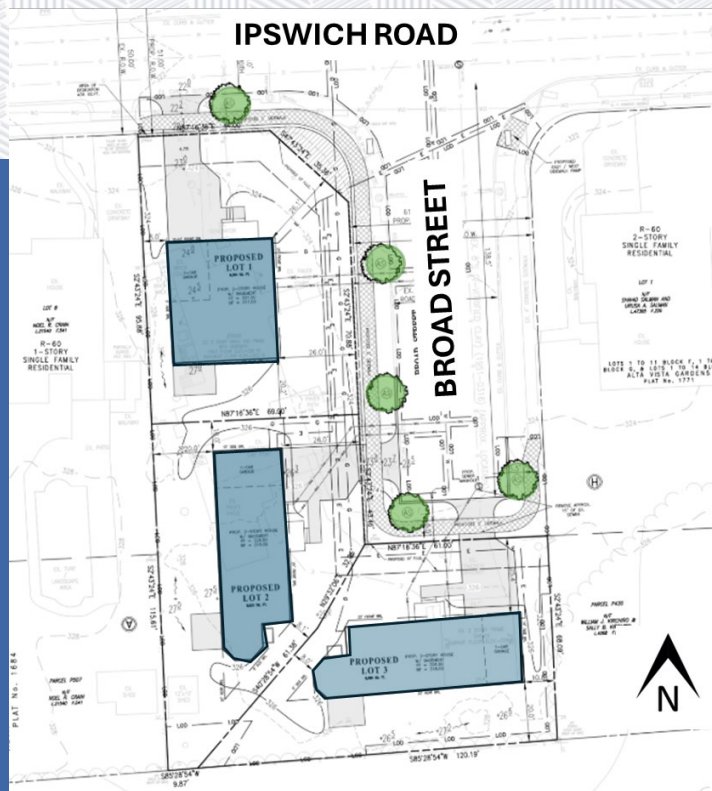


ALTA VISTA GARDENS - LOT 9 BLOCK A

ADMINISTRATIVE SUBDIVISION PLAN NO. 620250100



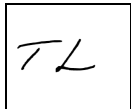
Administrative Subdivision Plan to create three (3) lots for three new single-family detached residences

COMPLETED: 7/21/2025

PLANNING BOARD HEARING DATE: 7/31/2025

MCPB ITEM NO. 9

Planning Staff



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LOCATION/ADDRESS

5900 Ipswich Road, west of Broad Street

MASTER PLAN

1992 North Bethesda Garrett Park Master Plan

ZONE

R-60

PROPERTY SIZE

0.43 Acres

APPLICANT

ASP 5900 Ipswich Road, LLC

ACCEPTANCE DATE

March 19, 2024

REVIEW BASIS

Chapter 50

Summary:

- Staff recommends approval with conditions of the proposed subdivision, to create three (3) lots for the construction of three (3) new single-family detached dwellings.
- Staff received community concerns about the Subject Property.

TABLE OF CONTENTS

SECTION 1: RECOMMENDATIONS AND CONDITIONS	3
ADMINISTRATIVE SUBDIVISION PLAN No. 620250100.....	3
SECTION 2: SITE DESCRIPTION.....	6
VICINITY.....	6
PROPERTY DESCRIPTION.....	7
SECTION 3: PROJECT DESCRIPTION.....	9
PROPOSAL	9
SECTION 4: COMMUNITY OUTREACH	12
SECTION 5: ADMINISTRATIVE SUBDIVISION PLAN 620230120 FINDINGS AND ANALYSIS	14
APPLICABILITY, SECTION 50.6.1 OF THE SUBDIVISION REGULATIONS.....	14
FINDINGS REQUIRED BY SECTION 50.6.3.C, INCLUDING TECHNICAL REVIEW CRITERIA OF SECTION 50.4.3 OF THE SUBDIVISION REGULATIONS	15
SECTION 6: CONCLUSION	19
ATTACHMENTS	19

SECTION 1: RECOMMENDATIONS AND CONDITIONS

ADMINISTRATIVE SUBDIVISION PLAN NO. 620250100

Staff recommends approval with conditions of the Administrative Subdivision Plan No. 620250100 to create three (3) new lots for three (3) new single-family detached residences. All site development elements shown on the latest electronic version of the Administrative Subdivision Plan No. 620250100 as of the date of this Staff Report submitted via ePlans to the Maryland-National Capital Park and Planning Commission (“M-NCPPC”) are required except as modified by the following conditions.

GENERAL APPROVAL

1. This Administrative Subdivision Plan is limited to three (3) lots for three (3) new single-family detached residences.

ADEQUATE PUBLIC FACILITIES AND OUTSIDE AGENCIES

2. 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 Montgomery County Code Section 50.4.3.J.5).

PLAN VALIDITY PERIOD

3. The Administrative Subdivision Plan will remain valid for three (3) years from its initiation date (as defined in Montgomery County Code Section 50.4.2.G), and prior to the expiration date of this validity period, a final record plat for all property delineated on the approved Administrative Subdivision Plan must be recorded in the Montgomery County Land Records or a request for an extension filed.

OUTSIDE AGENCIES

4. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated June 27, 2025, and incorporates them as conditions of the Administrative Subdivision Plan approval. The Applicant must comply with each of the recommendations in the letter, which may be amended by MCDOT if the amendment does not conflict with any other conditions of the Administrative Subdivision Plan approval.
5. Before recording a plat for the Subject Property, the Applicant must satisfy MCDOT’s requirements for access and improvements.
6. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”), Water Resources Section in its stormwater management concept letter dated June 9, 2025, and incorporates them as conditions of the Administrative Subdivision Plan approval. The Applicant must comply with each of the recommendations in the letter, which may be amended by MCDPS – Water

Resources Section if the amendment does not conflict with any other conditions of the Administrative Subdivision Plan approval.

7. 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 May 30, 2025, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which MCDPS may amend if the amendment does not conflict with other conditions of Administrative Subdivision Plan approval.

OTHER APPROVALS

8. Before approval of a record plat or any demolition, clearing or grading for the Subject Property, the Applicant must receive Staff certification of this Administrative Subdivision Plan.

SCHOOLS

9. Before issuance of each building permit for a residential dwelling unit, the Applicant must obtain an assessment from the Montgomery County Department of Permitting Services for Utilization Premium Payments (UPPs) consistent with County Code and the Growth and Infrastructure Policy, as follows:
 - a. Tier 1 elementary school UPP required.
 - b. Tier 1 middle school UPP required.

ENVIRONMENT

1. The Applicant must schedule the required site inspections by M-NCPPC Forest Conservation Inspection Staff per Section 22A.00.01.10 of the Forest Conservation Regulations.
2. The Applicant must comply with all tree protection and tree save measures shown on the approved Tree Save Plan. Tree save measures not specified on the Tree Save Plan may be required by the M-NCPPC Forest Conservation Inspection Staff.
3. The Limits of Disturbance (“LOD”) shown on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved Tree Save Plan.

TRANSPORTATION

Existing Frontage Improvements

10. The Applicant must provide the following dedications and show them on the record plat for the following existing roads:
 - a. All land necessary to accommodate fifty-one (51) feet of right-of-way for Ipswich Road and sixty-one (61) feet of right-of-way for Broad Street along the Subject Property frontage of Lot 1 and 2 for a total of 436 square feet.

11. The Applicant must provide a 5-foot sidewalk and 6-foot buffer along both Ipswich Road and Broad Street.

RECORD PLATS

12. There shall be no clearing or grading of the site prior to recordation of the plat.

Easements

13. The record plat must show necessary easements.

Notes and Labels

14. The record plat must reflect all areas under common ownership.

CERTIFIED ADMINISTRATIVE SUBDIVISION PLAN

15. The Certified Administrative Subdivision Plan must contain the following notes:
 - a. *Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the 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.*
 - b. *The Applicant must schedule an on-site preconstruction meeting with M-NCPPC inspection staff before any demolition, clearing, or grading occurs on-site. The Applicant, along with their representatives, must attend the pre-construction meeting with the M-NCPPC inspector. A copy of the approved Certified Administrative Subdivision Plan is required to be on-site at all times.*
16. Before submittal of the Certified Administrative Subdivision Plan, the Applicant must make the following changes:
 - a. Show resolutions and approval letters on the certified set
 - b. Include the approved Fire and Rescue Access plan in the certified set

SECTION 2: SITE DESCRIPTION

VICINITY

The Subject Property (“Property”) is located at southwest quadrant intersection of Ipswich Road and Broad Street, in a single-family neighborhood zoned R-60 within the 1992 *North Bethesda/Garrett Park Master Plan*.

The Property borders the Capital Beltway (I-495) to the south, to the north is the Wildwood Shopping Center and single-family detached neighborhoods; to the east is Fleming Local Park; and to the west is Old Georgetown Road.

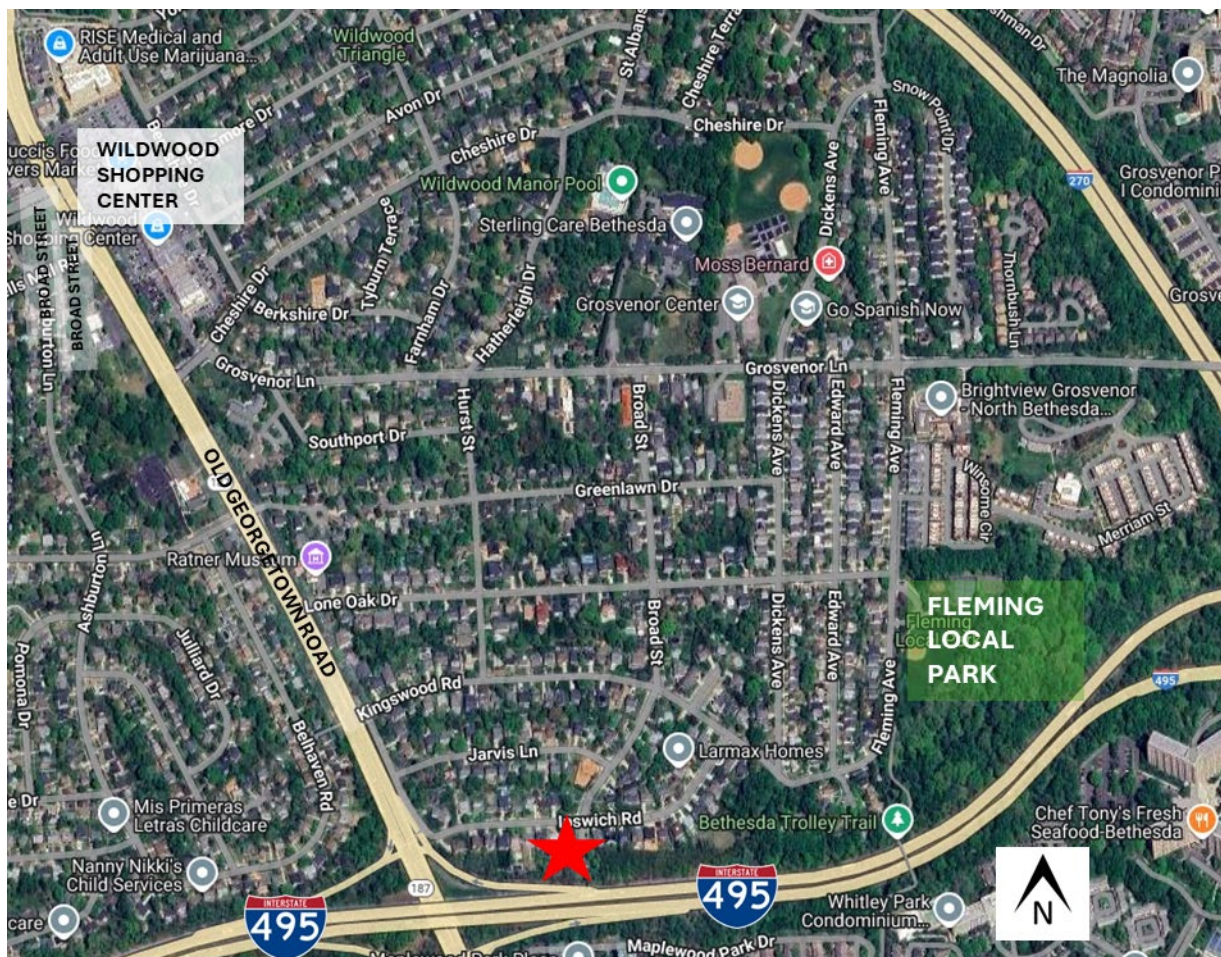


Figure 1 – Vicinity Map

PROPERTY DESCRIPTION

The Subject Property consists of various portions of lots including Lot 9, Block A (Plat No. 1684), plus 2,062 square feet, plus 7,056 square feet all as described in a deed recorded at Liber 68628, folio 093 that comprise approximately 0.43 acres (18,856 square ft). The Property is currently developed with a single-family home, concrete driveway, and a detached garage. There are two existing residential aprons serving the Property from Broad Street. The Property has a few trees throughout the property with three (3) classified as specimen/significant trees. There are no forest, streams, wetlands, floodplains, or their associated buffers on or adjacent to the Site. The Property is bordered by a single-family house to the west and the Capital Beltway (I-495) to the south. It has frontage on both Ipswich Road and Broad Street.



Figure 2 – Subject Property



Northeast view of Broad



South view of Ipswich



South view of Broad



West view of Broad

Figure 3 – Street Views of Subject Property

SECTION 3: PROJECT DESCRIPTION

PROPOSAL

ASP 5900 Ipswich Road, LLC (“Applicant”) proposes to subdivide one unrecorded parcel in the R-60 zone into three separate lots. As part of the subdivision, the Applicant plans to demolish the existing single-family home and detached garage and construct three new single-family detached homes. Lot 1 will create a direct access from Ipswich Road, while Lots 2 and 3 will retain direct access from a new driveway to Broad Street. To enhance pedestrian connectivity and streetscape character, the proposal includes a five-foot-wide sidewalk and a six-foot-wide landscaped buffer along the frontages of both Ipswich Road and Broad Street.

The subdivision will result in the creation of three new residential lots: Lot 1 (6,304 square feet), Lot 2 (6,020 square feet), and Lot 3 (6,095 square feet).

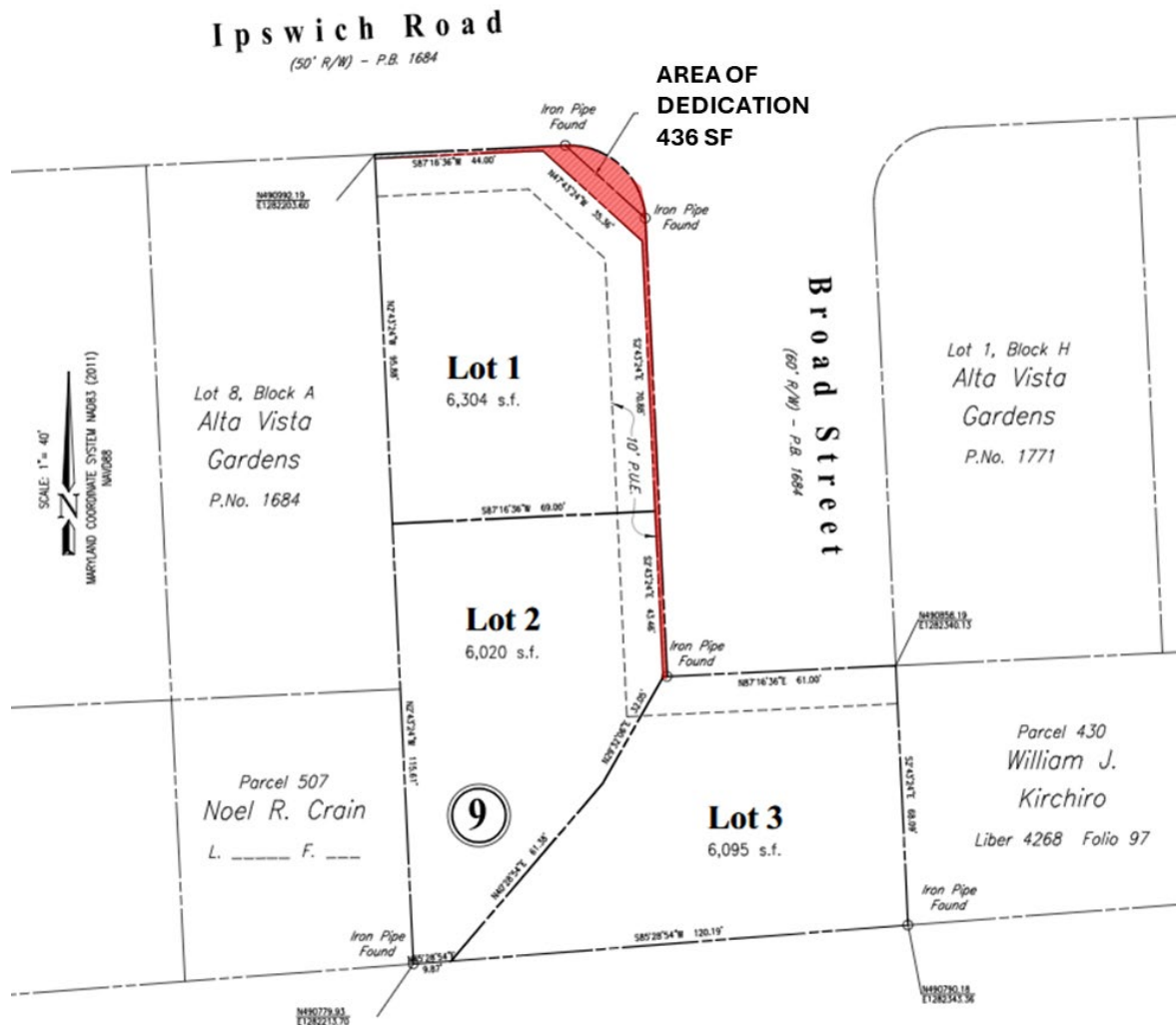


Figure 4 - Lotting Plan



Figure 5 – Proposed Subdivision

TRANSPORTATION

Vehicular access to the Subject Property is provided on Ipswich Road and Broad Street. Access for all lots will be provided by new driveways. Two existing curb cuts on Broad Street will remain with minor modifications, and a new driveway with access to Ipswich Road will be added.

Ipswich Road (existing 50-foot right-of-way) and Broad Street (existing 60-foot right-of-way) will both be widened by one (1) foot to accommodate a maintenance buffer. Also, the Project will provide a 10-foot Public Utility Easement (P.U.E), 5-foot wide sidewalk and 6-foot wide buffer along both frontages.

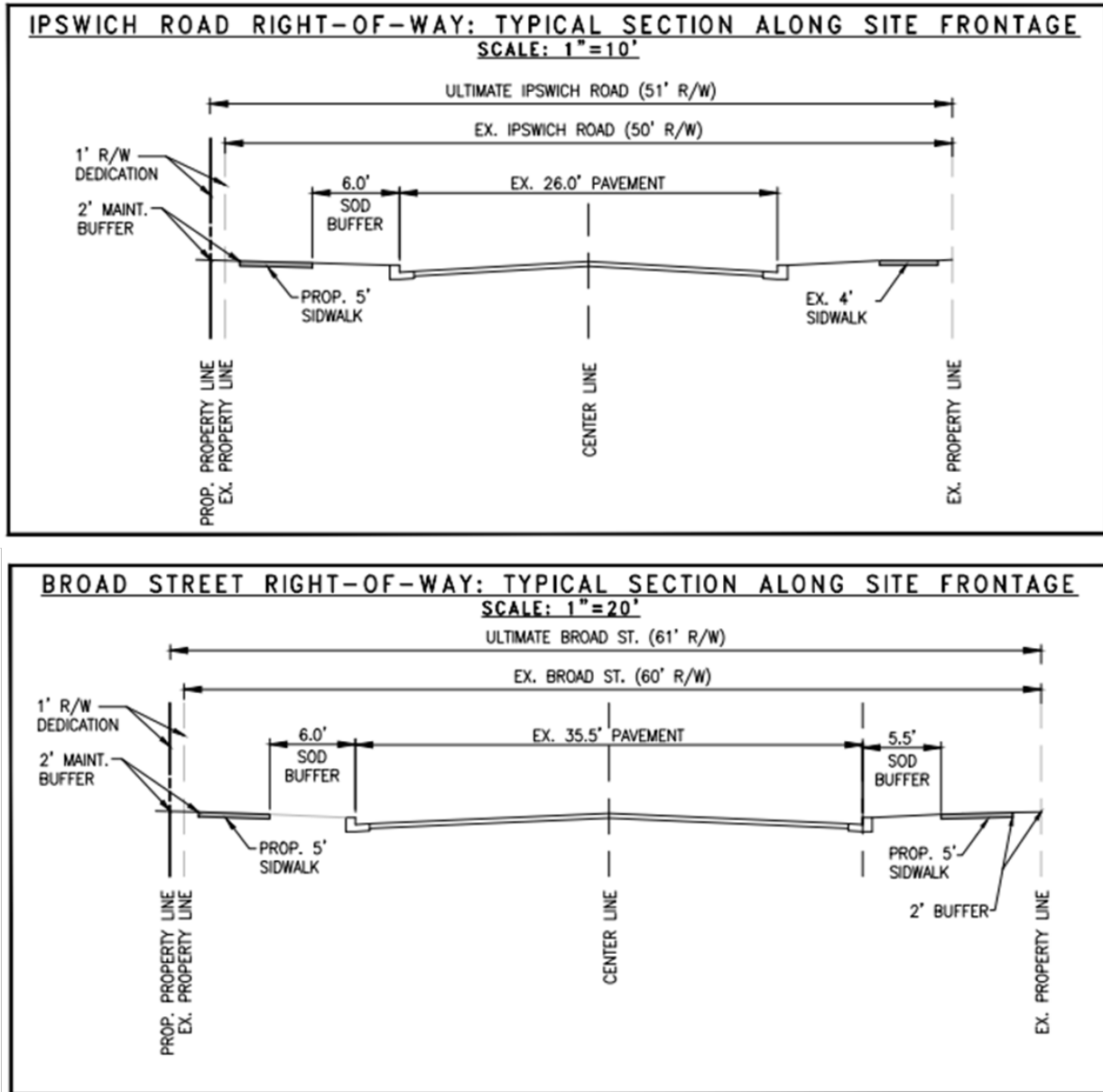


Figure 5 – Cross Sections

ENVIRONMENT

The proposed development is located in an existing residential neighborhood and uses existing infrastructure. There are no forest, streams, wetlands, or environmental buffers on the Property and

the Property is exempt from the requirements of submitting a Forest Conservation Plan as confirmed by Forest Conservation Exemption No. 42025513E.

SECTION 4: COMMUNITY OUTREACH

A pre-submittal community meeting is not required for an Administrative Subdivision Plan. However, applicants must post signs on the development site and provide written public notice. A notice of the Application was sent to all required parties by the Applicant on March 18, 2025. The notice gave the interested parties 30 days to review and comment on the contents of the Application.

As of the date of this Staff Report, one resident corresponded with staff on this Project.

Per Section 50.6.3.B.4 of the County Code, the Planning Director may defer an administrative subdivision plan to the Planning Board if they receive an objection that they consider relevant. The objections raised for this Application included the following: neighborhood impacts during the construction phase, proximity to I-495 and its potential expansion, child safety and increased traffic on Broad Street, and emergency access and fire safety concerns. Staff addressed the questions and a summary of the response is included below.

The Director determined the concerns relevant and will defer the administrative subdivision plan to the Planning Board. The following is a summary to the community concerns with a response from Planning Staff (see attachment for email response):

1. **Safety at the School Bus Stop Intersection During Construction**

A bus stop serving the Ashburton Elementary School is located at Broad Street and Ipswich Road, which is in front of the Site. The traffic congestion generated during the Project's construction could pose significant hazards to children and parents who use this intersection daily. Additional concerns about the construction impacts include increased noise pollution, safety risks, and other disruptions during construction.

Planning Staff Response: The Applicant will be required to adhere to all applicable construction standards and safety protocols during the building process as per County Standards. The construction phase of the project is not relevant to any of the findings for administrative subdivision review.

2. **Proximity to I-495 and Potential Expansion**

The Property is adjacent to the I-495 Beltway (Maryland/Virginia State Highway), which was proposed for expansion. Constructing a home directly against the I-495 wall is seen as irresponsible, as future changes to the beltway could impact the land and pose risks to nearby homeowners.

Planning Staff Response: At this time, there are no updates regarding the status of the I-495 expansion project. The current applicant is not precluded from proceeding with subdivision due to the future expansion plans. Should any impacts be identified in the future, they will need to be addressed either through updates to the I-495 plan or by the applicant at that time.

The beltway expansion is not relevant to any of the findings for administrative subdivision review.

3. Child Safety and Increased Traffic on Broad Street

Residents are concerned about the safety of children who play at the southern end of Broad Street (e.g., basketball, biking). Additional traffic from new residences or construction activities could endanger families and disrupt the community's well-being.

Planning Staff Response: The Property currently has three access points—one on Ipswich Road and two on Broad Street. Two access points will be retained (Broad Street) and one will be created on Ipswich Road. The Project is estimated to generate two additional peak hour trips in the morning and evening peak hours. Both MCDOT and Planning Staff reviewed and approved the proposed access points for each lot and determined them to be safe, adequate, and efficient.

4. Emergency Access and Fire Safety Concerns

Building three new homes on a dead-end street like Broad Street raises concerns about emergency vehicle access. The lack of a roundabout and frequent on-street parking make it difficult for fire and rescue vehicles to turn around, posing a serious safety issue.

Planning Staff Response: The Project was reviewed and approved by MCDOT and DPS Fire & Rescue, as conditioned and further documented in the staff report and approval letters (Attachment B). The approved Fire and Rescue Access plan shows emergency access from Ipswich Road and Broad Street.

SECTION 5: ADMINISTRATIVE SUBDIVISION PLAN 620230120 FINDINGS AND ANALYSIS

APPLICABILITY, SECTION 50.6.1 OF THE SUBDIVISION REGULATIONS

The Application meets the criteria for the Administrative Subdivision process per Section 50.6.1.C as demonstrated below:

C) 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 the standard method of development;

The lots were submitted and are approved for standard method development in the R-60 zone.

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 lots will not be served by well or septic areas, as the Property is served by public water and sewer service and is designated in the W-1 and S-1 categories.

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

As conditioned and described in the findings section, required road dedications and associated public utility easements will be shown on the plat, and the Applicant must provide any required improvements.

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

As described in the findings section, adequate public facilities exist to support and service the Property in accordance with Section 50.4.3.J of the Subdivision Regulations and will be satisfied before record plats as discussed in the findings section.

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

A Forest Conservation Exemption has been submitted and approved February 26, 2025. A Tree Save Plan was submitted with the Administrative Subdivision Plan and the stormwater management and environmental protection requirements will be satisfied before approval of the plat.

**FINDINGS REQUIRED BY SECTION 50.6.3.C, INCLUDING TECHNICAL REVIEW CRITERIA
OF SECTION 50.4.3 OF THE SUBDIVISION REGULATIONS**

- 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.***

- a) *The block design is appropriate for the development or use contemplated***

The Subject Property does not propose any new residential blocks. The proposed subdivision is within an existing residential neighborhood with an established street grid and block design.

- b) *The lot design is appropriate for the development or use contemplated***

The three lots are consistent with the current character of the neighborhood. These proposed lots are similar in size to the adjacent lots due to the subdivision of the larger existing lot. The proposed subdivision will maintain the single-family detached character of the surrounding neighborhood.

- c) *The Administrative Subdivision Plan provides for required public sites and adequate open areas***

- i. *Master Planned Sites***

The Subject Property has not been identified in the Master Plan for a required public site. Adequate open area in the rear of the proposed lots is based on the requirements of front, rear, and side yard setbacks.

- ii. *Local Recreation***

Local recreation improvements are not required for this Application.

- iii. *Transportation and Utilities***

The Proposal meets transportation and utility requirements and is described within agency approval letters. The Project will provide a 10-foot-wide PUE, 5-foot-wide sidewalk and 6-foot-wide buffer along the frontage.

- d) *The Lot(s) and Use comply with the basic requirements of Chapter 59***

The Proposal will create three new buildable lots for single family detached residential use while utilizing the existing street frontage for ingress and egress. The Subdivision

Plan meets the dimensional requirements for the R-60 zone as specified in the Zoning Ordinance and as shown in Table 1 below, in relation to maximum density, building height, and minimum setbacks.

Table 1 –Development Standards for the R-60 Zone

Development Standard	Permitted/ Required	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3
Site Area – 18,856 sq. ft.				
Dedication – 436 sq. ft.				
Tract Area – 18,420 sq. ft.				
Density (units/acre)	1/ 6,000 sf	3 units/ 0.43 acres		
Minimum Lot Area	6,000 sq. ft.	6,304 sq. ft.	6,020 sq. ft.	6,095 sq. ft.
Width at Front lot line	60 feet	≥60 feet	≥60 feet	≥60 feet
Width at Front Building line	25 feet	≥25 feet	≥25 feet	≥25 feet
Maximum Lot Coverage	35%	≤35%	≤35%	≤35%
Principal Building setbacks (Min.)				
<i>Front</i>	25 feet	≤25 feet	≤25 feet	≤25 feet
<i>Side Street (front on side street)</i>	25 feet	≤25 feet	n/a	n/a
<i>Side Street</i>	8 feet	≤8 feet	≤8 feet	≤8 feet
<i>Sum of Side</i>	18 feet	≤18 feet	≤18 feet	≤18 feet
<i>Rear</i>	20 feet	≤20 feet	≤20 feet	≤20 feet
Principal Building height	35 feet	≤35 feet	≤35 feet	≤35 feet

2. The Administrative Subdivision Plan substantially conforms to the Master Plan.

a) Land Use

On Page 33, of the 1992 *North Bethesda/Garrett Park Master Plan*, it states the primary objective of the Plan is to “Protect and reinforce the integrity of existing residential neighborhoods.” The proposed subdivision maintains the R-60 zone of the neighborhood and is therefore in compliance with this high-level Master Plan objective.

b) Environment

On Page 3, the Master Plan includes applicable environmental goals to “Adopt stormwater management and erosion control policies to minimize flooding, reduce

erosion, and improve water quality.” The Project will provide new stormwater management facilities with the development of new lots in compliance with Section 50-4.3 of the Subdivision Regulations.

c) *Transportation*

On Page 33 of the 1992 *North Bethesda/Garrett Park Master Plan*, it states “Provide a comprehensive, safe, and more pleasant bicycle and pedestrian network as part of the transportation system”. The Project will provide a new five-foot-wide sidewalk with a six-foot-wide buffer to improve pedestrian safety along the Property’s frontage and to connect to existing infrastructure for both Ipswich Road and Broad Street.

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

a) *Roads and other Transportation Facilities*

i. *Existing Facilities*

Ipswich Road and Broad Street are classified as Neighborhood Residential Streets. Both are two-lane roads that provide frontage for the Site. There are existing sidewalks along both sides of Ipswich Road and Broad Street.

ii. *Proposed public transportation infrastructure*

The Subject Property will dedicate approximately 436 square feet of public right-of-way along Ipswich Road and Broad Street. A five-foot-wide sidewalk with a six-foot-wide buffer and ten-foot-wide Public Utility Easement (PUE) will be provided along both rights-of-way for the Subject Property.

Proposed private transportation infrastructure

This Project does not propose any private transportation infrastructure.

b) *Local Area Transportation Review (LATR)*

For developments of five or fewer single-family dwellings without additional land uses, trip generation estimates are not required. In such cases, the assumption is that the development will generate fewer than 30 net new weekday peak-hour motor vehicle trips¹. As a result, the Application is not subject to the Local Area Transportation Review (LATR).

¹ The Subject Application was accepted prior to March 19, 2025, and, therefore, is subject to the 2024-2028 Growth and Infrastructure Policy, which exempts projects from a Transportation Impact Study if they are estimated to generate fewer than 30 net new weekday peak-hour motor vehicle trips .

Schools

School Impact Area Classification

The Property is located within the North Bethesda Policy Area, which is categorized as a Turnover Impact Area by the 2024-2028 Growth and Infrastructure Policy.

Annual School Test Results

This Application is being reviewed pursuant to the results of the FY2026 Annual School Test, approved by the Planning Board on June 26, 2025, and effective July 1, 2025.

The Property is served by Ashburton Elementary School, North Bethesda Middle School, and Walter Johnson High School. The enrollment and capacity projections of these schools reflected in the FY2026 Annual School Test, which evaluates for the 2029-2030 school year, and the resultant Utilization Premium Payment (UPP) tier placements are shown in Table 1.

Table 1. FY2026 Annual School Test Projections & UPP Tier Placements

	Program Capacity	Enrollment	Utilization Rate	Seat Surplus or Deficit	UPP Tier Placement
Ashburton ES	822	915	111.3%	-93	Tier 1 UPP
North Bethesda MS	1,203	1,323	110.0%	-120	Tier 1 UPP
Walter Johnson HS ²	2,251	2,133	94.8%	+118	No UPP

Based on the FY2026 Annual School Test results above, the Property is subject to a Tier 1 UPP at the elementary school and middle school level by default.

c) Other Public Facilities and Services

The Property is served by public water and sewer and is classified in the W-1 and S-1 categories, which will be adequate to serve the proposed subdivision. Dry utilities including electricity, gas, and telephone are also available to the Property. Other utilities, public facilities, and services, such as electric, telecommunications, police

² Projected enrollment is modified to estimate the impact of the Charles W. Woodward High School Reopening (CIP P651908) and the Northwood HS Addition/Facility Upgrades (CIP P651907), reflecting the scope of the boundary study approved by the Board of Education on March 28, 2023.

stations, firehouses, and health services are currently operating within the standards set by the Growth and Infrastructure Policy currently in effect.

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

The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code Chapter 22A, with a confirmed exemption and is in compliance with the Montgomery County Planning Department's Environmental Guidelines.

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

The Application received approval of a Stormwater Management (SWM) Concept Plan from the MCDPS, June 9, 2025, per Chapter 19 of the County Code. The SWM Concept Plan demonstrates that stormwater will be managed through Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP) for each proposed lot. There are no additional environmental protection requirements to be met.

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 50-4.3.M.

Not applicable to this Property.

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

No other provisions apply to the Subdivision.

SECTION 6: CONCLUSION

The Administrative Subdivision meets the requirements of Section 50-6.3.C and the technical requirements of Section 50-4.3 of the Subdivision Regulations, and the applicable requirements of Section 50-6.1.C. The lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conform to the recommendations of the 1992 *North Bethesda/Garrett Park Master Plan*. Access and public facilities will be adequate to serve the proposed lots, and the Application has been reviewed by other applicable county agencies, all of whom have recommended approval of the Application.

ATTACHMENTS

Attachment A: Administrative Subdivision Plan

Attachment B: Agency Letters

Attachment C: Community Correspondence

ADMINISTRATIVE SUBDIVISION PLAN
M-NCP&PC No. 620250100

GENERAL NOTES

1. STREET ADDRESS: 5900 IPSWICH ROAD, BETHESDA MD 20814
2. LOT / BLOCK: LOT 9, BLOCK A
3. OWNER / APPLICANT: ASP 5900 IPSWICH ROAD, LLC
4. TAX MAP: GP82
5. TAX ID: 07-00679293
6. WSSC GRID: 212NW06
7. TOTAL TRACT AREA: 0.43 ACRES / 18,856 SQ. FT.
8. CURRENT ZONE: R-60
9. PLAT: 1646
10. SITE IS LOCATED IN THE LOWER ROCK CREEK WATERSHED (USE 1-P)
11. LOT IS SERVED BY PUBLIC WATER / PUBLIC SEWER (W1/S1)
12. TOPOGRAPHY BASED ON FIELD RUN TOPO PERFORMED BY CHARLES P. JOHNSON & ASSOCIATES ON 08-22-2024 AND DELINEATED WITH LIMITS OF CPU TOPO SURVEY ON THIS PLAN. FIELD WORK WAS PERFORMED BY SAM DIMAS, SUPPLEMENTED WITH AVAILABLE GIS TOPO. CONTOURS SHOWN AT 2' INTERVALS.
13. FLOODPLAIN: NONE
THE SUBJECT PROPERTY LINES WITHIN FLOOD ZONE "X" ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, MARYLAND, MAP NO. 24031C0365D, EFFECTIVE SEPTEMBER 29, 2006.
14. THIS PLAN WAS CREATED WITH THE BENEFIT OF A TITLE REPORT.

LEGEND

BO	EX. BOLLARD	WM	EX. WATER METER
SM	EX. SEWER MANHOLE	FM	EX. FIRE HYDRANT
SDM	EX. STORM DRAIN MANHOLE	RM	EX. RED UTILITY MARKING
TM	EX. TELEPHONE MANHOLE	WF	EX. WOOD FENCE
UP	EX. UTILITY POLE	IF	EX. IRON FENCE
GW	EX. GUY WIRE	OW	EX. OVER-HEAD WIRE
EM	EX. ELECTRIC METER	ACU	EX. AIR CONDITIONER UNIT
GM	EX. GAS METER	WW	EX. WINDOW WELL
SG	EX. SIGN	BW	EX. BAY WINDOW
WV	EX. WATER VALVE	RHPCF	EX. REBAR NO CAP FOUND
ST	EX. SIGNIFICANT TREE	IRPF	EX. IRON PIPE FOUND
ST3	EX. SPECIMEN TREE	EX	EX. EXISTING CONTOURS
SM	EX. SEWER MAIN	TC	EX. TREE CANOPY
SMC	EX. SDC	LB	EX. LANDSCAPE BED
WM	EX. WATER MAIN	PL	PROPOSED LOT LINE
WMC	EX. WMC	PSHC	PROPOSED SEWER HOUSE CONNECTION
WV	EX. WALL TO BE REBUILT	WMC	PROPOSED WATER HOUSE CONNECTION
WR	PROPOSED RETAINING WALL	GC	PROPOSED GAS CONNECTION
STT	PROPOSED STREET TREE	PEC	PROPOSED ELECTRIC CONNECTION
		GD	PROPOSED GRAVEL DRYWELL
		SE	PROPOSED SPOT ELEVATION
		SHC	PROPOSED SHC 40 PVC 4"
		CON	PROPOSED CONTOUR
		LOD	PROPOSED LIMIT OF DISTURBANCE

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER : 19199

EXPIRATION DATE : 7/16/2027



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN HEREON IS CORRECT AND TAKEN FROM AVAILABLE DEEDS AND RECORDS.

STEVEN W. JONES
PROFESSIONAL LAND SURVEYOR
MD # 21072DATE: 2/8/27
EXP. DATE:

UPDATES/REVISIONS:

SUBDIVISION PLAN
ADMINISTRATIVE SUBDIVISION PLAN
5900 IPSWICH ROAD - LOT 9, BLOCK A
PROPOSED LOTS 1, 2 & 3
ALTA VISTA GARDENS-LOT 9 BLK.A
BETHESDA (7th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpj.com • Silver Spring, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: AMERICAN SIGNATURE PROPERTIES
2383 CORPORATE DRIVE, SUITE 300
FREDERICK, MD 21703
ATTN: MR. FREDERICK HART
fred.hart@amersign.comWSSC GRID: 212NW06
DESIGN: RPI
DATE: OCT 2024
SCALE: AS NOTEDTAX MAP: GP82
SHEET: 4 OF 6
FILE NO.: 2024-1128-21

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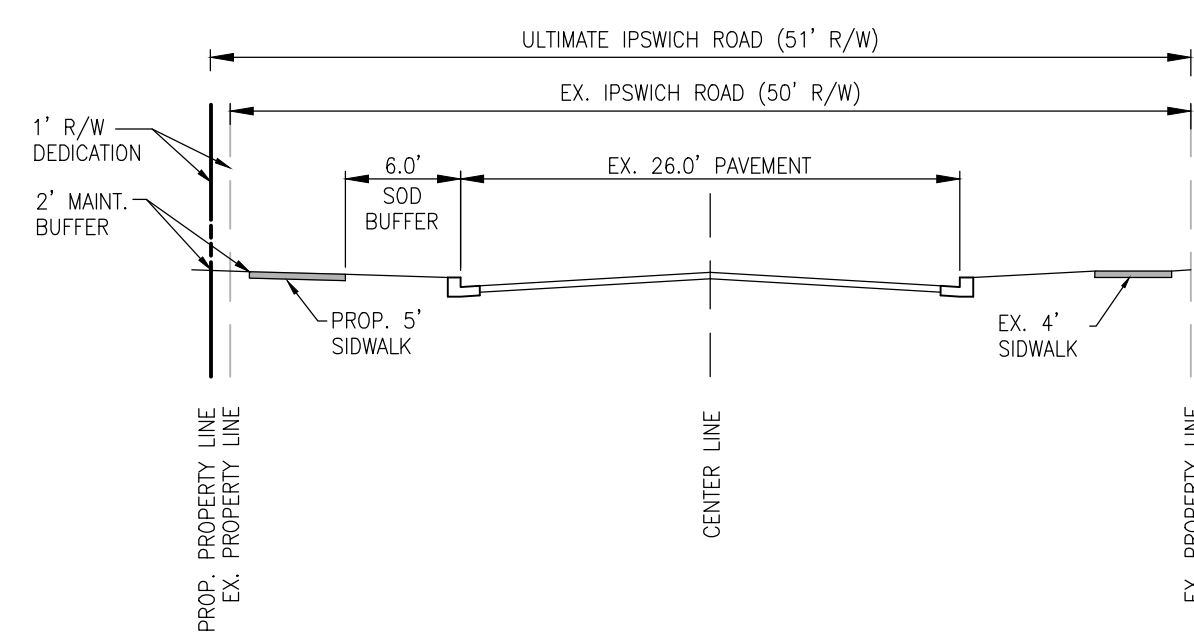
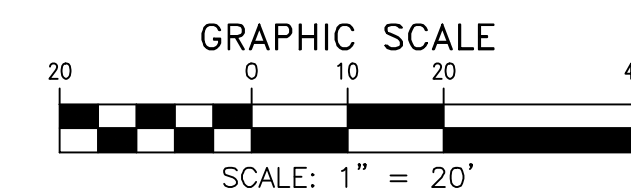
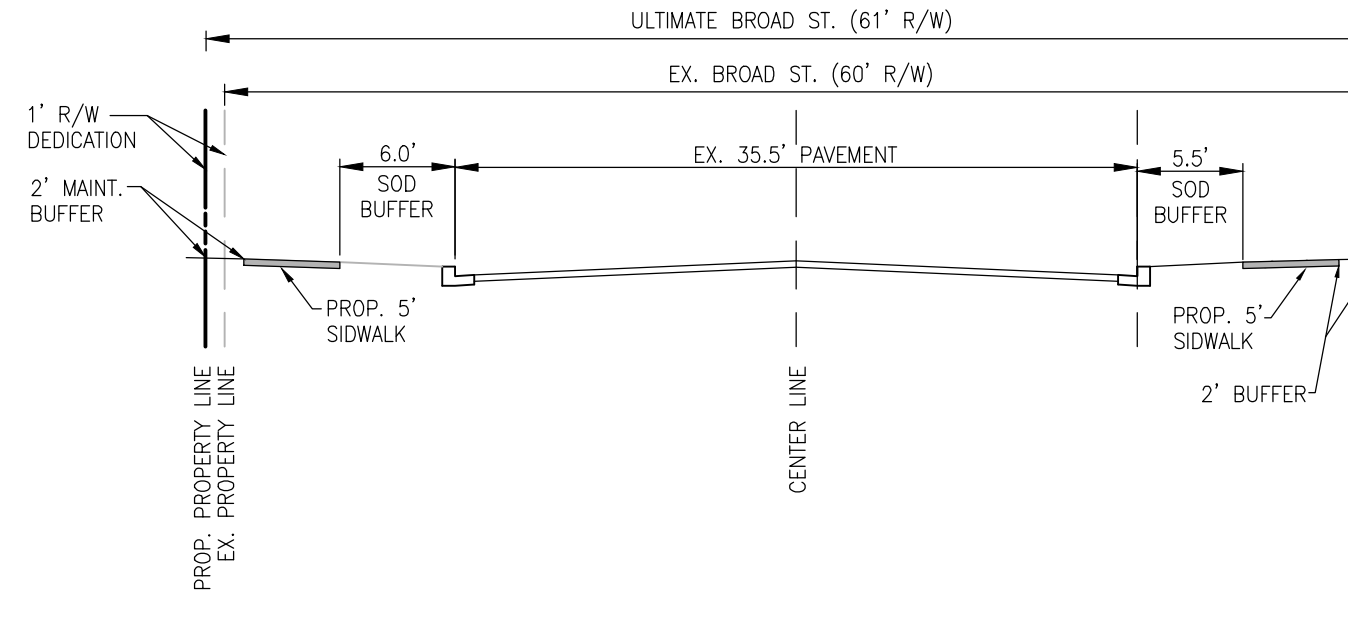
STREET TREE PLANTING SCHEDULE

ID	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	HEIGHT
AS (x5)	Acer saccharinum	Silver Maple	2" - 2 1/2" cal., B&B	10'-12"

PRE-CONSTRUCTION NOTE: AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP THE MNCPPC INSPECTION STAFF BEFORE ANY DEMO, CLEARING, OR GRADING OCCURS ON-SITE. THE OWNER OR HIS DESIGNER WHO HAS SIGNATURE AUTHORITY, AND THE GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE MNCPPC INSPECTOR. A COPY OF THE APPROVED CERTIFIED ADMINISTRATIVE SUBDIVISION PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE AN INSPECTION WITH MNCPPC STAFF, PLEASE CONTACT JOSH KAYE AT 301-495-4722.

MISS UTILITY

CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR 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. CERTIFICATIONS ON THIS SHEET ARE REQUIRED ON ANY PLAN INVOLVING STORMWATER MANAGEMENT. THE STRUCTURAL CERTIFICATION IS REQUIRED FOR UNDERGROUND STORMWATER MANAGEMENT STRUCTURES WHERE POURED CONCRETE WALLS ARE TO BE UTILIZED, OR ON ANY OTHER STRUCTURE MDCPS DEMS APPROPRIATE.

IPSWICH ROAD RIGHT-OF-WAY: TYPICAL SECTION ALONG SITE FRONTAGE
SCALE: 1"=10'BROAD STREET RIGHT-OF-WAY: TYPICAL SECTION ALONG SITE FRONTAGE
SCALE: 1"=20'

M-NCPCC NO.620250100

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.

Attachment B



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

June 9, 2025

Mr. Rich Ingram
Charles P. Johnson & Associates
1751 Elton Rd Ste 300
Silver Spring, MD 20903

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
5900 Ipswitch Rd
Preliminary Plan #: 620250100
SM File #: 298027
Tract Size/Zone: 0.43 Ac/ R-60
Total Concept Area: 0.53 Ac
Lots/Block: 1-3/A
Watershed: Lower rock Creek/ I
Redevelopment (Yes/No): No

Dear Mr. Ingram:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via ESD to the MEP for each proposed lot.

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 project.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

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



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311
www.montgomerycountymd.gov/permittingervices

Attachment B

Mr. Rich Ingram

June 9, 2025

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 Joel Karpas at 240-777-6206.

Sincerely,

Mark Etheridge

Mark Etheridge, Manager

Water Resources Section

Division of Land Development Services

cc: Neil Braunstein
SM File # 298027

Lot 1

ESD: Required/Provided cf 378/ 414 cf

PE: Target/Achieved: 1.80"/1.97"

STRUCTURAL: 0 cf

WAIVED: 0 cf.

Lot 2

ESD: Required/Provided 372 cf / 377 cf

PE: Target/Achieved: 1.80"/1.82"

STRUCTURAL: 0 cf

WAIVED: 0 cf.

Lot 3

ESD: Required/Provided 373 cf / 377 cf

PE: Target/Achieved: 1.80"/1.82"

STRUCTURAL: 0 cf

WAIVED: 0 cf.

ROW

ESD: Required/Provided 295 cf / 0 cf

PE: Target/Achieved: 1.8"/0"

STRUCTURAL: 0 cf

WAIVED: 295 cf.

Attachment B



Department of Permitting Services Fire Department Access and Water Supply Comments

DATE: 30-May-25
TO: Rich Ingram - RIngram@cpja.com
Charles P. Johnson & Associates, Inc.
FROM: Marie LaBaw
RE: Alta Vista Gardens - Lot 9 Block A
620250100

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **29-May-25**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

Attachment B



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher Conklin
Director

June 27, 2025

Mr. Troy Leftwich, Planner III
Mid-County Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive
Wheaton, Maryland 20902

RE: Administrative Plan No. 620250100
Alta Vista Gardens - Lot 9 Block A

Dear Mr. Leftwich:

We have completed our review of the administrative plan uploaded to Eplans on June 2, 2025. A previous version of this plan was reviewed by the Development Review Committee (DRC) at its meeting on April 8, 2025. We recommend approval of the plan subject to the following comments:

Significant Plan Review Comments

1. The applicant will be required to dedicate 26' from centerline along the Ipswich Road property frontage.
2. The applicant will be required to dedicate 31' from centerline along the Broad Street property frontage.
3. The applicant will be required to provide a 6' tree buffer, a 2' maintenance buffer, and upgrade the existing sidewalk with a 5' wide, concrete sidewalk along the Ipswich Road property frontage.
4. The applicant will be required to provide a 6' tree buffer, a 2' maintenance buffer, and upgrade the existing sidewalk with a 5' wide, concrete sidewalk along the Broad Street property frontage.
5. The applicant will be required to construct handicap ramps and detectable warning surfaces on the south side of Ipswich Road leading to an east/west crossing of Broad Street.

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

Attachment B

Standard Plan Review Comments

6. 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.
7. The storm drain analysis was reviewed and is acceptable to MCDOT. No improvements are needed to the downstream public storm drain system for this plan.
8. The sight distance study has been accepted. A copy of the accepted Sight Distance Evaluation certification form is enclosed for your information and reference.
9. 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.
10. Erosion and sediment control measures as required by Montgomery County Code 50-35(j) and on-site stormwater management, where applicable, shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.
11. 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. Sidewalk and street trees along Ipswich Road.
 - B. Curb, gutter, sidewalk, street trees and handicap ramps along Broad Street.
 - C. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.

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 or (240) 777-2173.

Sincerely,

William Whelan

William Whelan
Development Review Team
Office of Transportation Policy

Attachment B

Enclosures (1)

Sight Distances

Sharepoint/transportation/director's office/development review/WhelanW/620250100 Alta Vista Gardens - Lot 9 Block A -
MCDOT Review Letter 062725.docx

cc: Sharepoint Correspondence 2024

cc-e:	Rich Ingram	CPJ
	Katie Mencarini	MNCP&PC
	Sam Farhadi	MCDPS RWPR
	Marie LaBaw	MCFRS

Attachment C

From: [Urusa Salman](#)
To: [Leftwich, Troy](#)
Cc: [Mencarini, Katherine](#); [Sanders, Carrie](#); michele@marylandpropertylaw.com; [Sunny Salman](#); [Neelam Salman](#); [Urusa Salman](#)
Subject: FW: 620250100 Alta Vista Gardens - Lot 9 Block A (5900 Ipswich Road) - Next: Notice to attend Planning Board meeting on 7/31/25 or by Sept 2025 (?)
Date: Monday, July 7, 2025 3:31:40 PM
Attachments: [FDA-620250100-APPROVAL LETTER.pdf](#)
[620250100 Alta Vista Gardens - Lot 9 Block A - MCDOT Review Letter 062725.pdf](#)
Importance: High

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

Dear Mr. Troy Leftwich,

We appreciate the responses provided by the Planning staff. However, the safety concerns outlined below have not yet been fully addressed.

We remain concerned about the subject plan of replacing one small old house with three larger houses on our very narrow and dead-end street, as this will present a daily safety hazard to us and other families with young children in our neighborhood.

As you mentioned in your response, we would like to express our comments directly to the planning board hearing to be held on July 31st or by September. Please remember to send us a 10-day prior notice once the planning board hearing is confirmed.

Regards,

Urusa and Shahid Salman (240) 601-6638

From: Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>
Sent: Monday, July 7, 2025 2:56 PM
To: Urusa Salman <usalman@nartechinc.com>
Cc: Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>
Subject: RE: 620250100 Alta Vista Gardens - Lot 9 Block A (5900 Ipswich Road)

Dear Urusa Salman and Shahid Salman,

Thank you for taking the time to share your detailed comments regarding the proposed three-lot subdivision for 620250100 Alta Vista Gardens – Lot 9, Block A.

We truly appreciate your engagement in the planning process. Planning staff have carefully reviewed the proposal and considered the concerns you raised.

Our responses are provided in [blue](#) below for your reference.

Attachment C

Please let us know if our responses address your concerns, or if you would still like to express your comments directly to the Planning Board. The tentative Planning Board hearing is scheduled for July 31st at the earliest, or by September at the latest (a formal notification will be sent 10-days prior once the date is confirmed).

If our responses satisfy your concerns, kindly reply to confirm.

Thank you again for your input.

FYI - Attached is the Montgomery County Department of Transportation and Fire and Recue approval.

Best regards,

Troy Leftwich

Planner III

Midcounty Planning Division

Montgomery County Planning Department

2425 Reedy Drive, Wheaton, MD 20902

troy.leftwich@montgomeryplanning.org

o: 301.495.4553

From: Leftwich, Troy

Sent: Monday, March 24, 2025 4:22 PM

To: Urusa Salman <usalman@nartechinc.com>

Cc: Folden, Matthew <matthew.folden@montgomeryplanning.org>

Subject: 620250100 Alta Vista Gardens - Lot 9 Block A (5900 Ipswich Road)

Dear Urusa Salman and Shahid Salman ,

Thank you for connecting with us regarding your concerns. We appreciate you bringing this to our attention. Please be assured that we are currently reviewing the project and will respond to you as soon as possible.

I am the lead reviewer for the project (620250100 Alta Vista Gardens) and will be able to provide updates as the review process continues.

Questions to respond to in the future:

1. The site of the one (1) old house that this planner wants to replace by three (3) new houses is at the **intersection where the Montgomery County Elementary School (Ashburton) bus stop** is located. The construction process and the inevitable traffic congestion will create significant **hazards for both children** and parents who use this intersection daily. The potential increase in noise pollution, safety risks, and disruptions during construction phases cannot be overstated.

Attachment C

Planning Staff Response: The applicant will be required to adhere to all applicable construction standards and safety protocols during the building process, in accordance with County standards.

Please note that the construction phase will occur at the time of building permit issuance for each individual house. Each house may be constructed at different times, depending on the development schedule.

For questions related to residential construction, please contact:

George Muste
Division Chief
george.muste@montgomerycountymd.gov
240-777-6232

2. Moreover, the old house site is **adjacent to the I-495 beltway** (I-495 Maryland/Virginia State Highway), which has expansion plans. Building one of the proposed houses right against the I-495 wall is highly irresponsible, as future beltway extensions could drastically alter the land, posing unforeseen risks to us homeowners.

Planning Staff Response: *At this time, there are no updates regarding the status of the I-495 expansion project. The current applicant is not precluded from proceeding with subdivision due to the future expansion plans. Should any impacts be identified in the future, they will need to be addressed either through updates to the I-495 plan or by the applicant at that time.*

3. We have also engaged with other neighbors who are **deeply concerned about the safety of children playing at the dead end of Broad Street (basketball, biking)**. Any additional traffic due to increased residences or construction activities represents a considerable **danger** to our families and community's well-being.

Planning Staff Response: The property currently has three access points—one on Ipswich Road and two on Broad Street. These access points will be retained and modified for the proposed homes. Both Montgomery County Department of Transportation (MCDOT) and Planning Staff have reviewed and approved the access plan.

We understand that this dead-end street has been functioning as a play area for children. However, current recreational use of the right-of-way does not limit the ability to subdivide the property under existing regulations.

While this area is planned for residential development, the dead-end nature of the street will remain. With coordination among neighbors, it is hoped that activities such as basketball and biking can continue in a shared and safe manner.

Attachment C

4. Furthermore, the construction of three (3) new houses on a **dead-end street, such as Broad Street, brings up significant fire and rescue concerns.** The absence of a roundabout at the Broad Street dead-end makes it extremely difficult for emergency vehicles or even normal cars to turn around as there are always cars parked on both sides of the Broad Street, posing a serious safety, fire, and rescue issue.

Planning Staff Response: The project has received approval from both MCDOT and Fire & Rescue. Attached is Fire Access approval and MCDOT Letter.

5. Additionally, we are consulting with a **well-experienced MC-DPS Attorney, Ms. Michele Rosenfeld, on this matter to explore further actions and will communicate additional concerns and necessary steps** to ensure the proposed concept plan undergoes the **required modifications for the safety and betterment of our neighborhood.**

Best regards,

Troy Leftwich

Planner III

Midcounty Planning Division

Montgomery County Planning Department

2425 Reedy Drive, Wheaton, MD 20902

troy.leftwich@montgomeryplanning.org

o: 301.495.4553