



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB**  
**Item #**  
**3/19/09**



**MEMORANDUM**

**DATE:** March 6, 2009

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *RK*  
Catherine Conlon, Subdivision Supervisor *CC*  
Development Review Division

**FROM:** *UB*  
Neil Braunstein, Planner Coordinator (301-495-4532)  
Development Review Division

**REVIEW TYPE:** Preliminary Plan of Subdivision (Resubdivision)

**APPLYING FOR:** Two lots for two one-family detached dwelling units

**PROJECT NAME:** Hillmead-Bradley Hills

**CASE #:** 120080440

**REVIEW BASIS:** Chapter 50, Montgomery County Subdivision Regulations

**ZONE:** R-60

**LOCATION:** Located on the south side of Greentree Road, 200 feet west of Ewing Drive

**MASTER PLAN:** Bethesda/Chevy Chase

**APPLICANT:** East Limited Liability Co.

**ENGINEER:** Huron Consulting

**FILING DATE:** September 5, 2008

**HEARING DATE:** March 19, 2009

**RECOMMENDATION:** Approval subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 2 lots for 2 one-family detached dwelling units.
- 2) The applicant must comply with the conditions of approval for the preliminary tree save plan. Conditions include, but are not limited to, the requirement that the applicant must adjust the proposed limits of disturbance (LOD) in the rear yard of proposed Lot 100 to further avoid impacts to the critical root zone (CRZ) of specimen tree #3. The applicant must satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits, as applicable.
- 3) The applicant must dedicate and the record plat must show dedication of a variable width right-of-way measuring approximately 4,331 square feet along the property frontage for Greentree Road.
- 4) The record plat must include a note stating that the front of any dwelling constructed on proposed Lot 100 must not be set back farther than 59 feet from the front property line and that the front of any dwelling constructed on proposed Lot 101 must not be set back farther than 39 feet from the front property line.
- 5) The applicant must construct a five-foot-wide sidewalk along the property frontage on Greentree Road, unless construction is waived by the appropriate government agency.
- 6) The applicant must comply with the conditions of the MCDPS stormwater management approval dated October 1, 2008. These conditions may be amended by MCDPS, provided the amendments do not conflict with other conditions of the preliminary plan approval.
- 7) The applicant must comply with the conditions of the Montgomery County Department of Transportation (MCDOT) letter dated January 13, 2009. These conditions may be amended by MCDOT, provided the amendments do not conflict with other conditions of the preliminary plan approval.
- 8) The applicant must satisfy provisions for access and improvements as required by MCDOT prior to recordation of plat(s).
- 9) Before any building permit can be issued, the applicant must make the applicable school facilities payment to the MCDPS.
- 10) The record plat must show necessary easements.
- 11) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board resolution.

**SITE DESCRIPTION**

The subject property, shown below and in Attachment A, is a 32,055-square-foot part of a platted lot. The original property was Block 1, Lot 22 of the Hillmead-Bradley Hills subdivision. A portion of this lot was later subdivided as Lot 76, but the subject property was not re-platted, leaving it as a part of Lot 22. The site is located on the south side of Greentree Road, 200 feet west of Ewing Drive. The zoning on the property is R-60. The property is developed with a one-family detached dwelling, which will be removed to accommodate the

proposed subdivision. Surrounding properties are developed with one-family detached dwellings in the R-60 zone.

The subject property is located within the Cabin John Creek watershed. There are no forests, stream buffers, wetlands, or other environmentally sensitive features on the site.



### **PROJECT DESCRIPTION**

The applicant proposes to subdivide the existing part of a lot into two lots measuring 13,623 square feet and 14,101 square feet, respectively. The application is a resubdivision, because the subject property was previously platted. Both lots have frontage on Greentree Road. The two lots will be accessed by separate driveways from Greentree Road. The proposed residences will be served by public water and public sewer.

An earlier preliminary plan application was filed for this same site in 2003. That application, Preliminary Plan 120030140, was approved by the Planning Board on November 13, 2003, for a two-lot subdivision with a similar layout. That preliminary plan expired before a plat was recorded, and the property was not subdivided.

(Attachment B – proposed plan)

## **ANALYSIS AND FINDINGS**

### **Master Plan Compliance**

The Bethesda/Chevy Chase Master Plan does not specifically address the subject property. The Master Plan recommends retention of existing zoning throughout the Master Plan area in the absence of a specific recommendation for change on a particular property. Thus, in the case of the subject property, the Master Plan calls for retention of the existing R-60 zoning. The proposed subdivision complies with the recommendations adopted in the Master Plan in that it proposes one-family residential development consistent with surrounding development patterns and the current zoning designation. The proposed lots will be similar to surrounding lots with respect to dimensions, orientation, and shape, and the proposed residences will have a similar relationship to the public street and surrounding residences as existing residences in the area. The proposed subdivision will not alter the existing pattern of development or land use, consistent with the Master Plan recommendation to maintain the existing land use.

### **Public Facilities**

#### **Roads and Transportation Facilities**

The proposed subdivision does not generate 30 or more vehicle trips during the morning or evening peak hours. Therefore, the application is not subject to Local Area Transportation Review. In addition, the proposed subdivision does not generate more than three new vehicle trips in the morning or evening peak hours. Therefore, the application is also not subject to Policy Area Mobility Review.

Access to the proposed lots will be provided by a two separate driveways from Greentree Road. A five-foot-wide sidewalk is proposed on the Greentree Road frontage of the site. No sidewalks exist elsewhere on Greentree Road, but a wide shoulder on this street allows safe pedestrian circulation. Proposed vehicle and pedestrian access for the site will be safe and adequate.

Environmental Planning staff has recommended a condition that requires that the proposed lots be served by a shared driveway. The condition was recommended in order to reduce the amount of impervious area on the site. But the applicant is proposing separate driveways in order to avoid the conflicts that may arise between neighbors with shared driveways. Development Review Division staff agrees with the applicant that a shared driveway should not be required. The amount of reduction in impervious surface would not be significant, and, in any case, there is no imperviousness limit with which this preliminary plan must comply. Given that the separate driveways are not inconsistent with any regulations or the existing development pattern in the vicinity of the project, Development Review Division staff does not recommend inclusion of the condition requiring a shared driveway.

### Other Public Facilities and Services

Public facilities and services are available and will be adequate to serve the proposed development. The property will be served by public water and public sewer. The application has been reviewed by the Montgomery County Fire and Rescue Service who has determined that the property has appropriate access for fire and rescue vehicles. Other public facilities and services, such as police stations, firehouses and health services are operating according to the Growth Policy resolution currently in effect and will be adequate to serve the property. The Application is not within a school moratorium area, but a school facilities payment must be made prior to issuance of building permits on the lots. Electrical, gas, and telecommunications services are also available to serve the Property.

### Environment

The site does not contain any streams, wetlands, floodplains, or other environmentally sensitive features, and there are no environmental buffers on the site. Environmental guidelines for protection of environmentally sensitive areas, therefore, are not applicable to this subdivision.

There is no forest on the site, and this application is exempt from submitting a forest conservation plan. A tree save plan, however, was required to be submitted with the Preliminary Plan. The tree save plan shows 12 18-inch or larger trees on and adjacent to the site. Of these, five will be removed to accommodate the proposed development, and seven will be saved.

The MCDPS Stormwater Management Section approved the stormwater management concept on October 1, 2008. The stormwater management concept includes water quality control and recharge via drywells and grading to promote sheet flow. Channel protection is not required because the one-year post-development peak discharge is less than 2 cubic feet per second.

### Compliance with the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections, including the requirements for resubdivision as discussed below. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision.

The lots were reviewed for compliance with the dimensional requirements for the R-60 zone as specified in the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in attached Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

## **Conformance with Section 50-29(b)(2)**

### **A. Statutory Review Criteria**

In order to approve an application for resubdivision, the Planning Board must find that each of the proposed lots complies with all seven of the resubdivision criteria, set forth in Section 50-29(b)(2) of the Subdivision Regulations, which states:

Resubdivision. Lots on a plat for the Resubdivision of any lot, tract or other parcel of land that is part of an existing subdivision previously recorded in a plat book shall be of the same character as to street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing block, neighborhood or subdivision.

### **B. Neighborhood Delineation**

In administering Section 50-29(b)(2) of the Subdivision Regulations, the Planning Board must determine the appropriate "neighborhood" for evaluating the application. In this instance, the Neighborhood selected by the applicant, and agreed to by staff, consists of 25 lots (Attachment C). The neighborhood includes lots on Greentree Road, Ridge Road and Ewing Drive in the R-60 zone. All the lots share multiple access points on these streets and other streets. The designated neighborhood is the same as the one analyzed for the earlier application, Preliminary Plan 120030140. The designated neighborhood provides an adequate sample of the lot and development pattern of the area. A tabular summary of the area based on the resubdivision criteria is included in Attachment D.

### **C. Analysis**

#### Comparison of the Character of Proposed Lots to Existing

In performing the analysis, the above-noted resubdivision criteria were applied to the delineated neighborhood. Taking into consideration staff's rationale with respect to the frontage criterion, as discussed below, the proposed lots are of the same character with respect to the resubdivision criteria as other lots within the defined neighborhood. Therefore, the proposed resubdivision complies with the criteria of Section 50-29(b)(2). As set forth below, the attached tabular summary and graphical documentation support this conclusion:

#### **Frontage:**

In a neighborhood of 25 lots, lot frontages range from 60 feet to 155 feet. Twelve of the lots have frontages of less than 70 feet, eight lots have frontages between 70 and 100 feet, and the remaining five lots have frontages of more than 100 feet. The two proposed lots have frontages of 46 feet, which will be, by a significant margin, the smallest lots in the neighborhood. Despite the narrow frontages, the lots will create building sites that are in the same line and with a similar separation distance from other existing houses as those found on other lots in the neighborhood. This is because the narrow frontages are created by side lot lines that converge towards the street at the front of the lot. The lots become

wider towards the center, which leaves a sufficiently-wide space to locate the proposed dwellings, with each dwelling having an appropriate distance and orientation with respect to existing houses on adjacent lots. The two proposed houses will be side-by-side, oriented with the fronts towards the street, and will be set back a similar distance from the street as existing houses. Because of these characteristics, a casual observer on the street would not discern a difference between the proposed lots and existing neighborhood lots with respect to frontage. The proposed preliminary plan includes a development data table that includes maximum front setbacks, in addition to the typically required minimum setbacks. The maximum setbacks are intended to insure that the dwellings built on the proposed lots will be built near the front of each lot, preserving the existing development pattern and maintaining appropriate relationships between the proposed dwellings and existing dwellings by avoiding placement of houses adjacent to the rear yard of existing houses. A condition is included in the staff recommendation that requires compliance with the proposed maximum front setbacks listed on the preliminary plan. With inclusion of this recommended condition, staff recommends that the Planning Board find that the proposed lots will be of the same character as existing lots in the neighborhood with respect to lot frontage. This finding would be consistent with the Planning Board's action on the earlier application for a subdivision on this site (Preliminary Plan 120030140). **The proposed lots will be of the same character as existing lots in the neighborhood with respect to lot frontage.**

**Alignment:**

Seventeen of the 25 existing lots in the neighborhood are perpendicular in alignment, four are radial, and the remaining four are corner lots. The two proposed lots are perpendicular in alignment. **The proposed lots are of the same character as existing lots with respect to the alignment criterion.**

**Size:**

The lots in the delineated neighborhood range from 7,067 square feet to 18,134 square feet. Ten of the lots are smaller than 8,000 square feet, twelve are between 8,000 and 12,000 square feet, and three are between 12,000 and 18,134 square feet. Proposed Lot 100 is 13,623 square feet in size and Proposed Lot 101 is 14,101 square feet in size. The two proposed lots are near the upper end of the size range. Two existing lots, at 14,117 square feet and 18,134 square feet, are larger than the proposed lots. Because creation of a third lot on the subject property is not possible due to frontage limitations and because the existing lot, at 32,055 square feet, is much larger than neighborhood lots and is being divided into two lots that more closely match the character of existing lots, staff recommends that the Planning Board find that **the proposed lot sizes are in character with the size of existing lots in the neighborhood.**

**Shape:**

Twenty-two of the existing lots in the neighborhood are rectangular, and three are irregularly shaped. The two proposed lots are irregularly shaped. Two of the three existing irregularly shaped lots are located immediately adjacent, on either side, to the subject property. The angled lot lines of these two properties also create an irregularly shaped lot on the subject property, and no other shape-lots are possible in this

subdivision. **The shapes of the proposed lots will be in character with shapes of the existing lots.**

**Width:**

The lots in the delineated neighborhood range from 53 feet to 110 feet in width. Ten of the lots have widths of less than 70 feet, twelve lots have widths between 70 and 100 feet, and the remaining thirteen lots have widths of more than 100 feet. Both of the proposed lots have widths of 60 feet. Although this is near the bottom of the range for width, there are several existing lots with a similar size. In addition, a larger lot width could be achieved by requiring a deeper front setback (width is measured at the front building line) that would be contrary to the desire to have the dwellings near the front of the lots in order to maintain appropriate relationships between the proposed houses and existing houses. **The proposed lots will be in character with existing lots in the neighborhood with respect to width.**

**Area:**

The lots in the delineated neighborhood range from 3,311 square feet to 9,610 square feet in buildable area. Ten of the lots have a buildable area less than 4,000 square feet, twelve are between 4,000 and 6,000 square feet, and three are between 6,000 and 9,610 square feet. Proposed Lot 100 has a buildable area of 7,140 square feet and proposed Lot 101 has a buildable area of 9,050 square feet. The two proposed lots are near the upper end of the area range. One existing lot, at 9,610 square feet, has a larger buildable area than the proposed lots. Because creation of a third lot on the subject property is not possible due to frontage limitations and because the existing lot, with a buildable area of 18,116 square feet, has a buildable area that is much larger than neighborhood lots and is being divided into two lots that more closely match the character of existing lots, staff recommends that the Planning Board find that **the proposed lots will be of the same character as other lots in the neighborhood with respect to buildable area.**

**Suitability for Residential Use:** The existing and the proposed lots are zoned residential and the land is suitable for residential use.

**Citizen Correspondence and Issues**

The applicant conducted a pre-submission community meeting on June 11, 2008. In addition, written notice was given by the applicant and staff of the plan submittal and the public hearing date. As of the date of this report, one letter in support of the project has been received (Attachment E).

**CONCLUSION**

Section 50-29(b)(2) of the Subdivision Regulations specifies seven criteria with which resubdivided lots must comply. They are street frontage, alignment, size, shape, width, area and suitability for residential use within the existing block, neighborhood or subdivision. Taking into consideration staff's rationale with respect to the frontage criterion, as set forth above, the two



proposed lots are of the same character as the existing lots in the defined neighborhood with respect to each of the resubdivision criteria, and therefore, comply with Section 50-29(b)(2) of the Subdivision Regulations. The proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance and comply with the recommendations of the Bethesda/Chevy Chase 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 plan. Therefore, approval of the application with the conditions specified above is recommended.

### **Attachments**

Attachment A – Vicinity Development Map

Attachment B – Proposed Development Plan

Attachment C – Resubdivision Neighborhood Map

Attachment D – Resubdivision Data Table

Attachment E – Citizen Correspondence

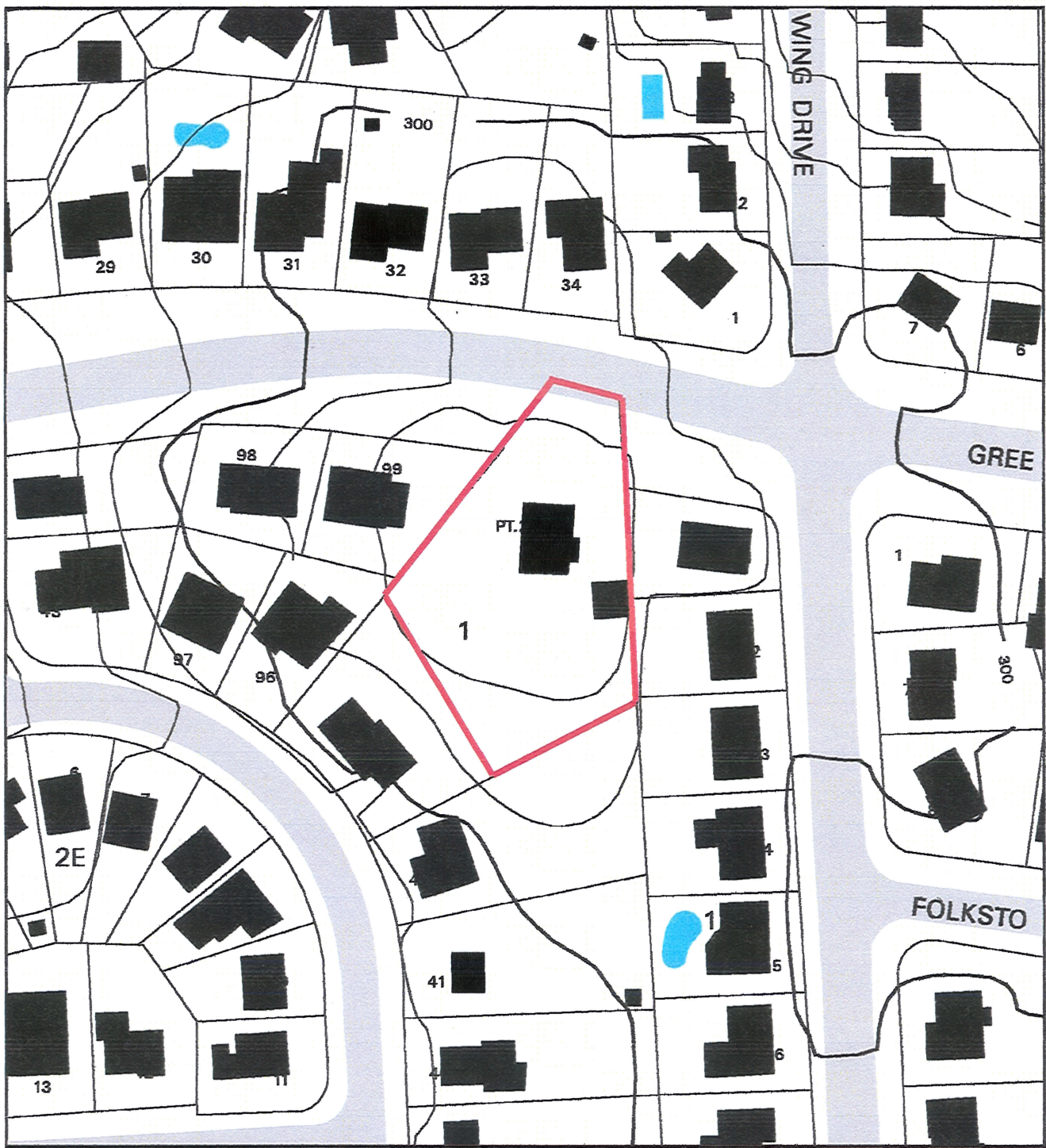
Attachment F – Agency Correspondence Referenced in Conditions

Table 1: Preliminary Plan Data Table and Checklist

<b>Plan Name: Hillmead – Bradley Hills</b>				
<b>Plan Number: 120080440</b>				
<b>Zoning: R-60</b>				
<b># of Lots: 2</b>				
<b># of Outlots: N/a</b>				
<b>Dev. Type: Residential</b>				
<b>PLAN DATA</b>	<b>Zoning Ordinance Development Standard</b>	<b>Proposed for Approval by the Preliminary Plan</b>	<b>Verified</b>	<b>Date</b>
Minimum Lot Area	6,000 sq. ft.	13,623 sq. ft. minimum	NB	3/06/09
Lot Width	60 ft.	60 ft. minimum	NB	3/06/09
Lot Frontage	25 ft.	46 ft. minimum	NB	3/06/09
Setbacks				
Front	25 ft. Min.	Must meet minimum <sup>1</sup>	NB	3/06/09
Side	8ft. Min./18 ft. total	Must meet minimum <sup>1</sup>	NB	3/06/09
Rear	40 ft. Min.	Must meet minimum <sup>1</sup>	NB	3/06/09
Height	35 ft. Max.	May not exceed maximum <sup>1</sup>	NB	3/06/09
Max Resid'l d.u. per Zoning	5	2	NB	3/06/09
MPDUs	N/a		NB	3/06/09
TDRs	N/a		NB	3/06/09
Site Plan Req'd?	No		NB	3/06/09
<b>FINDINGS</b>				
<i>SUBDIVISION</i>				
Lot frontage on Public Street		Yes	NB	3/06/09
Road dedication and frontage improvements		Yes	Agency letter	1/13/09
Environmental Guidelines		N/a	Staff memo	12/01/08
Forest Conservation		Exempt	Staff memo	12/01/08
Master Plan Compliance		Yes	Staff memo	12/01/08
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management		Yes	Agency letter	10/01/08
Water and Sewer (WSSC)		Yes	Agency comments	10/27/08
10-yr Water and Sewer Plan Compliance		Yes	Agency comments	10/27/08
Well and Septic		N/a	Agency comments	10/27/08
Local Area Traffic Review		N/a	Staff memo	10/27/08
Policy Area Mobility Review		N/a	Staff memo	10/27/08
Transportation Management Agreement		No	Staff memo	10/27/08
School Cluster in Moratorium?		No	NB	3/06/09
School Facilities Payment		Yes	NB	3/06/09
Fire and Rescue		Yes	Agency letter	12/09/08

<sup>1</sup> As determined by MCDPS at the time of building permit.

# HILLMEAD-BRADLEY HILLS (120080440)



Map compiled on September 11, 2008 at 10:57 AM | Site located on base sheet no - 211NW06

### NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

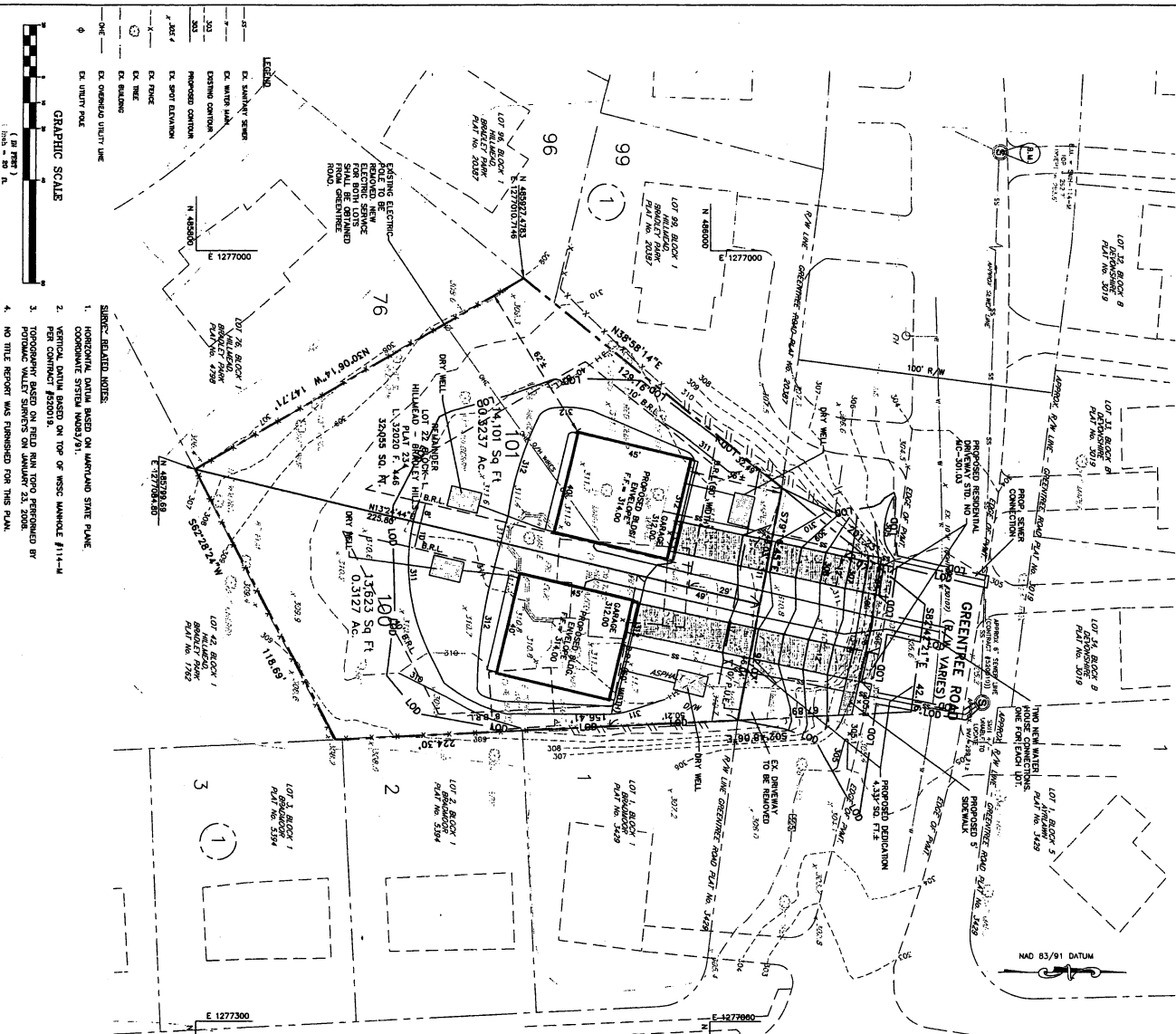
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



1 inch = 100 feet  
1 : 1200



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 No. 12537.

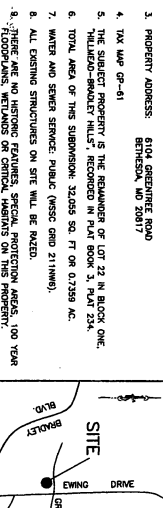
Professional Engineer: [Signature] License No. 12537  
Date: 12/27/11  
Title: Professional Engineer  
Firm: [Signature] Hillmead, Bradley Hills  
Address: [Signature] Hillmead, Bradley Hills

- 1. OWNER: [Signature] 446 LOT CO. MAINLINE ADDRESS: 8708 MEDFORD ROAD, GREENLEE ROAD, GREENLEE RD, 20913-3257
- 2. TAX ACCOUNT: 07-0293432
- 3. PROPERTY ADDRESS: 8708 GREENLEE ROAD, GREENLEE RD, 20913
- 4. TAX MAP 09-41
- 5. THE SUBJECT PROPERTY IS THE REMAINDER OF LOT 22 IN BLOCK ONE, HILLMEAD - BRADLEY HILLS, MONTGOMERY COUNTY, MARYLAND.
- 6. TOTAL AREA OF THE SUBDIVISION: 32,005 SQ. FT. OR 0.7329 AC.
- 7. WATER AND SEWER SERVICE PUBLIC (M&C 211MG)
- 8. ALL EXISTING STRUCTURES ON SITE WILL BE DEMOLISHED.
- 9. THERE ARE NO HISTORIC FEATURES, SPECIAL PROTECTION AREAS, 100 YEAR FLOODPLAINS, WETLANDS OR CRITICAL HABITATS ON THIS PROPERTY.
- 10. SOAKS 24 OF 28 - SOIL 27-B (VESHWANI S&T L&M)
- 11. TRAFFIC STATISTICS: THE SUBDIVISION WILL BE RATED AS 1.2 TRIPS PER HOUR WEEKEND TRIPS PER TABLE B-3
- 12. A 3' SIDEWALK WILL BE RATED ALONG THE FRONTAGE OF THE PROPERTY

Table with columns: Proposed Lot Data, Existing Lot Data, Lot #, Block, Frontage, Area, etc.

DEVELOPMENT DATA table with columns: CODE, AREA (S.F./AC), MINIMUM LOT SIZE, etc.

NOTES table with columns: NUMBER, NUMBER OF PROPOSED LOTS, etc.



- 1. HORIZONTAL DATA BASED ON MARYLAND STATE PLANE.
- 2. COORDINATE SYSTEM NAD83/91.
- 3. VERTICAL DATA BASED ON TOP OF MASS WINKLE #111-4 PER CONTRACT #25011.
- 4. TOPOGRAPHY BASED ON FIELD DATA TOPO PERFORMED BY [Signature] IN JANUARY 2008.
- 5. NO TITLE REPORT WAS FURNISHED FOR THIS PLAN.

SEAL OF MARYLAND PROFESSIONAL ENGINEER  
HURON CONSULTING  
2510 CENTURY BLVD  
FARMINGTON, MD 20874  
TEL: 301-761-1000  
FAX: 301-761-0134  
www.huron-con.com

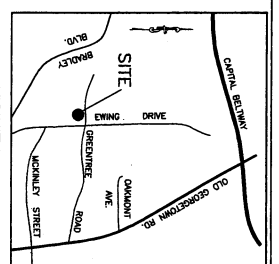
REVISIONS table with columns: NO, DATE, DESCRIPTION

REVISIONS  
1 10-08 REVISED PER DEC COMMENTS

REVISIONS table with columns: NO, DATE, DESCRIPTION

REVISIONS table with columns: NO, DATE, DESCRIPTION

REVISIONS table with columns: NO, DATE, DESCRIPTION



Existing Lot Data:	Proposed Lot Data:							
Lot #	Block	Frontage	Alignment	Area	Shape	Width	Area	Buildings
1	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
2	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
3	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
4	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
5	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
6	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
7	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
8	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
9	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
10	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
11	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
12	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
13	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
14	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
15	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
16	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
17	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
18	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
19	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
20	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
21	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
22	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
23	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
24	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
25	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
26	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
27	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
28	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
29	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
30	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
31	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
32	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
33	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
34	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
35	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
36	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
37	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
38	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
39	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
40	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
41	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
42	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
43	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1
44	1	60.11	Resubdivided	1,114	Rectangular	70	3,311	1

NOTES:  
1. THIS DRAWING FOR GRAPHIC PURPOSES ONLY. ALL LOTS NOT SURVEYED.

REVISIONS

DATE	DESCRIPTION
10-06	REVISED PER DRC COMMENTS

LOT 100 & 101 - BLOCK 1  
HILLMEAD - BRADLEY HILLS  
A RESUBDIVISION OF  
RESIDUE OF LOT 22 - BLOCK 1  
BETHESDA ELECTION DISTRICT NO. 7  
MONTGOMERY COUNTY, MARYLAND

RESUBDIVISION NEIGHBORHOOD MAP

DATE: 10/06/08  
DRAWN BY: JCM  
CHK BY: JJA  
APP BY: REH

PROJECT NO.: 625-101  
DRAWING NO.: C-01  
SHEET: 1 OF 1

DATE AUGUST, 2008

**HURON CONSULTING**  
1200 CONROY BLVD  
SUITE 230  
BETHESDA, MARYLAND 20814  
PHONE (301) 629-2010  
FAX (301) 629-0124  
www.huroncon.com

# Resubdivision Criteria for Hillmead - Bradley Hills

Attachment D

Lot #	Block	Frontage (ft.)	Alignment	Size	Shape	Width (ft.)	Area
29	B	64	perpendicular	9,067	irregular	64	4,900
30	B	65	perpendicular	10,269	rectangular	68	5,550
31	B	65	perpendicular	9,923	rectangular	68	5,358
32	B	62	perpendicular	9,410	rectangular	62	5,360
33	B	65	perpendicular	9,348	rectangular	65	5,050
34	B	67	perpendicular	7,339	rectangular	53	3,960
1	5	90+115	corner	8,382	rectangular	110	4,480
1	1	68+110	corner	8,084	rectangular	70	3,311
2	1	70	perpendicular	7,700	rectangular	70	3,311
3	1	70	perpendicular	7,700	rectangular	70	3,311
4	1	70	perpendicular	7,700	rectangular	70	3,311
5	1	70	perpendicular	7,700	rectangular	70	3,311
6	1	70	perpendicular	7,700	rectangular	70	3,311
7	1	70	perpendicular	7,700	rectangular	70	3,311
39	1	64	perpendicular	11,311	rectangular	64	6,084
40	1	64	perpendicular	11,322	rectangular	64	5,980
41	1	65	perpendicular	14,117	rectangular	76	5,980
42	1	64	radial	18,134	irregular	79	9,610
43	1	87+115	corner	10,010	rectangular	72	5,300
44	1	55+155	corner	10,064	rectangular	70	5,330
76	1	97	radial	13,148	rectangular	106	6,970
96	1	60	radial	7,812	rectangular	64	4,920
97	1	60	radial	7,067	rectangular	63	3,745
98	1	90	perpendicular	7,359	rectangular	90	3,900
99	1	120	perpendicular	8,937	irregular	104	4,740
100	1	46	perpendicular	13,623	irregular	60	7,140
101	1	46	perpendicular	14,101	irregular	60	9,050

Attachment E

Joav Steinbach  
6120 Nightshade Court  
Rockville, MD 20852

Office: 301 255-0010 Fax: 301 255-0043 Cell: 240 644-9522

RECEIVED

SEP 16 2008

DEVELOPMENT REVIEW

Development Review Division  
MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

September 13, 2008

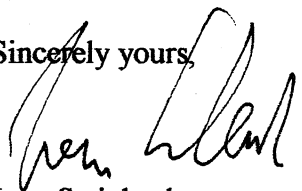
Subject: Proposed 2 lots subdivision. Hillmead-Bradley Hills. Plan 120080440.

Dear reviewer;

I am the owner of Lot 1, Block 5, Ayrlawn subdivision (8900 Ewing Drive) which is across the street from the proposed subdivision. I am in total support of the proposed plan for the following reasons:

1. For the past two years the property was somewhat in neglect and presented discomfort (to say the least) to the neighbors.
2. The introduction of two new homes will enhance the beauty and value of the neighborhood.

Sincerely yours,



Joav Steinbach



## DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

October 1, 2008

Carla Reid Joyner  
Director

Mr. Jason Azar, P.E.  
Huron Consulting  
20300 Century Boulevard, Suite 105  
Germantown, MD 20874

Re: Stormwater Management **CONCEPT** Request  
for Hillmead - Bradley Hills  
Preliminary Plan #: 120080440  
SM File #: 233456  
Tract Size/Zone: .74 acres/ R-60  
Total Concept Area: .74 acres  
Lots/Block: 22/1  
Parcel(s): NA  
Watershed: Cabin John Creek

Dear Mr. Azar:

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 consists of on-site water quality control and onsite recharge via drywells and grading to promote sheet flow. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. The grading to promote sheet flow will be noted on the detailed plan as being part of the Stormwater management requirements.

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

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this



office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact William Campbell at 240-777-6345.

Sincerely,

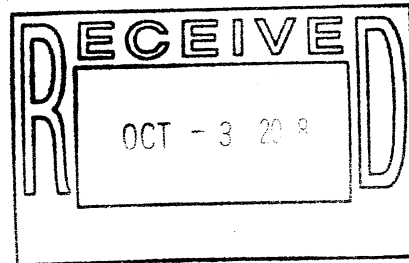


Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB:dm

cc: C. Conlon  
S. Federline  
SM File # 233456

QN - less than 2cfs; Acres: .74  
QL - onsite; Acres: .74  
Recharge is provided





DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
County Executive

Arthur Holmes, Jr.  
Director

January 13, 2009

Ms. Catherine Conlon, Subdivision Supervisor  
Development Review Division  
The Maryland-National Capital  
Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

RE: Preliminary Plan #1-20080440  
Hillmead-Bradley Hills

Dear Ms. Conlon:

We have completed our review of the above referenced preliminary plan dated December 18, 2008. This plan was reviewed by the Development Review Committee at its meeting on October 27, 2008. We recommend approval of the plan subject to the following comments:

- All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to 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.
1. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
  2. Provide dedication for future widening of Greentree Road in accordance with the Master Plan. Access to Greentree Road is denied except at the locations shown on the preliminary plan.
  3. The owner will be required to enter into a covenant with the County whereby the owner agrees to pay a prorata share for the future construction or reconstruction of Greentree Road as a Montgomery County project or by a private developer under permit prior to DPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
  4. Relocation of utilities along Greentree Road to accommodate the proposed driveway entrances shall be the responsibility of the applicant.

Division of Traffic Engineering and Operations

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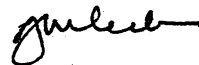
101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878  
Customer Service 240-777-6000 • Main Office 240-777-2190 • 240-777-6013 TTY • 240-777-2080 FAX  
trafficops@montgomerycountymd.gov

Ms. Catherine Conlon  
Preliminary Plan No. 1-20080440  
January 13, 2009  
Page 2

5. The sight distance study has been accepted. A copy of the approved sight distance form is enclosed for your information and reference.
6. The drainage study has been accepted.
7. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but necessarily be limited to, the following improvements:
  - A. Grading as necessary to improve visibility at driveway entrances.
  - 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 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 DPS.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Ms. Linda Duhamel at [linda.duhamel@montgomerycountymd.gov](mailto:linda.duhamel@montgomerycountymd.gov) or (240) 777-6000.

Sincerely,



Gregory M. Leck, Manager  
Division of Traffic Engineering and Operations  
Development Review Team

Enclosures (2)

Cc: Kathryn Beane, East LLC  
Jason Azar, Huron Consulting  
Joseph Y. Cheung, DPS RWPPR  
Sarah Navid, DPS RWPPR  
Shahriar Etemadi, M-NCPPC TP  
Linda Duhamel, DOT DTEO  
Preliminary Plan Folder  
Preliminary Plan Notebook