

HILLANDALE SECTION 2

ADMINISTRATIVE SUBDIVISION PLAN NO. 620190070

Description

Request to adjust a lot line to create one net new buildable lot and bring one existing single-family dwelling into zoning conformance.

No. 620190070

Completed: 02-11-2022

MCPB

Item No.

02-24-2022

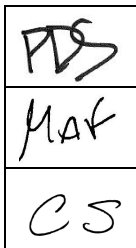
Montgomery County

Planning Board

2425 Reddie Drive, Floor 14

Wheaton, MD 20902

Planning Staff



Parker Smith, Planner II, Mid-County Planning, Parker.Smith@montgomeryplanning.org, 301-495-1327

Matthew Folden, Supervisor, Mid-County Planning, Matthew.Folden@montgomeryplanning.org, 301-495-4539

Carrie Sanders, Chief, Mid-County Planning, Carrie.Sanders@montgomeryplanning.org, 301-495-4653

LOCATION/ADDRESS

Naglee Road, 400 feet west of the intersection of Oaklawn Drive and New Hampshire Avenue, Silver Spring.

MASTER PLAN

2014 White Oak Science Gateway Master Plan

ZONE

R-90

PROPERTY SIZE

19,911 square feet

APPLICANT

Tim and Lisa Durham

ACCEPTANCE DATE

October 19, 2021

REVIEW BASIS

Chapter 50 & Chapter 22A



Summary:

- Section 50.6.1 of the Subdivision Regulations permits subdivision of land by filing an Administrative Subdivision Plan in limited circumstances. The necessary technical requirements of these applications must be reviewed under Section 50.4.3.
- Per Section 50.6.3.B, the Planning Director must act upon the application, in writing, or may require that the application be acted upon by the Planning Board.
- A notice of the Application was sent to all required parties by the Applicant on August 26, 2021. The notice gave the interested parties 15 days to review and comment on the contents of the Application. Staff has received correspondence raising concerns about the storm drain and stormwater management implications of this Application.
- The Application was originally accepted on January 21, 2019 and immediately placed on hold by the Applicant. Review of the Application was re-initiated on October 19, 2021 and the review period extended by the Planning Board through February 24, 2022.

TABLE OF CONTENTS

SECTION 1: RECOMMENDATIONS AND CONDITIONS	3
ADMINISTRATIVE SUBDIVISION PLAN 620190070	3
SECTION 2: SITE DESCRIPTION	5
VICINITY.....	5
PROPERTY DESCRIPTION.....	6
SECTION 3: PROJECT DESCRIPTION.....	7
PROPOSAL	7
SECTION 4: FINDINGS AND ANALYSIS.....	9
SECTION 5: COMMUNITY OUTREACH	13
SECTION 6: CONCLUSION	13
ATTACHMENTS	13

SECTION 1: RECOMMENDATIONS AND CONDITIONS

ADMINISTRATIVE SUBDIVISION PLAN 620190070

Staff recommends approval of Hillandale Section 2, Administrative Subdivision Plan No. 620190070, to adjust a lot line between existing Lot 35 and Lot 36, Block F, Hillandale Section 2. Site development elements shown on the latest electronic version as of the date of this Staff Report submitted via eplans to the M-NCPPC are required except as modified by the conditions below:

1. This Administrative Subdivision Plan is limited to two (2) lots for two (2) single-family detached dwelling units.
2. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”) – Water Resources Section in its letter dated January 2, 2019 and hereby incorporates them as conditions of the Administrative Subdivision Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS provided that the amendments do not conflict with other conditions of the Administrative Subdivision Plan approval.
3. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated February 1, 2022 and hereby incorporates them as conditions of the Administrative Subdivision Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Administrative Subdivision Plan approval.
4. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”) Fire Department Access and Water Supply Section in its letter dated December 16, 2021 and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Administrative Subdivision Plan approval.
5. Prior to recordation of the plat(s), the Applicant must satisfy MCDPS requirements to ensure the construction of a 6-foot wide sidewalk along the Property frontage on Naglee Road.
6. The record plat must show necessary easements.
7. The Adequate Public Facilities (“APF”) review for the Administrative Subdivision Plan will remain valid for five (5) years from the initiation date as defined in Section 50.4.3.J.5.
8. Include the stormwater management concept approval letter and Administrative Subdivision Plan Resolution on the approval or cover sheet(s).
9. This Administrative Subdivision Plan will remain valid for three (3) years from its initiation date (as defined under Section 50.4.2.G of the Subdivision Regulations), by which time a plat must be recorded in the Montgomery County Land Records, or a request for extension must be filed under Section 50.4.2.H.

10. The certified Administrative Subdivision Plan must contain the following note:

Unless specifically noted on this plan drawing or in the conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Administrative Subdivision 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.

SECTION 2: SITE DESCRIPTION

VICINITY

The Property is a part of the Hillandale neighborhood of Silver Spring, which is generally bounded by the Northwest Branch of the Anacostia River to the west, Interstate 495 to the south, New Hampshire Avenue to the east, and Columbia Pike to the north. This neighborhood is predominantly comprised of single-family dwellings. Exceptions include the denser and more commercial areas around the New Hampshire Avenue-Columbia Pike intersection to the north and the New Hampshire Avenue-Interstate 495 intersection to the southeast. Located to the northwest of the Property is Cresthaven Elementary School.



Figure 1: Vicinity Map



Figure 2: Existing Property

PROPERTY DESCRIPTION

The approximately 19,911-square foot Property (Property or Subject Property, outlined in white in Figure 2) consists of Lot 36, which currently contains an existing single-family house and has an area of 10,492 square feet, and Lot 35, which is currently vacant and is 9,418 square feet in size. The two lots are in the R-90 Zone and within the 2014 *White Oak Science Gateway Master Plan* area.

The Property is located within the Northwest Branch watershed, Use Class IV. The Property slopes gradually down from west to east. The Property does not contain any forest but does contain one significant tree and one specimen tree. There are no steep slopes, floodplains, wetlands, or streams present.

SECTION 3: PROJECT DESCRIPTION

PROPOSAL

Administrative Subdivision Plan No. 620190070 requests to adjust the property line between two lots, in order to bring the existing Lot 36 (10304 Naglee Road), which is improved with an existing detached single-family dwelling, into zoning compliance. By virtue of the proposed new lot configuration, the Applicant will be able to develop the currently vacant Lot 35 with a new single-family detached dwelling. The existing configuration of Lot 36 is not in compliance with zoning requirements, due to the presence of a detached garage at the northwest side of the existing dwelling. This detached garage is in violation of the accessory structure setback requirements set forth in Section 59.4.4.8.B of the Zoning Code. The detached garage must have at least a five-foot side setback, which will be accommodated by the proposed lot line adjustment between Lots 35 and 36. Section 59.4.4.8.B also specifies that any accessory structure must be located behind the rear building line of the principal structure. The Department of Permitting Services – Zoning Section supports this application and will not require a variance from the location requirement of the accessory structure, as it has determined that the existing garage is a “legal non-conforming” structure. DPS-Zoning’s support of this application is expressed via email from Laura Bradshaw. This email is included as Attachment D.

The proposed Administrative Subdivision will result in two buildable lots and will permit the construction of one new single-family dwelling on proposed Lot 37, which will have a lot area of approximately 9,005 square feet. The Applicant will retain the existing single-family detached dwelling on the newly configured Lot 38, which will have a lot area of approximately 10,904 square feet.

Access to proposed Lot 37 will be provided by a new, 13-foot wide driveway, consistent with MCDOT standard detail MC-301.05. The existing driveway on proposed Lot 38 will remain unchanged as a result of the Subject Application. The Bicycle Master Plan recommends a Neighborhood Greenway along Naglee Road, which will be provided within the existing public right-of-way.

SECTION 4: FINDINGS AND ANALYSIS

CHAPTER 50, SECTION 6.1.C

Pursuant to Section 50.6.1.C, an administrative subdivision may be used to create lots in certain circumstances, including:

Subdivision for creation of certain residential lots. Up to 3 lots for detached houses may be created in any residential or rural residential zone under these procedures if:

1. The lots are approved for standard method development

The proposed two lots conform to the development standards for standard method development in the R-90 Zone.

Table 1: R-90 Development Standards

R-90 Development Standards	Required	Proposed Lot 37	Proposed Lot 38
Lot Area (min)	9,000 sf	9,005 sf	10,904 sf
Lot Width at Front Building Line (min)	75 feet	79 feet	99 feet
Lot Width at Front Lot Line (min)	25 feet	79 feet	65 feet
Frontage on Street	Required	YES	YES
Density (max)	4.84 units/acre		
Lot Coverage (%) (max)	30%	16.4%	16.3%
Front Setback (min)	30 feet	49 feet	52 feet
East Side Setback (min)	8 feet	17 feet	11 feet
West Side Setback (min)	8 feet	8 feet	26 feet
Sum of Side Setbacks (min)	25 feet	26 feet	37 feet
Rear Setback (min)	25 feet	25 feet	24 feet*
Building Height Measured to Highest Point (max)	35 feet	35 feet	35 feet
Building Height Measured to Mean Height (max)	30 feet	30 feet	30 feet

*This is a pre-existing non-conformity

2. Written approval for any proposed well and septic area is received from the Department of Permitting Services, Well and Septic Section before approval of the plat;

The proposed lots/units will be served by public water and sewer. There is no well and septic proposed as part of this Application. Any required road dedications and associated public utility easements are shown on the plat and the applicant provides any required improvements.

3. Any required road dedications and associated public utility easements are shown on the plat and the applicant provides any required improvements;

According to Plat No. 22964, Naglee Road is within a 60-foot-wide right-of-way and functions as a tertiary residential street. As a result of its function as a tertiary roadway, MCDOT has evaluated sight distance based on this designation. As such, no additional right-of-way dedication is required as part of this Application. The Applicant will construct a six-foot wide sidewalk with a six-foot wide tree panel along the Property's Naglee Road frontage to meet the road construction standard set forth in the MCDOT Secondary Residential Standard No. MC-2002.01.

4. The requirements for adequate public facilities under Section 4.3.J are satisfied before approval of the plat; and

Adequate public facilities exist to support and service the Property in accordance with Section 50.4.3.J of the Subdivision Regulations. Roads and transportation facilities are adequate to support the Application. As conditioned, the Applicant will construct a minimum 6-foot wide sidewalk with a 6-foot wide tree panel along the Property's Naglee Road frontage.

White Oak Local Area Transportation Improvement Program (LATIP)

The Project is located within the White Oak Local Area Transportation Improvement Program (LATIP) area. As such, the project is not subject to the County's Local Area Transportation Review (LATR). In the White Oak LATIP District, Applicants must pay a fee to the County based on the number of trips a proposed project will generate. This requirement will be satisfied via payment prior to issuance of building permit.

Schools

The proposed Administrative Subdivision Plan is located at 10306 Naglee Road in Silver Spring. The FY2022 Annual School Test, approved by the Planning Board on June 17, 2021 and effective July 1, 2021 is applicable to this Application. This plan proposes one new single-family detached unit.

School Adequacy Test

The Project is served by Roscoe R. Nix/Cresthaven ES, Francis Scott Key MS and Springbrook HS. Based on the FY2022 Annual School Test results, the student enrollment and capacity projections for these schools are noted in the following table:

Table 2: Applicable FY2022 School Adequacy

School	Projected School Totals, 2025				Adequacy Status	Adequacy Ceilings		
	Program Capacity	Enrollment	% Utilization	Surplus/ Deficit		Tier 1	Tier 2	Tier 3
Roscoe R. Nix/Cresthaven ES	987	997	101.0%	-10	No UPP	75	188	336
Francis Scott Key MS	961	1,004	104.5%	-43	No UPP	83	150	294
Springbrook HS	2,121	1,994	94.0%	+127	No UPP	307	552	870

The school adequacy test determines the extent to which an applicant is required to make a Utilization Premium Payment (UPP) based on each school's adequacy status and ceilings, as determined in the Annual School Test. Under the FY2022 Annual School Test, Roscoe R. Nix/Cresthaven ES, Francis Scott Key MS and Springbrook HS do not require any UPP as identified in Table 2. If the project is estimated to generate more students than the identified ceilings, then UPPs or partial payments at multiple tiers may still be required.

Analysis Conclusion and Condition of Approval

Based on the school capacity analysis performed, using the FY2022 Annual School Test, this Application is not subject to a Utilization Premium Payment.

5. Forest conservation plan approval, stormwater management, and environmental protection requirements, if applicable, are satisfied before approval of the plat.

The Subject Property received approval for Forest Conservation Plan Exemption No. 42019050E on October 10, 2018. This exemption was granted based on Chapter 22A-5.s.2, as the project activity is occurring on a tract less than one acre, and the activity will not result in the clearing of more than a total of 20,000 square feet of existing forest. The Site contains no streams or their buffers, wetlands or wetland buffers, steep slopes, 100-year floodplains, inherent or known occurrences of rare, threatened or endangered species. The Property does not contain any forest but does contain one significant tree and one specimen tree. The Subject Application satisfies all requirements of Chapter 22A.

The Administrative Subdivision Plan received stormwater concept plan approval from the Montgomery County Department of Permitting Services, Water Resources Section on January 2, 2019.

CHAPTER 50, SECTION 6.3.C

C. Required Findings. To approve an administrative subdivision plan, the Director or Board must make the following findings:

- 1. The layout of the subdivision, including size, width, shape, orientation and density of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59;**

The Administrative Subdivision Plan meets all applicable sections of the Subdivision Regulations. The proposed size, width, shape and orientation of the lots is appropriate for the location of the subdivision, taking into account the recommendations of the Master Plan, the existing lot pattern of

surrounding properties, and for the building types (single family dwellings) contemplated for the Property. The surrounding properties are of a similar size and orientation to the proposed lots and are also developed with single family houses.

2. *The administrative subdivision plan substantially conforms to the master plan;*

The Administrative Subdivision Plan substantially conforms to the 2014 *White Oak Science Gateway Master Plan*. Although the Master Plan does not specifically discuss this Property, the Subject Application conforms to the general recommendations of the Master Plan, as it is in keeping with the residential character of the existing Hillandale neighborhood. The 2018 *Bicycle Master Plan* recommends that Naglee Road be designated as a Neighborhood Greenway (shared roadway), which will be accommodated within the existing right-of-way and roadway.

3. *Public facilities will be adequate to support and service the area of the subdivision;*

As stated above in Finding 50.6.1.C.4, the Subject Application meets all applicable adequate public facility requirements.

4. *All Forest Conservation Law, Chapter 22A requirements are satisfied;*

As stated above in Finding 50.6.1.C.5, the Subject Application meets all requirements of Chapter 22A.

5. *All stormwater management, water quality plan, and floodplain requirements of Chapter 19 are satisfied;*

As stated above in Finding 50.6.1.C.5, the Subject Application meets all requirements of Chapter 19.

6. *Any burial site of which the applicant has actual notice or constructive notice or that is included in the Montgomery County Cemetery Inventory and located within the subdivision boundary is approved under Subsection 4.3.M; and*

The Subject Application does not exist on any burial site.

7. *Any other applicable provision specific to the property and necessary for approval of the subdivision is satisfied.*

The Subject Application does not have any other specific provisions necessary for approval.

SECTION 5: COMMUNITY OUTREACH

The Applicant has met all proper signage, noticing and pre-submission meeting requirements for the submitted Application.

The Application was initially submitted in January 2019 but was deemed incomplete prior to DRC. The Application was re-initiated in October 2021.

Following re-initiation of the Application in October 2021, Staff received correspondence raising concerns about storm drainage and stormwater management along Naglee Road, and the impact the one new developed lot will have on stormwater run-off on adjacent properties. In response to those concerns, Mark Etheridge of DPS-Water Resources Section was notified of the concern. In accordance with County Regulations, the Application includes an approved Stormwater Management Concept Plan with the number 284411, and further analysis will be conducted when a sediment control application is submitted to Etheridge and the DPS-Water Resources Section.

All public correspondence is included in Attachment C.

SECTION 6: CONCLUSION

The Administrative Subdivision Plan meets the applicability requirements of Section 50.6.1.C. and the technical requirements of Section 50.4.3 of the Subdivision Regulations. The proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conform to the recommendations of the 2014 *White Oak Science Gateway Master Plan*. Site access and public facilities will be adequate to serve the proposed lots, and the Application has been reviewed by other applicable County agencies, all of which have recommended approval of the plan. Therefore, Staff recommends approval of this Administrative Subdivision Plan, subject to the conditions set forth in this Staff Report.

ATTACHMENTS

Attachment A: Administrative Subdivision Plan

Attachment B: Agency Letters

Attachment C: Correspondence

Attachment D: Letter From DPS-Zoning

ADMINISTRATIVE SUBDIVISION PLAN - M-NCP&PC No. 620190070

CAS JOB NO.: 17-488
DATE: 06/13/2018

DATE	REVISION
12/18/18	EST Initial Admin Subdivision Submitted to MNCPPC
09/07/21	EST Project Restarted with MNCPPC Notifications sent out
12/15/21	EST Address DRG Comments Resubmit to MNCPPC

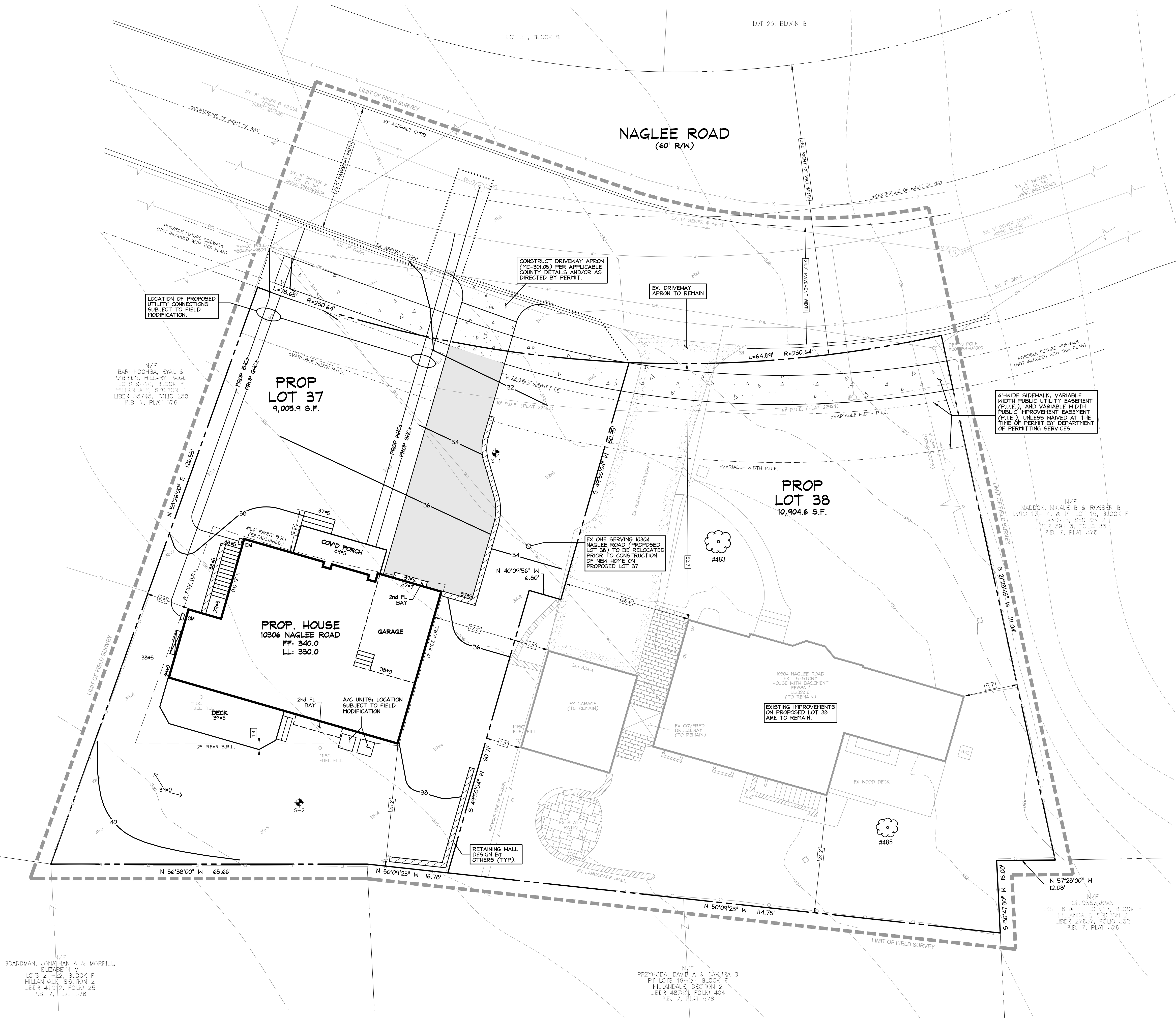
LEGEND

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 Piped / 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
- Ex. Roadside Tree
- Ex. Tree To Be Removed

PROPOSED FEATURES

- Limit Of Disturbance (L.O.D.)
- PROP. WHC Prop. Water-House Connection
- PROP. SHC Prop. Sewer-House Connection
- PROP. GHC Prop. Gas-House Connection
- PROP. EHC Prop. Electric-House Connection
- 16 Prop. Contour with Elevation
- 2640 Prop. Spot Elevation
- Prop. Retaining Wall



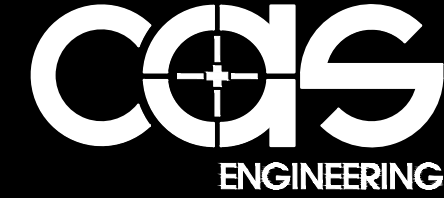
OWNER/APPLICANT
Lisa Durham
1409 Pomona Road
Ann Arbor, MI 48103
(301) 379-2311 Phone
info@casengr.com
durham@casengr.com

10306 & 10304 Naglee Road
Hillandale, Section 2
Proposed Lots 37-38, Block F
Administrative Subdivision Plan
MNCPPC # 620190070

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.

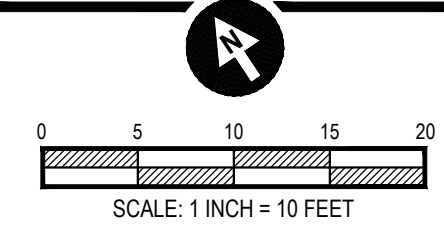
Proposed Lots 37 & 38, Block F, Hillandale, Section 2
Original Plat No. 22964, Recorded 08/2004
Colesville (5th) Election District, Montgomery County, MD

10306 & 10304 Naglee Road
Silver Spring, Maryland 20903



CAS ENGINEERING-MD
10 South Bentz Street
Frederick, Maryland 21701
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www.casengr.com

CAS ENGINEERING-DC, LLC
4536 MacArthur Boulevard, NW, 2nd Floor
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info@cas-dc.com
www.cas-dc.com



SHEET TITLE:
Administrative Subdivision Plan

AP-4

ATTACHMENT B



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Diane R. Schwartz Jones
Director

January 2, 2019

Mr. Eric Tidd, P.E.
CAS Engineering
10 South Bentz Street
Frederick, MD 21701

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
Hillandale Section 2
Preliminary Plan #: 620190070
SM File #: 284411
Tract Size/Zone: 9006/RMH200
Total Concept Area: 10,200sf
Lots/Block: 37/F
Parcel(s): N/A
Watershed: Northwest Branch

Dear: Mr. Tidd,

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 providing ESD to the Maximum Extent Practicable.

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. This concept approval is for an adjustment in lot lines and does not create additional new properties. Any proposed development or redevelopment of these properties will be required to meet ESD to the MEP.

This list may not be all-inclusive and may change based on available information at the time.

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



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Page 2 of 2

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 240-777-6309.

Sincerely,



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

MCE: TEW

cc: N. Braunstein
SM File # 284411

ESD: Required/Provided N/A
PE: Target/Achieved: N/A
STRUCTURAL: N/A
WAIVED: TBD



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R Conklin
Director

February 1, 2022

Mr. Parker Smith, Senior Planner
Midcounty Planning Division
The Maryland-National Capital
Park & Planning Commission (M-NCPPC)
2425 Reedie Drive, 14th Floor
Wheaton, Maryland 20902

RE: Administrative Subdivision Plan No. 620190070
Hillandale, Section 2

Dear Mr. Smith:

We have completed our review of the Administrative Subdivision Plan uploaded on eplans dated December 21, 2021. This plan was reviewed by the Development Review Committee at its meeting on November 9, 2021. We recommend approval for the plan based on 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 (DPS) in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

Significant Plan Review Comment

1. Project is subject to the White Oak Local Area Transportation Improvement Program (LATIP) [https://montgomerycountymd.gov/dot-dir/Resources/Files/LATR-WhitePaper\(1\).pdf](https://montgomerycountymd.gov/dot-dir/Resources/Files/LATR-WhitePaper(1).pdf). Pay LATIP fee prior to or at the building permit issuance. Coordinate with Mr. Andrew Bossi at 240-777-7200 or at andrew.bossi@montgomerycountymd.gov.
2. **Storm Drain Study:** We approve the Storm Drain analysis dated December 2021; therefore the applicant is not responsible for any improvements to the existing downstream storm drain.
3. **Sight Distance:** The sight distance is accepted based on the following reason(s):
 - a. Per Plat# 576 (recorded in 1936), Naglee Road is a 60-ft right-of-way and based on the width of the right-of-way and date of the plat recordation, shall be classified as a Secondary Residential Roadway. Since there are less than 75 dwelling units along the Naglee Road, we believe this roadway functions more like a Tertiary Roadway rather

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

than a Secondary Roadway. As requested from the applicant (see attachment), and coordination with MNCPPC staff, we recommend that the Planning Board reclassify this roadway to a Tertiary Road. Based on Planning Board approval of the reclassification of Naglee Road, we accept the sight distance for the proposed driveway which would meet the minimum sight distance requirements of 150 feet for a Tertiary Road.

A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.

4. Design all access points and alleys to be at-grade with the sidewalk, dropping down to street level between the sidewalk and roadway.
5. Consider waste collection siting as to ensure that there is a minimum 10'x4' flat area (per direction from Willie Wainer of DEP) capable of storing bins and bags without impeding ped/bike access.
6. Posting of the ROW 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. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements.
 - b. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
 - c. 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 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) if deemed necessary by the DPS.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Deepak Somarajan, our Development Review Team Engineer for this project at deepak.somarajan@montgomerycountymd.gov or (240) 777-2194.

Sincerely,

Deepak Somarajan

Deepak Somarajan, Engineer III
Development Review
Office of Transportation Policy

Mr. Parker Smith
Administrative Subdivision Plan No. 620190070
February 1, 2022
Page 3

Enclosure: Sight Distance Form

Sharepoint Correspondence Folder FY' 22

cc-e:	Eric Tidd	CAS Engineering
	Elwyn Gonzales	MNCPPC
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Andrew Bossi	MCDOT OTP
	Rebecca Torma	MCDOT OTP



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: HILLANDALE SECTION 2 Preliminary Plan Number: 1- 620190070

Street Name: NAGLEE ROAD Master Plan Road Classification: SECONDARY *

Posted Speed Limit: 25 mph

Street/Driveway #1 (PROP LOT 37) Street/Driveway #2 (_____)

Sight Distance (feet)

OK?

Sight Distance (feet)

OK?

Right 175 *

OK

Right _____

Left 200+

OK

Left _____

Comments:

Comments:

* See attached.

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)

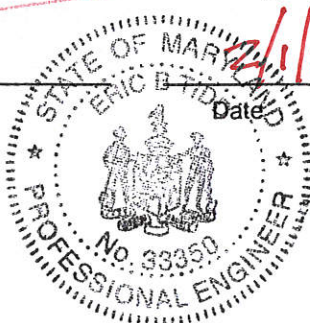
ENGINEER/ SURVEYOR CERTIFICATE

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

Signature

33350

PLS/P.E. MD Reg. No.



Montgomery County Review:

☒ Approved **

☐ Disapproved:

By: Deepak Somarajan

Date: 2/1/2022

Form Reformatted:
March, 2000

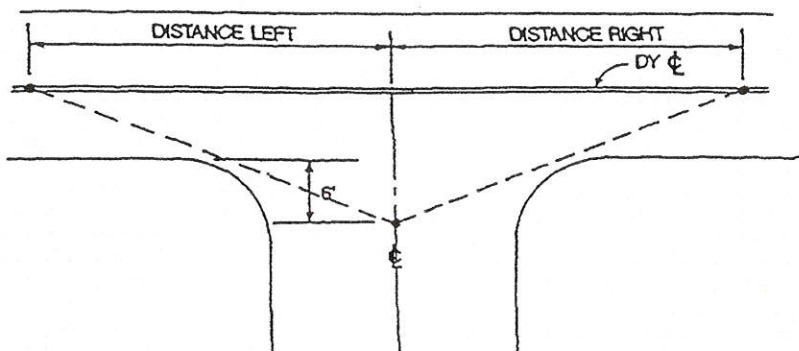
NOTE: See Comment# 3 of the letter for the condition of approval**



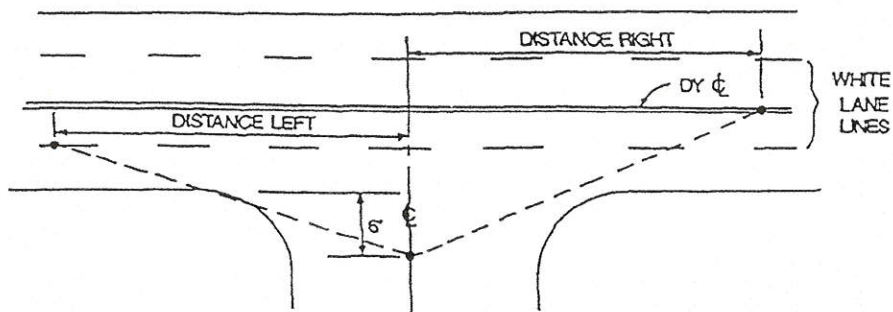
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION ATTACHMENT

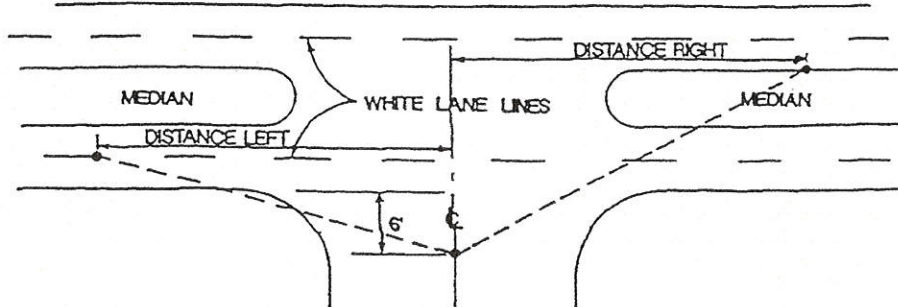
2 LANE UNDIVIDED ROADWAY



MULTI-LANE UNDIVIDED ROADWAY



MULTI-LANE DIVIDED ROADWAY





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02/01/2022

Sight Distance Evaluation
Hillandale, Section 2
MNCPPC 620190070

Hillandale, Section 2 was originally platted in 1935 by Plat Book 7, Plat 576 and established a 60-foot right-of-way for Naglee Road. The subject properties originally appeared at Lots 11 and 12, Block F on this plat, though have been subsequently modified in 2004 by Plat 22964, and currently exist as Lots 35 and 36, Block F.

Montgomery County adopted Tertiary Roadway Standards in July 1970 (Bill 42-70) for roads “whose purpose is to provide direct access to a residential development containing not more than 75 dwelling units...”. At the time of the Bill’s adoption, existing roadways were not reclassified.

In consultation with the Montgomery County Department of Transportation, we hereby request the Planning Board reclassify Naglee Road to “Tertiary Road” to better align with the existing use(s).

ADMINISTRATIVE SUBDIVISION PLAN - M-NCP&PC No. 620190070

CAS JOB NO.: 17-488
DATE: 06/13/2018

DATE	REVISION
12/18/18	EST Initial Admin Subdivision Submitted to MNCPPC
09/07/21	EST Project Restarted with MNCPPC Notifications sent out
12/15/21	EST Address DRG Comments Resubmit to MNCPPC

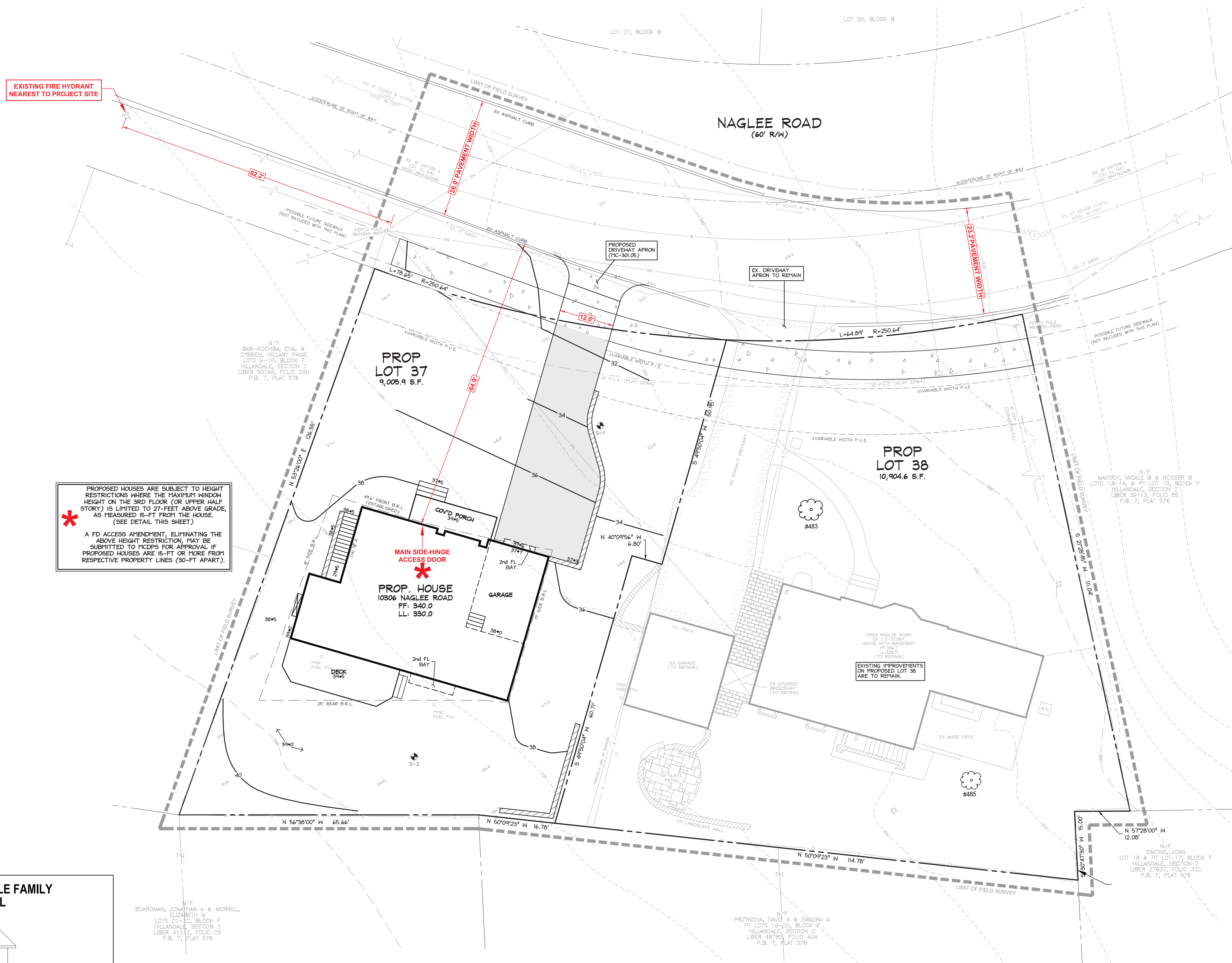


Curt A. Schreffler
CURT A. SCHREFFLER, PE
12/15/2021

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. 12152, expiration date 12/15/2021, and that this plan meets MCDPS criteria.

Proposed Lots 37 & 38, Block F, Hillandale, Section 2
Original Plat No. 22964, Recorded 08/2004
Colesville (5th) Election District, Montgomery County, MD

10306 & 10304 Naglee Road
Silver Spring, Maryland 20903



* PROPOSED HOUSES ARE SUBJECT TO HEIGHT RESTRICTIONS WHERE THE MAXIMUM WINDOW HEIGHT ON THE 3RD FLOOR (OR UPPER HALF STORY) IS LIMITED TO 27-FEET ABOVE GRADE, AS MEASURED 15-FT FROM THE HOUSE. (SEE DETAIL THIS SHEET)

* A FD ACCESS AMENDMENT, ELIMINATING THE ABOVE HEIGHT RESTRICTION, MAY BE SUBMITTED TO MCDPS FOR APPROVAL IF PROPOSED HOUSES ARE 15-FT OR MORE FROM RESPECTIVE PROPERTY LINES (30-FT APART).

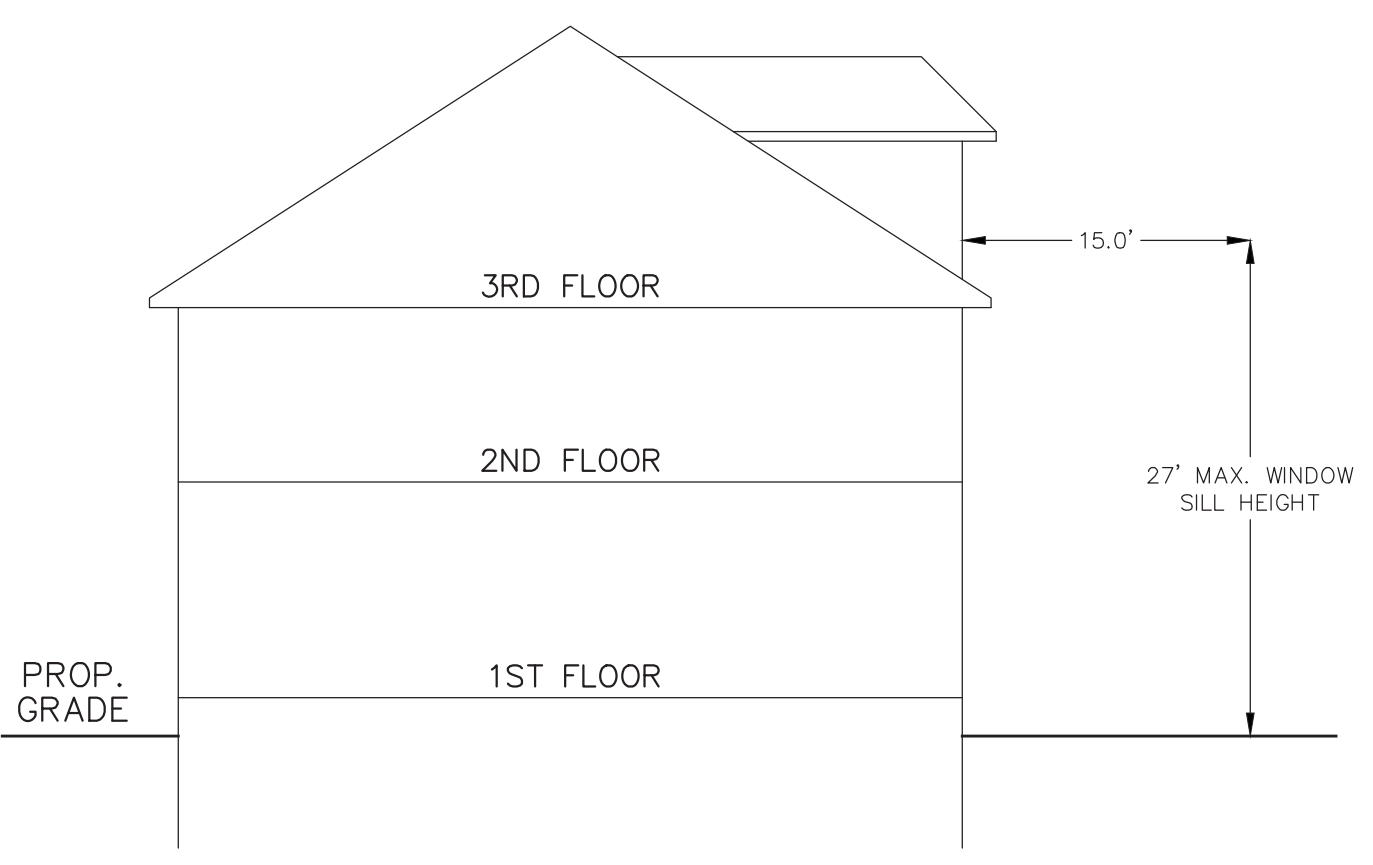
FIRE CODE ENFORCEMENT

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: *SAC* PM: 43 DATE: 12/16/2021

FIRE HEIGHT RESTRICTED - SINGLE FAMILY DETACHED HOME DETAIL



GENERAL NOTES:

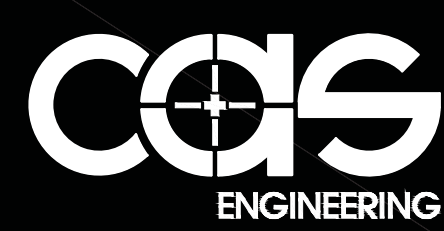
1. One and two-family dwellings of three (3) stories (27' to highest sill, including false dormers) or less must provide access to the occupied interior through a main, side-hinge door within 150 feet of a fire department access route.

OWNER/APPLICANT

Lisa Durham
1409 Pomona Road
Ann Arbor, MI 48103
(301) 379-2311 Phone
durham@casps.k12.mi.us

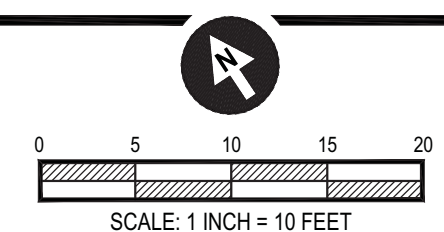
**10306 & 10304 Naglee Road
Hillandale, Section 2
Proposed Lots 37-38, Block F
Fire Department Access Plan
MNCPPC # 620190070**

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.



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4836 MacArthur Boulevard, NW, 2nd Floor
Washington, DC 20007
202-363-7200 Phone
info@cas-dc.com
www.cas-dc.com



SHEET TITLE:
Administrative
Subdivision Plan
Fire Dept. Access Plan

AP-6

ATTACHMENT C

From: [ryan_pfirrmann-powell](#)
To: [Smith, Parker](#)
Cc: [Folden, Matthew](#)
Subject: Re: Plan# 620190070
Date: Tuesday, September 14, 2021 5:30:44 PM
Attachments: [image004.png](#)
[image002.png](#)
[image005.png](#)
[image006.png](#)
[image003.png](#)
[image018.jpg](#)

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

Good afternoon, Mr. Parker and the Planning Director.

The comment below is in regard to PN 620190070 and the notice of application I received in the mail.

My objection as the downhill neighbor is as follows:

The owner of lot 37 built an impervious structure over the property line prior to selling lot 38 in 2012.

The owner of lot 37 now seeks to move the property line so that another impervious structure can be squeezed into a smaller lot 37.

The only purpose for the property line change is to allow for its sale to a builder at maximum profit, resulting in construction that maximizes the footprint (comparable to other new construction on Rodney Rd)

This would be acceptable if the infill combined lots 37 and the adjacent, vacant lot 36, but approving this reckless change will result in significant predictable harm to downhill properties as water from lots 21 and 22, plus runoff added by the conversion of lot 37 to impervious house and driveway, are conveyed at 7% grade directly into my home and basement, constructed in 1945.

The Stormdrain Analysis (14-SD) incorrectly depicts an “existing drainage divide” along Naglee Rd and between our properties. This inaccuracy should be corrected before application and review. The county is aware of problems along the time of concentration flow path shown and the inadequacy of current stormdrain infrastructure at Overlawn Dr, which contributes to frequent flooding of the street and my driveway.

Stormwater Mgmt Plan (12-SWM) makes a mockery of the Land Development Division’s stated guidelines. The only plan submitted is to convey all water off their property and onto mine. I’ve voiced these concerns to Mark Etheridge, but don’t think he understands the facts outlined above make clear that this proposed change to property lines would absolve the out-of-state investor in Lot 37 from his own mistake in building more impervious surface than Lot 38 could accommodate, and condone the continuation of their reckless pattern of selling these problems to unwitting future owners at a profit.

I appreciate your time and remain hopeful the county, with its significant expertise in these matters, can assist in protecting residents from the catastrophic effects of poor development like this.

Thank you,

Ryan Pfirrmann-Powell
202-300-5503

On Mon, Aug 23, 2021 at 1:57 PM Smith, Parker <Parker.Smith@montgomeryplanning.org> wrote:

Hello Mr. Pfirman-Powell,

Thank you for your input on this project. To answer your question, you are not too late to present your objections. This project is an administrative subdivision plan, and your objection to the project means that the Director will likely defer final decision on the Application to a full Planning Board Hearing. Planning Board Hearings must occur within 90 days of when the project is deemed "accepted" which should be relatively soon. You will have the chance to file a formal objection to the Planning Board in the time before the hearing, and you will also have the chance to testify at the hearing itself.

Since your concern is about stormwater, I wanted to direct you Mark Etheridge and his team at the Department of Permitting Services (DPS) – Stormwater Management Division. Montgomery Planning is in charge of coordinating the plan review, but stormwater approvals are issued by Mark and his team at DPS. His email is Mark.Etheridge@montgomerycountymd.gov and his phone is 240-777-6338.

Please let me know if you have any questions.

Thanks,

Parker

From: Sharp, Michael <Michael.Sharp@montgomeryplanning.org>
Sent: Monday, August 23, 2021 10:07 AM
To: jpp1983@gmail.com; Kaye, Josh <josh.kaye@montgomeryplanning.org>
Cc: Smith, Parker <Parker.Smith@montgomeryplanning.org>
Subject: RE: Plan# 620190070

Mr. Pfirman-Powell,

Thanks for writing. I am forwarding your inquiry to Parker Smith (cc'd), who is the lead reviewer for this proposed development. He will be better able to answer your questions and concerns.

Best regards, Mike



Michael Sharp

Forest Conservation Inspector

Montgomery County Planning Department

[2425 Reddie Drive, Wheaton, MD 20902](#)

michael.sharp@montgomeryplanning.org

o: 301.495.4603



2D690ACD

From: ryan pfirrmann-powell <jrpp1983@gmail.com>
Sent: Sunday, August 22, 2021 6:02 PM
To: josh.kay@montgomeryplanning.org; Sharp, Michael
<Michael.Sharp@montgomeryplanning.org>
Subject: Fwd: Plan# 620190070

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

----- Forwarded message -----

From: **ryan pfirrmann-powell** <jrpp1983@gmail.com>

Date: Sun, Aug 22, 2021 at 5:44 PM

Subject: Plan# 620190070

To: <David.Wigglesworth@mncppc-mc.org>

Good morning, Mr. Wigglesworth.

A development application sign was placed across the street from me this week and I have serious concerns about the stormwater implications for my adjacent and immediately downhill property. After reviewing the information at the montgomeryplanning.org/development web site, I confess I'm a bit confused. Is there an opportunity to present my objections to the county?

The information on the web site would seem to suggest this variance is a done deal, but after observing recent rainfall events (and the resulting damage to several neighbors' houses) I'm baffled the county would consider a variance that amounts to a bail out for an out-of-state amateur real estate investor's series of mis-steps. The stormwater management concept plan is to simply convey all of the additional runoff down an impermeable 7% grade aimed directly at our house.

Appreciate any guidance you could provide and where and how to voice my concerns.

Sincerely,

John Pfirrmann-Powell

From: [Etheridge, Mark](#)
To: jrpp1983@gmail.com
Cc: [Smith, Parker](#)
Subject: RE: Plan# 620190070
Date: Thursday, September 2, 2021 1:54:09 PM

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

Mr. Pfirrmann –

Thank you for your email.

The action in this case is to make a change to one of the property lines shared by these two existing residential lots. The conceptual development plan you saw in the file, showing proposed house construction, was illustrative only. As of this date there has been no sediment control application submitted to DPS for any construction on the vacant lot. Any construction would be subject to all applicable codes, including sediment control and stormwater treatment.

Mark C. Etheridge
Manager
Water Resources Section
Department of Permitting Services
2425 Reedie Drive, 7th Floor,
Wheaton, MD 20902
240-777-6338

NOTICE! A Drainage Statement is required for all new engineered sediment control plan applications as of November 1, 2020. Please see this link:

https://montgomerycountymd.gov/DPS/Resources/Files/Land_Development/Drainage%20Statement.pdf

From: ryan pfirrmann-powell <jrpp1983@gmail.com>
Sent: Tuesday, August 31, 2021 12:31 PM
To: Etheridge, Mark <Mark.Etheridge@montgomerycountymd.gov>
Subject: Re: Plan# 620190070

[EXTERNAL EMAIL]

Good afternoon, Mr. Etheridge.

As the downhill neighbor of the property mentioned below, I contacted the county about the proposal to build on a lot already encroached upon by an impervious structure. In looking at the Stormwater Mgmt Plan, I'm concerned by misleading indications that stormwater infrastructure exists to drain additional runoff at the intersection of Naglee and Overlawn Rd. I'm not an expert on Hortonian flow estimation, but it seems building on the lot would displace significant additional runoff and aim it down an

impervious driveway, across (not along) Naglee Rd. and right into my basement. The plan acknowledges the 7% grade between my house without so much as a suggestion of a berm. I can gladly supply video demonstrating this from a rainfall event just last week.

Anecdotally, recent heavy rains have resulted in flooding of several neighbors' houses, despite being well above base flood elevation. I've reached out to the county before about the battle between neighbors attempting to drain more and more runoff through their backyards to a drainage point/sinkhole just North of Oaklawn Dr. As one of many "downhill" neighbors who have spent thousands on sump pumps and French drains to manage run off, it's frightening to consider a 2400 sq ft house filling my finished 1945 basement during any one of the numerous rainfall events this month alone.

I had attended a Rainwater Rewards class years ago before recognizing the greater need to convey water off of my property. The proposed development's roof alone would have added 2,000 gallons to the basement flooding we experienced on 8/20, when our two exterior sump pumps - installed on the downhill side of my foundation last year - failed to keep up. A landscape architect quoted me \$250,000 last year to remove current landscaping, regrade around the foundation, and replace it.

I truly appreciate the service you and the County provide, but I'm alarmed to see officials' signatures on a document purporting to be a stormwater plan. This development is wreckless and an immediate threat to my property and safety.

Thank you for your time and consideration of this matter.

Sincerely,

John Pfirrmann-Powell

On Mon, Aug 23, 2021 at 1:57 PM Smith, Parker <Parker.Smith@montgomeryplanning.org> wrote:

Hello Mr. Pfirrmann-Powell,

Thank you for your input on this project. To answer your question, you are not too late to present your objections. This project is an administrative subdivision plan, and your objection to the project means that the Director will likely defer final decision on the Application to a full Planning Board Hearing. Planning Board Hearings must occur within 90 days of when the project is deemed "accepted" which should be relatively soon. You will have the chance to file a formal objection to the Planning Board in the time before the hearing, and you will also have the chance to testify at the hearing itself.

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Please let me know if you have any questions.

Thanks,

Parker

From: Sharp, Michael <Michael.Sharp@montgomeryplanning.org>
Sent: Monday, August 23, 2021 10:07 AM
To: jrpp1983@gmail.com; Kaye, Josh <josh.kaye@montgomeryplanning.org>
Cc: Smith, Parker <Parker.Smith@montgomeryplanning.org>
Subject: RE: Plan# 620190070

Mr. Pfirrmann-Powell,
Thanks for writing. I am forwarding your inquiry to Parker Smith (cc'd), who is the lead reviewer for this proposed development. He will be better able to answer your questions and concerns.
Best regards, Mike



Michael Sharp
Forest Conservation Inspector
Montgomery County Planning Department
[2425 Reedie Drive, Wheaton, MD 20902](https://www.montgomeryplanning.org/2425-Reedie-Drive-Wheaton-MD-20902)
michael.sharp@montgomeryplanning.org
o: 301.495.4603



From: ryan pfirrmann-powell <jrpp1983@gmail.com>
Sent: Sunday, August 22, 2021 6:02 PM
To: josh.kay@montgomeryplanning.org; Sharp, Michael <Michael.Sharp@montgomeryplanning.org>
Subject: Fwd: Plan# 620190070

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----- Forwarded message -----

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Date: Sun, Aug 22, 2021 at 5:44 PM
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To: <David.Wigglesworth@mncppc-mc.org>

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Appreciate any guidance you could provide and where and how to voice my concerns.

Sincerely,

John Pfirrmann-Powell



For COVID-19 Information and resources, visit: www.montgomerycountymd.gov/COVID19

From: [Eileen Finnegan](#)
To: [Wright, Gwen](#); [Smith, Parker](#)
Subject: Comments on Administrative Subdivision 620190070
Date: Tuesday, September 21, 2021 1:38:59 PM
Attachments: [2004DurhamNagleePlat.pdf](#)
[Durham2013Easement.pdf](#)

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

In taking a look at the DAIC information on this resubdivision, I am curious why the actual 2004 plat (file in microfilm?) is not provided. I've attached it fyi. This 2004 plat was predicated on removal of a garage, which was not done.

Also, in 2013 easements were recorded in an effort to make the lots legal. Attached is that document.

Regards,
Eileen Finnegan

ATTACHMENT D

Eric Tidd

From: Bradshaw, Laura <Laura.Bradshaw@montgomerycountymd.gov>
Sent: Monday, December 6, 2021 1:05 PM
To: Eric Tidd; Beall, Mark
Subject: RE: MNCPPC 620190070, Hillandale, Section 2 (CAS 17-488)

Eric,
As per the attached drawing that we previously discussed, here is what I can say about the proposed property line adjustment as it pertains to the existing garage. As long as the garage remains detached and the breezeway remains open, we would consider the location to be “legal non-conforming”. This means that if lightning struck the garage and burned it down, you would have to relocate it behind the house to conform with current zoning setback requirements.

You could only build it back in the current location if you can prove that it was originally built legally – i.e. find the original permit.

I hope this helps. Please let me know if you need anything else.

Regards,

Laura Bradshaw
Senior Permitting Specialist
Department of Permitting Services
Division of Zoning & Site Plan Enforcement
Montgomery County, MD

240-777-6296

From: Eric Tidd <eric@casengineering.com>
Sent: Monday, December 6, 2021 11:27 AM
To: Bradshaw, Laura <Laura.Bradshaw@montgomerycountymd.gov>; Beall, Mark <Mark.Beall@montgomerycountymd.gov>
Cc: Eric Tidd <eric@casengineering.com>
Subject: RE: MNCPPC 620190070, Hillandale, Section 2 (CAS 17-488)

[EXTERNAL EMAIL]

As requested, here's a copy of the Administrative Subdivision Plan that was submitted as part of the initial application. Let me know if you have any questions.

Thanks,

Eric B. Tidd, P.E.

Senior Project Manager

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10 South Bentz Street
Frederick, MD 21701
301-703-2342 office
301-471-9460 mobile
eric@casengineering.com
<http://casengineering.com>

From: Bradshaw, Laura <Laura.Bradshaw@montgomerycountymd.gov>
Sent: Monday, December 6, 2021 11:00 AM
To: Eric Tidd <eric@casengineering.com>; Beall, Mark <Mark.Beall@montgomerycountymd.gov>
Subject: RE: MNCPPC 620190070, Hillandale, Section 2 (CAS 17-488)

Can you send us a drawing upon which we can make the comment? Honestly, we get so many requests like this that it's super difficult to keep them straight.

Laura Bradshaw

Senior Permitting Specialist
Department of Permitting Services
Division of Zoning & Site Plan Enforcement
Montgomery County, MD

240-777-6296

From: Eric Tidd <eric@casengineering.com>
Sent: Thursday, December 2, 2021 2:21 PM
To: Beall, Mark <Mark.Beall@montgomerycountymd.gov>; Bradshaw, Laura <Laura.Bradshaw@montgomerycountymd.gov>
Cc: Eric Tidd <eric@casengineering.com>
Subject: RE: MNCPPC 620190070, Hillandale, Section 2 (CAS 17-488)

[EXTERNAL EMAIL]

Mark / Laura,

Is this a letter that DPS can prepare for MNCPPC? Anything we can do to help move along?

Thanks.

Eric B. Tidd, P.E.

Senior Project Manager

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10 South Bentz Street
Frederick, MD 21701
301-703-2342 office
301-471-9460 mobile
eric@casengineering.com
<http://casengineering.com>

From: Smith, Parker <Parker.Smith@montgomeryplanning.org>
Sent: Tuesday, November 30, 2021 9:43 AM
To: Eric Tidd <eric@casengineering.com>
Cc: Jeff Robertson <jeff@casengineering.com>; Beall, Mark <Mark.Beall@montgomerycountymd.gov>; laura.bradshaw@montgomerycountymd.gov; davidscull@estatesllc.com
Subject: RE: MNCPPC 620190070, Hillandale, Section 2 (CAS 17-488)

Thank you, Eric. It would be great for us to get this all in writing. A simple letter confirming that DPS will not require a variance for the location of the garage.

Thanks,
Parker

From: Eric Tidd <eric@casengineering.com>
Sent: Monday, November 29, 2021 3:30 PM
To: Smith, Parker <Parker.Smith@montgomeryplanning.org>
Cc: Eric Tidd <eric@casengineering.com>; Jeff Robertson <jeff@casengineering.com>; Beall, Mark <Mark.Beall@montgomerycountymd.gov>; laura.bradshaw@montgomerycountymd.gov; davidscull@estatesllc.com
Subject: MNCPPC 620190070, Hillandale, Section 2 (CAS 17-488)

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

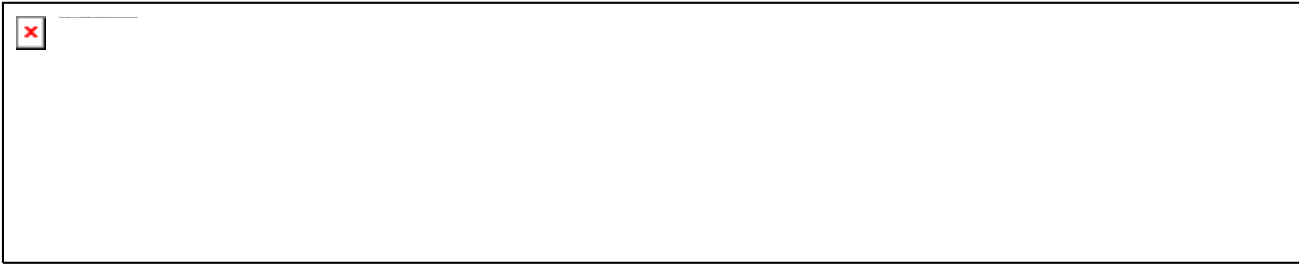
Parker,

The applicant's representatives had a meeting with DPS Zoning (Mark Beall and Laura Bradshaw) this afternoon to discuss zoning comments / questions surrounding the proposed Administrative Subdivision at 10306 & 10304 Naglee Road. Per our discussion, the existing detached garage is non-conforming in terms of its location (not behind the rear of the existing house) but would comply (after the subdivision) with the necessary side setback requirements. DPS will support the application and have confirmed that the structure does not need a variance as long as the garage and breezeway remain in their current state (this application does not propose any modifications to either).

Mark and/or Laura, please feel free to add anything I may have missed.

Thanks.

Eric B. Tidd, P.E.
Senior Project Manager
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301-703-2342 office
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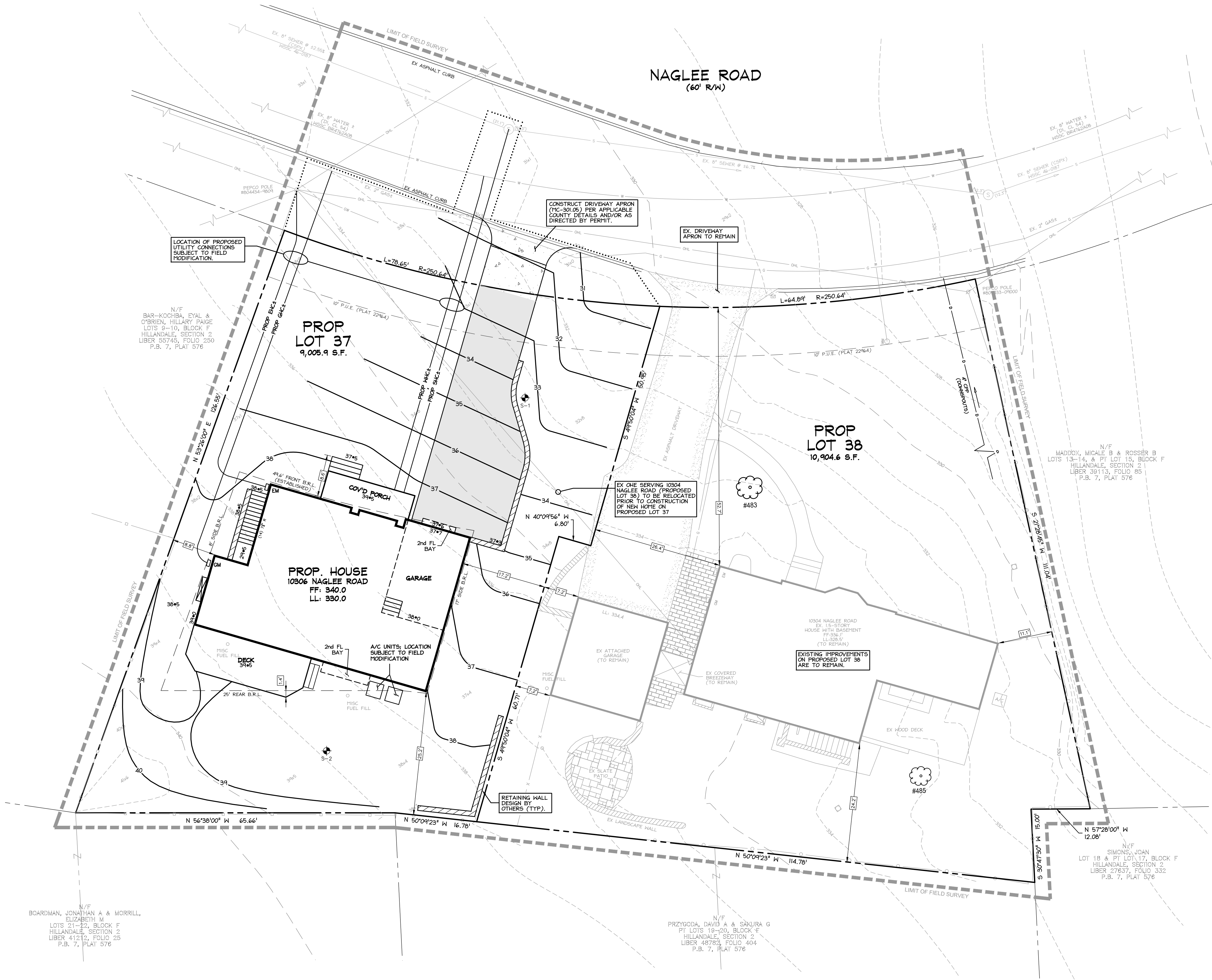
For COVID-19 Information and resources, visit: www.montgomerycountymd.gov/COVID19

ADMINISTRATIVE SUBDIVISION PLAN - M-NCP&PC No. 620190070

CAS JOB NO.: 17-488
DATE: 06/13/2018

DATE	REVISION
12/17/18	EST: DAM and Comp completed for initial SWMC submittal
12/18/18	EST: Initial Admin Subdivision Submittal to MNCPPC
06/07/21	EST: Project Reopened with MNCPPC. Notifications sent out

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 Piped / 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
	Ex. Roadside Tree
	Ex. Tree To Be Removed
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

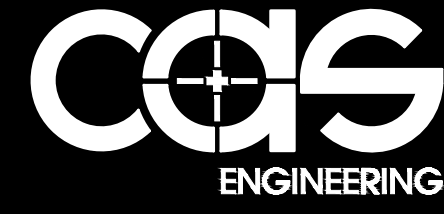


OWNER/APPLICANT
Lisa Durham
1409 Pomona Road
Annapolis, MD 21403
info@casengineering.com
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10306 & 10304 Naglee Road
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Proposed Lots 37-38, Block F
Administrative Subdivision Plan
MNCPPC # 620190070

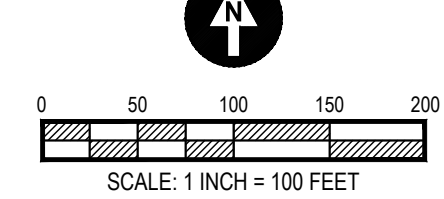
ADMINISTRATIVE SUBDIVISION PLAN NOTE: Unless explicitly noted on this Administrative Subdivision Plan or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, sidewalks, and other proposed features are for illustrative purposes only. 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.

Proposed Lots 37 & 38, Block F, Hillandale, Section 2
Original Plat No. 22964, Recorded 08/2004
Colesville (5th) Election District, Montgomery County, MD
10306 & 10304 Naglee Road
Silver Spring, Maryland 20903



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SHEET TITLE:
Administrative Subdivision Plan

AP-4