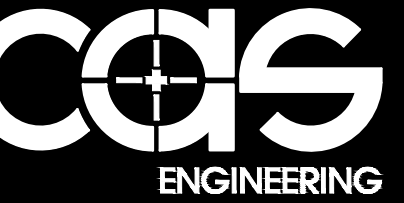
OWNER/APPLICANT  
Shahram Taghnia  
1919 Redwood Avenue  
Bethesda, MD 20817  
(301) 814-2701 Phone  
staghnia@verizon.net

9119 Redwood Avenue  
Lot 1A + Part of Lot 1, Block 3  
Kefauver Tract Bradley Hills  
Proposed Lots A, B & C  
Administrative Subdivision Plan  
Administrative Subdivision  
Plan No. 620210040

TAX MAP: GP 341 WSSC 200 Sheet: 211NW07  
ADC Map: 5284; Grid: G-10

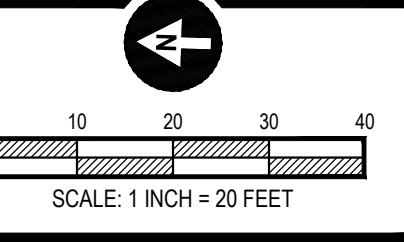
ADMINISTRATIVE SUBDIVISION PLAN NOTE: Unless explicitly noted on this Administrative Subdivision Plan or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, sidewalks, and other proposed features are for illustrative purposes only. The final locations of the proposed improvements will be determined at the time of building permit issuance. Please refer to the Zoning Data Table for development standards such as setbacks, building restriction lines, building height, and lot coverage. Other site development limitations may be included in the conditions of the planning board or planning staff approvals.

Lot 1A + Part of Lot 1, Block 3, Kefauver Tract Bradley Hills  
Plat Book 46, Plat No. 3512, Recorded 09/21/1953  
Bethesda (7th) Election District, Montgomery County, MD  
9119 Redwood Avenue  
Bethesda, Maryland 20817



CAS ENGINEERING-MD  
10 South Brent Street  
Frederick, Maryland 21701  
301-607-8031 Phone  
info@caseng.com  
www.caseng.com

CAS ENGINEERING-DC, LLC  
1001 Connecticut Avenue, NW, Suite 401  
Washington, DC 20008  
info@cas-dc.com  
202-393-7200 Phone  
www.cas-dc.com



SHEET TITLE:  
Administrative Subdivision Plan

AP-4



January 7, 2021

Mr. Jonathan Bush, Planner Coordinator  
Down-County Division  
The Maryland-National Capital  
Park & Planning Commission  
2425 Reedie Drive  
Wheaton, Maryland 20902

RE: Administrative Plan No. 620210040  
9119 Redwood Avenue

Dear Mr. Bush:

We have completed our review of the administrative plan uploaded to Eplans on November 4, 2020 and reviewed by the Development Review Committee (DRC) at its meeting on November 24, 2020. 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 Montgomery County Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. This letter and all other correspondence from this department should be included in the package.

Significant Plan Review Comments

1. The Planning Board must make a finding that Redwood Avenue functions as a tertiary road. If the Board determines that Redwood Avenue functions as a secondary road, then the applicant will be required to dedicate an additional five (5) feet of right-of-way and show this dedication on the record plat.
2. The Redwood Avenue pavement will need to be widened to a minimum twenty (20) feet along the property frontage per MCDPS Fire & Rescue requirements. On the Certified Administrative Subdivision Plan, dimension and label the proposed pavement as twenty (20) foot minimum.
3. On the Certified Administrative Subdivision Plan, revise the cross-section detail for Redwood Avenue to show a five (5) foot rather than four (4) foot sidewalk.
4. Provide a ten (10) foot wide Public Improvement Easement (PIE) and twenty (20) foot wide overlapping Public Utilities Easement (PUE) along the existing Redwood Avenue frontage.

5. Add a north arrow to the Certified Administrative Subdivision Plan.

Standard Plan Review Comments

6. The storm drain study was reviewed and is acceptable to MCDOT. No improvements are needed to the downstream public storm drain system for this plan.
7. The sight distance study has been accepted. A copy of the accepted Sight Distance Evaluation certification form is enclosed for your information and reference.
8. If the proposed development will alter any existing street lights, signage 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. Relocation of utilities along Redwood Avenue to accommodate the required roadway improvements shall be the responsibility of the applicant.
10. Trees in the County rights-of-way – spacing and species are 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. Provide a minimum five-foot continuous clear path (no grates) sidewalk along the Redwood Avenue frontage.
12. Posting of a right-of-way permit bond is a prerequisite to DPS approval of the record plat. The right-of-way permit will include, but not necessarily be limited to, the following improvements:
  - A. Paving, sidewalks and street trees along Redwood Avenue.
  - B. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.
  - C. Erosion and sediment control measures as required by Montgomery County Code 19-10(02) 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.



Thank you for the opportunity to review this administrative plan. If you have any questions or comments regarding this letter, please contact me at [william.whelan@montgomerycountymd.gov](mailto:william.whelan@montgomerycountymd.gov) or (240) 777-2173.

Sincerely,

*William Whelan*

William Whelan  
Development Review Team  
Office of Transportation Policy

Enclosures (1)

Sight Distances

Sharepoint/transportation/director's office/development review/WhelanW/620210040 9119 Redwood Avenue – MCDOT  
Review Letter 010721.docx

cc: Plan letters notebook

cc-e:	Jared Pantella	CAS Engineering
	Sam Farhadi	MCDPS RWPR
	Marie LaBaw	MCDPS FRS



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedoeem  
Director

February 23, 2021

Mr. Curt Schreffler, PE  
CAS Engineering – MD  
10 South Bentz Street  
Frederick, MD 21701

Re: **COMBINED SWM CONCEPT/SITE  
DEVELOPMENT STORMWATER  
MANAGEMENT PLAN** for  
9119 Redland Avenue  
SM# 286432  
Administrative Subdivision Plan # 620210040  
Tract Size/Zone: 1.647 ac./ R-200  
Total Concept Area: 1.647ac./71,738 sq.ft.  
Lots/Block: Lot1A and Part of Lot 1/Bradley Hills  
to be subdivided into three lots  
Watershed/Class: Cabin John Creek/Class I  
Type of Development: New Development

Dear Mr. Schreffler:

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 dry wells, micro-infiltration trenches and non-rooftop disconnect.

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. All facilities must be designed using latest available MCDPS guidance documents.



2425 Reedy Dr., 7<sup>th</sup> Floor, Wheaton, MD 20902 | 240-777-0311  
[www.montgomerycountymd.gov/permitting-services](http://www.montgomerycountymd.gov/permitting-services)

Mr. Curt Schreffler  
February 23, 2021  
Page 2 of 2

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**.

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 Mary Fertig at 240-777-6202 or at [mary.fertig@montgomerycountymd.gov](mailto:mary.fertig@montgomerycountymd.gov).

Sincerely,



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

MCE: MMF

cc: N. Braunstein  
SM File # 286432

**Lot A**

ESD: Required/Provided 1080 cf / 1111 cf  
PE: Target/Achieved: 1.60" / 1.65"  
STRUCTURAL: n/a  
WAIVED: n/a

**Lot B**

ESD: Required/Provided 946 cf / 965 cf  
PE: Target/Achieved: 1.6" / 1.63"  
STRUCTURAL: n/a  
WAIVED: n/a

**Lot C**

ESD: Required/Provided 1038 cf / 1101 cf  
PE: Target/Achieved: 1.6"/1.7"  
STRUCTURAL: n/a  
WAIVED: n/a



# ADMINISTRATIVE SUBDIVISION PLAN - M-NCP&PC No. 620210040

Anderson Tree Service  
Property Tree Assessment and Recommendation

Property Address: 9119 Redwood Ave., Bethesda, MD 20817

## GENERAL NOTES

- Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated September, 2019.
- Total lot area: 71,738 sq. ft. (Lot 1A = 60,213 sq. ft.; Part of Lot 1 = 11,525 sq. ft.)
- Property is located on Tax Map GP341 and WSSC 207 Sheet 211NW07.
- Property is located on Site Survey Map Number 23.
- Soil type(s): 2B, Glenelg Silty Loam, HSG "B".
- Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24031C0450.
- Property is located in the Cabin John Creek Watershed.
- Water Category - 1, Sewer Category - 1
- Local utilities include:
  - Water / Sewer - Washington Suburban Sanitary Commission
  - Electric - PEPCO
  - Telephone - Verizon
  - Gas - Washington Gas
- This plan was created without the benefit of a title report.

## LEGEND

EXISTING FEATURES	
	Ex. Storm Drain with Manhole
	Ex. Sewer Line with Cleanout
	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. Downspout Pipe / Spilled
	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. Drainage Divide
	Ex. Soil Typing Location
	Ex. Soil Line with Soil Types
	Ex. Tree Line
	Ex. Specimen Tree
	Ex. Significant Tree
	Ex. Tree To Be Removed
	Ex. Tree To Be Saved, With C.R.Z.
PROPOSED FEATURES	
	Limit Of Disturbance (L.O.D.)
	Prop. Water-House Connection
	Prop. Sewer-House Connection
	Prop. Gas-House Connection
	Prop. Electric-House Connection
	Prop. Contour with Elevation
	Prop. Spot Elevation
	Prop. Retaining Wall
	Prop. 4" PVC Drain Pipe
	Prop. Surface Flow Direction
	Prop. Pipe Flow Direction
	Prop. Root Pruning Direction
	Prop. Combined Tree Protection Fence with Signage and Root Pruning Direction
	Prop. Planter Box
	Prop. Permeable Pavement
	Prop. Micro Infiltration Trench
	Prop. Area of Non-Rooftop Disconnect
	Prop. Mitigation Tree

## UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

UTILITY CO.	REQUEST DATE	BY	INFO. RECEIVED	PLAN REVISED	BY
CONCAST	08/22/2019	KAM	08/22/2019	02/26/2020	J.P.
PEPCO	08/22/2019	KAM	08/22/2019	02/26/2020	J.P.
VERIZON/MD	08/22/2019	KAM	08/22/2019	02/26/2020	J.P.
WASH. GAS	08/22/2019	KAM	08/22/2019	02/26/2020	J.P.
SEWER CONTRACT DRAWING	08/22/2019		08/22/2019	02/26/2020	J.P.
WATER CONTRACT DRAWING	08/22/2019		08/22/2019	02/26/2020	J.P.
HOUSE-CONNECTION PLUMBING CARDS	08/22/2019		08/22/2019	02/26/2020	J.P.

**MISS UTILITY**  
FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/ATC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE OPERATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

## TREE DATA (SPECIMEN / VARIANCE & SIGNIFICANT TREES ONLY)

TREE NO.	SPECIES	BOTANICAL NAME	D.B.H. (INCHES)	CONDITION	LOCATION	COMMENTS
247	TULIP POPLAR	Liriodendron tulipifera	38.5	GOOD	ON-SITE	HEAVY IVY, ELONGUMBUS
248	NORWAY SPRUCE	Picea abies	24	GOOD	ON-SITE	REMOVE
249	TULIP POPLAR	Liriodendron tulipifera	31	GOOD	ON-SITE	REMOVE
250	TULIP POPLAR	Liriodendron tulipifera	33	FAIR	ON-SITE	CAVITY, SLIGHT DIEBACK DECAY HOLLOWINGS, DEADWOOD LIMBS
251	TULIP POPLAR	Liriodendron tulipifera	42	FAIR	ON-SITE	EPICORMIC GROWTH, DEAD LIMBS
252	TULIP POPLAR	Liriodendron tulipifera	38.5	GOOD	ON-SITE	REMOVE
253	TULIP POPLAR	Liriodendron tulipifera	35.5	FAIR	ON-SITE	DIEBACK, FEW HAZARD LIMBS
254	WHITE ASH	Fraxinus Americana	33	POOR	ON-SITE	EMERALD ASH BORER, LIMB/CROWN DIEBACK, CO-DOMINATE W/ INCLUDED BARK, HIGH PROBABILITY OF FAILURE, HAZARD
255	TULIP POPLAR	Liriodendron tulipifera	32	FAIR	ON-SITE	SLIGHT DIEBACK, CROWN THINNING
256	RED OAK	Quercus rubra	24	POOR	ON-SITE	SEVERE DIEBACK/DECLINE, CROWN THINNING
257	NORWAY SPRUCE	Picea abies	27	GOOD	ON-SITE	REMOVE
258	WHITE ASH	Fraxinus Americana	38	POOR	ON-SITE	EMERALD ASH BORER, LIMB/CROWN DIEBACK
259	SOUTHERN RED OAK	Quercus Falcata	35.5	GOOD	ON-SITE	REMOVE
260	TULIP POPLAR	Liriodendron tulipifera	41	GOOD	ON-SITE	REMOVE
261	RED MAPLE	Acer rubrum	23	GOOD	ON-SITE	ENGLISH IVY
262	TULIP POPLAR	Liriodendron tulipifera	28.5	GOOD	ON-SITE	REMOVE
263	TULIP POPLAR	Liriodendron tulipifera	45	GOOD	ON-SITE	REMOVE
264	TULIP POPLAR	Liriodendron tulipifera	33	GOOD	ON-SITE	EPICORMIC GROWTH, FUNGAL BOODIES
265	TULIP POPLAR	Liriodendron tulipifera	29	FAIR	ON-SITE	IVY GROWTH, IMPROPER PRUNING
266	TULIP POPLAR	Liriodendron tulipifera	30	GOOD	ON-SITE	REMOVE
267	TULIP POPLAR	Liriodendron tulipifera	38.5	GOOD	ON-SITE	REMOVE
268	TULIP POPLAR	Liriodendron tulipifera	39.5	FAIR	ON-SITE	IVY AND LIGHT DIEBACK
269	TULIP POPLAR	Liriodendron tulipifera	40	GOOD	ON-SITE	REMOVE
270	TULIP POPLAR	Liriodendron tulipifera	29.5	FAIR	ON-SITE	LARGE CAVITY IN UPPER TRUNK DUE TO BROKEN LEADER
271	SWEET GLIM	Liquidambar styraciflua	36	GOOD	OFF-SITE	TREE NOT LOCATED ON SUBJECT PROPERTY (9118 REDWOOD AVENUE)
272	TULIP POPLAR	Liriodendron tulipifera	32	GOOD	OFF-SITE	TREE NOT LOCATED ON SUBJECT PROPERTY (R.O.W.)
273	TULIP POPLAR	Liriodendron tulipifera	38	GOOD	OFF-SITE	TREE NOT LOCATED ON SUBJECT PROPERTY (9114 REDWOOD AVENUE)
274	TULIP POPLAR	Liriodendron tulipifera	28	GOOD	OFF-SITE	TREE NOT LOCATED ON SUBJECT PROPERTY (9114 REDWOOD AVENUE)
275	TULIP POPLAR	Liriodendron tulipifera	33	GOOD	OFF-SITE	TREE NOT LOCATED ON SUBJECT PROPERTY (9105 REDWOOD AVENUE)
276	TULIP POPLAR	Liriodendron tulipifera	33	GOOD	OFF-SITE	TREE NOT LOCATED ON SUBJECT PROPERTY (9105 REDWOOD AVENUE)
277	TULIP POPLAR	Liriodendron tulipifera	40	GOOD	OFF-SITE	TREE NOT LOCATED ON SUBJECT PROPERTY (7210 BRADLEY BOULEVARD)
278	TULIP POPLAR	Liriodendron tulipifera	38	GOOD	OFF-SITE	TREE NOT LOCATED ON SUBJECT PROPERTY (R.O.W.)
279	TULIP POPLAR	Liriodendron tulipifera	26	GOOD	OFF-SITE	TREE NOT LOCATED ON SUBJECT PROPERTY (7206 REDWOOD AVENUE)
280	TULIP POPLAR	Liriodendron tulipifera	24	GOOD	OFF-SITE	TREE NOT LOCATED ON SUBJECT PROPERTY (7206 REDWOOD AVENUE)
281	BLACK CHERRY	Prunus Serotina	28	GOOD	OFF-SITE	TREE NOT LOCATED ON SUBJECT PROPERTY (9126 REDWOOD AVENUE)
282	WHITE PINE	Pinus Strobus	25	GOOD	OFF-SITE	TREE NOT LOCATED ON SUBJECT PROPERTY (9126 REDWOOD AVENUE)

- INDICATES SPECIMEN TREE AND VARIANCE TREE (UNLESS NOTED OTHERWISE)

## TREE PRESERVATION NOTE

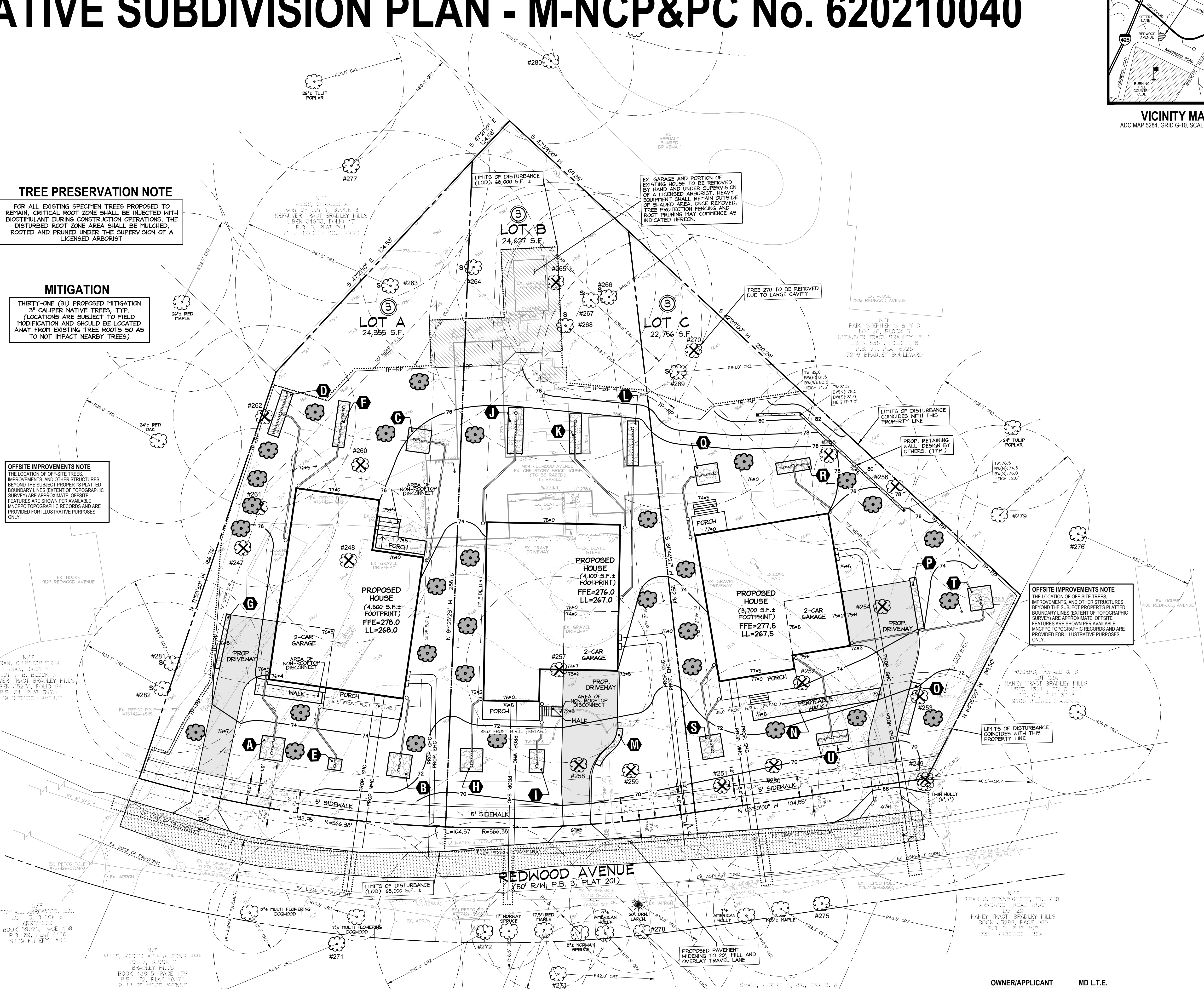
FOR ALL EXISTING SPECIMEN TREES PROPOSED TO REMAIN, CRITICAL ROOT ZONE SHALL BE INJECTED WITH BIOSTIMULANT DURING CONSTRUCTION OPERATIONS. THE DISTURBED ROOT ZONE AREA SHALL BE MULCHED, ROOTED AND PRUNED UNDER THE SUPERVISION OF A LICENSED ARBORIST

## MITIGATION

THIRTY-ONE (31) PROPOSED MITIGATION 3" CALIPER NATIVE TREES, TYP. LOCATIONS ARE SUBJECT TO FIELD MODIFICATION AND SHOULD BE LOCATED AWAY FROM EXISTING TREE ROOTS SO AS TO NOT IMPACT NEARBY TREES

## OFFSITE IMPROVEMENTS NOTE

THE LOCATION OF OFF-SITE TREES, IMPROVEMENTS AND OTHER STRUCTURES BEYOND THE SUBJECT PROPERTY'S PLATTED BOUNDARY LINES (EXTENT OF TOPOGRAPHIC SURVEY) ARE APPROXIMATE. OFF-SITE FEATURES ARE SHOWN PER AVAILABLE MNCPC TOPOGRAPHIC RECORDS AND ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY.



SIGNATURE: Gary D. Krot  
DATE: 1/21/2021

GARY D. KROT, Maryland L.T.E. License No. 1/21/2021

## IMPACT TO TREES

C.R.Z. RADIUS (FT.)	C.R.Z. AREA (S.F.)	% C.R.Z. AREA DISTURBED	TREE VARIANCE REQUEST
57.75	10477.4	100.0%	REMOVE
36.00	4071.5	100.0%	REMOVE
46.50	6789.9	100.0%	REMOVE
49.50	7697.7	100.0%	REMOVE
63.00	12469.0	100.0%	REMOVE
57.75	10477.4	100.0%	REMOVE
53.25	8988.2	100.0%	REMOVE
49.50	7697.7	100.0%	REMOVE
39.75	4963.9	100.0%	REMOVE
36.00	4071.5	100.0%	REMOVE
36.00	4071.5	100.0%	REMOVE
57.00	10207.0	100.0%	REMOVE
53.25	8988.2	100.0%	REMOVE
61.50	11882.3	100.0%	REMOVE
34.50	3729.3	100.0%	REMOVE
39.75	4963.9	27.8%	C.R.Z. DIST.
57.75	10477.4	26.2%	C.R.Z. DIST.
49.50	7697.7	26.8%	C.R.Z. DIST.
43.50	5944.7	100.0%	REMOVE
43.50	5944.7	21.1%	C.R.Z. DIST.
39.75	4963.9	26.8%	REMOVE
59.25	11028.8	29.5%	C.R.Z. DIST.
60.00	11369.7	39.9%	C.R.Z. DIST.
44.25	6151.4	31.2%	REMOVE
54.00	5916.9	7.0%	C.R.Z. DIST.
48.00	7248.2	12.5%	C.R.Z. DIST.
42.00	5514.8	0.0%	REMOVE
42.00	5514.8	0.0%	REMOVE
49.50	7697.7	5.8%	C.R.Z. DIST.
49.50	7697.7	5.8%	C.R.Z. DIST.
60.00	11369.7	0.0%	REMOVE
42.00	5514.8	1.8%	REMOVE
39.00	4778.4	39.5%	REMOVE
36.00	4071.5	0.0%	REMOVE
37.50	4728.4	28.8%	REMOVE
37.50	4412.9	28.4%	REMOVE

## DEVELOPER CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. 62020040 INCLUDING, FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER NAME: SHAHRAM TAGHINA / MARIA TAGHINA  
CONTACT PERSON OR OWNER: SHAHRAM TAGHINA / MARIA TAGHINA  
ADDRESS: 9119 REDWOOD AVENUE, BETHESDA, MD 20817  
PHONE: (301) 844-2701  
EMAIL: shahryn@verizon.net / taghina@aol.com  
SIGNATURE: [Signature]

## OWNER/APPLICANT

Shahram Taghina  
Maria Taghina  
9119 Redwood Avenue  
Bethesda, MD 20817  
(301) 926-6281 Phone  
taghina@verizon.net

## MD L.T.E.

Anderson Tree Service  
Attn: Gary Krot  
P.O. Box 356  
Poolesville, MD 20837  
(301) 926-6281 Phone  
gkrot@gmail.com  
MDLTC License #:

9119 Redwood Avenue  
Lot 1A + Part of Lot 1, Block 3  
Kefauver Tract Bradley Hills  
Proposed Lots A, B & C  
Preliminary / Final  
Forest Conservation Plan  
Administrative Subdivision  
Plan No. 620210040

TAX MAP: GP 341 WSSC 200 Sheet: 211NW07

ADC Map: 5284; Grid: G-10

**ADMINISTRATIVE SUBDIVISION PLAN NOTE:** Unless explicitly noted on this Administrative Subdivision Plan or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, sidewalks, and other proposed features are for illustrative purposes only. The final locations of the proposed improvements will be determined at the time of building permit issuance. Please refer to the Zoning Data Table for development standards such as setbacks, building restriction lines, building height, and lot coverage. Other site development limitations may be included in the conditions of the planning board or planning staff approvals.

CAS JOB NO.: 19-136  
DATE: 10/2019

DATE	REVISION
09/25/20	J.P. - SWMC Initial Submit to MCDCPS-WRS.
10/12/20	J.P. - Admin Subdivision Submitted to MNCPC.
11/09/19	J.P. - SWMC resubmitted for Second Plan Review by MCDCPS-WRS.
01/24/21	JAR - Admin Subdivision submitted to MNCPC for second submit.

VICINITY MAP  
ADC Map 5284, GRID G-10, SCALE: 1" = 200'

QUALIFIED PROFESSIONAL CERTIFICATION  
I hereby certify that these documents were prepared in accordance with Maryland state and Montgomery County Forest Conservation Laws and MNCPC Guidelines. (DNR / COMAR 08.19.03.01)

JEFFREY A. ROBERTSON  
DATE: 1/21/2021

DISCLAIMER: These are living things whose livability and structural integrity are subject to a wide array of natural factors and impacts, among those impacts are genetics, climate, weather, water regime, soils, insects, and disease. As such, trees are subject to changes in health or condition very slowly over time or very abruptly. I do not take liability for these actions or omissions upon the health or structure of the trees involved in this document. This plan should not be interpreted as a tree hazard evaluation as internal, structural, or aerial inspections were not performed on or upon these trees. Conditions and weaknesses may exist out of sight from the human eye.

Lot 1A + Part of Lot 1, Block 3, Kefauver Tract Bradley Hills  
Plat Book 46, Plat No. 3512, Recorded 09/21/1953  
Bethesda (7th) Election District, Montgomery County, MD  
9119 Redwood Avenue  
Bethesda, Maryland 20817

CAS ENGINEERING-MD  
10 South Brent Street  
Frederick, Maryland 21701  
301-407-8031 Phone  
info@cas-engineering.com  
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CAS ENGINEERING-DC, LLC  
1001 Connecticut Avenue, NW, Suite 401  
Washington, DC 20037  
info@cas-dc.com  
202-393-7200 Phone  
www.cas-dc.com

SHEET TITLE:  
Preliminary / Final Forest  
Conservation Plan

P/FCP-2



Tina & Albert Small, Jr.  
Marshall B. Small  
Albert N. Small  
9114 Redwood Avenue  
7311 Arrowood Road  
7315 Arrowood Road  
Bethesda, MD 20817

November 1, 2020

The Maryland National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Re: Development Application for – 9119 Redwood Avenue, Bethesda, MD 20817  
– Proposed Lots A, B & C, Block 3 – West Bethesda Park –  
M-NCP&PC File No. 620210040  
R-200 Single Family Residential Three (3) Dwelling Units  
Lot A - .56 AC; Lot B - .057 AC; Lot C - .52 AC

Dear Planning Commissioner:

We are the owners of 9114 Redwood Avenue, 7311 Arrowood Road and 7115 Arrowood Road– 9114 Redwood Avenue is located directly across the street from the proposed re-subdivision of 9119 Redwood Avenue, from one lot to 3 lots. We write to strongly state that we are opposed to the suggested subdivision to three lots for several important reasons.

1. Storm water Retention: We have regularly experienced terrible flood like sheet flowing rain runoff from Redwood, which runs directly through 9114 Redwood Avenue. With the new plan of 3 houses and all of the impervious areas associated with this, the runoff will likely be significantly worse, causing **significant water damage** to our property. Based on the proposed plan, the homes will be elevated on the property **over 10 feet above street level**, creating a terrace effect. There are swales proposed between the lots, which will continue to direct sheet flow from the rear yards and anything not caught in the planter boxes to flow to Redwood. Having the homes this high above the street level is bound to create water sheeting coming from the front yard and the driveways. The plan shows planter boxes to collect the roof run off, but these are woefully inadequate to capture the vast amount of run off from this property.

We have been forced to create swales in our yard to manage the current runoff, which currently runs through our yard and is deposited in a storm drain located on Arrowood Road. This extensive amount of water has forced us to plant grass over and over again, and put in extensive rock swales.



2. **Tree Coverage:** There are many magnificent trees that will be taken down to accommodate the proposed 3 lots, which will materially alter, unnecessarily the current streetscape. The proposed plan calls for 'planter boxes', this will not control the water from storms and rain. By eliminating the grass and land with paved driveways and sidewalks, the water will have nowhere to go, except our property. This is unacceptable.
3. We are sure that calculations have been run that show that this design will be neutral or improve the water flow, we assure you that is not the case. Add ons and teardowns have been rampant and the calculations defend their plans, but the reality is not the case and we have been forced to bear the brunt.
4. We are concerned that the set backs do not comply with Montgomery County regulations - The houses are sited **VERY close to the current street**, which is not wide.
5. **Neighborhood Character:** Almost the entire neighbor is located on lots both larger and wider than that which is proposed. The entire neighborhood streetscape that has existed for over 70 years and has been maintained for over 25 years with continual renovations and teardowns has still managed to retain it's original character. The proposed plan with its narrow lot plan, as opposed to the wide lots that now exist will dramatically alter the environment that has existed and that we enjoy. The plans also call for the homes to be sited in the front of the lot, and do not allow for any setback. Additionally, the micro infiltration trench, proposed around the driveways, would be both an eyesore and would be a dangerous hazard.

We urge you to **REJECT** the proposed subdivision of 9119 into 3 lots, as it will create an excessive amount of impervious area, require virtual clear cutting of a 1.75 acre single family home site and exacerbate an already damaging downstream water problem, making one lot owners gain, a perpetual nuisance and cost for us as property owners.

Sincerely,

Tina and Albert H. Small, Jr.

Marshall B. Small

Albert N.Small

**From:** [Susan Scholl](#)  
**To:** [Bush, Jonathan](#)  
**Subject:** 9119 Redwood Ave  
**Date:** Friday, March 5, 2021 2:29:24 PM

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[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

To: Jonathan Bush, Montg. Co. Park and Planning  
Re: 9119 Redwood Ave., Bethesda, MD 20817  
Plan # 620210040

Dear Mr. Bush.

We are contacting you to express my concerns about the proposed subdivision at 9119 Redwood Ave. Bethesda, MD 20817. Our address at 7300 Arrowood Rd. is just South of the intersection with Redwood/Arrowood. This portion of Arrowood Rd. has always been the recipient of uncontrolled amounts of stormwater from both Arrowood and Redwood, which has only increased over the years as new houses have replaced old ones.

1) The volume and velocity of water during large storm events flows like a river on the street and enters our property via our driveway and eroded areas next to the drive. On a few occasions in the last 20 years, we've had to raise our asphalt aprons and place sandbags along the edges to keep our property from flooding. Last fall, we had our driveway repaved, adding 2" in height, which helped, but caused other water and drainage problems.

2) The stormwater that produces this type of havoc is a 2-10 yr. storm event, which historically occurs 3-4 times/year. It is our understanding that the onsite stormwater management plan for the property in question is not designed for even a 2 year storm. Therefore a plan to contain this much water on the property is flawed from the start.

3) Though the county installed curbs and drains in this vicinity and there is an existing large ravine and storm pipe downstream, much of the stormwater bypasses these. And the present grade of the road actually directs water away from these areas.

In summary, we are asking that Park and Planning delay approval of this subdivision until a suitable remedy to remediate stormwater onsite and on the street is agreed upon and implemented. We also welcome a visit from you and others from the county to observe what I and other neighbors are talking about.

Cordially,

Susan and Tom Scholl  
7300 Arrowood Rd.  
Bethesda, MD 20817  
301 356-3357 h  
301 325-1035 c