



Ayrlawn Preliminary Plan 120120110

NB

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Staff Report Date: 7-6-12

Description

Location: Located in the northwest quadrant of the intersection of Johnson Avenue and Lindale Drive

Zone: R-60

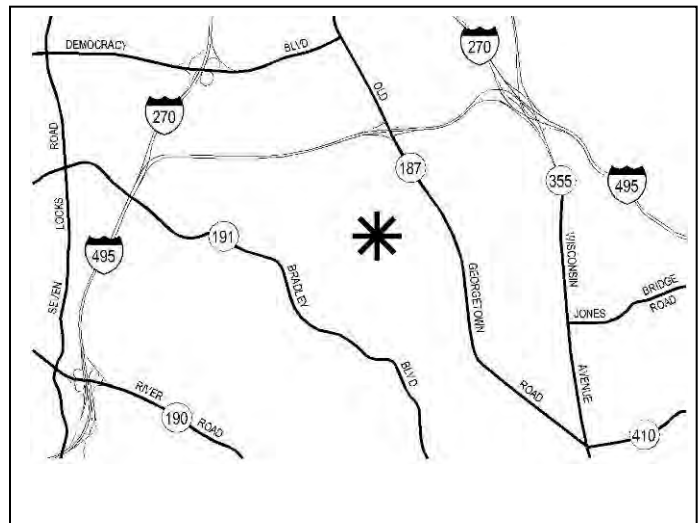
Master Plan: Bethesda/Chevy Chase

Property size: 0.76 acres

Application to subdivide 0.76 acres of land into five lots for five one-family detached dwellings

Applicant: Betty W. Sutermeister Revocable Trust

Filing date: December 7, 2011



Summary

- **Staff Recommendation: Approval with conditions**
- The application is a resubdivision, and a finding that the proposed lots are of the same character as existing lots in the neighborhood is necessary for approval.

RECOMMENDATION: Approval subject to the following conditions:

- 1) This Preliminary Plan is limited to five lots for five one-family detached dwelling units.
- 2) Prior to issuance of a sediment and erosion control permit, the applicant must obtain from staff approval of a revised tree save plan that addresses the following:
 - a. Provide protection measures for tree #74 and the unnumbered 17-inch red cedar located east of the existing house on Lot 11.
 - b. Show the drywells in the same location as shown on the approved Preliminary Plan.
- 3) The Planning Board has accepted the recommendations of the Montgomery County Department of Transportation (MCDOT) in its letter dated June 15, 2012, and does hereby incorporate them as conditions of the Preliminary Plan approval. Therefore, 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 Preliminary Plan approval.
- 4) Prior to recordation of plat(s), the applicant must satisfy the provisions for access and improvements as required by MCDOT.
- 5) The Planning Board has accepted the recommendations of the Montgomery County Department of Permitting Service ("MCDPS") – Water Resources Section in its stormwater management concept letter dated June 8, 2012, and does hereby incorporate them as conditions of the Preliminary Plan approval. Therefore, the applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Stormwater Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 6) The applicant must dedicate and show on the record plat(s) the dedication of approximately 225 square feet for the truncation of right-of-way at the intersection of Johnson Avenue and Lindale Drive, as shown on the preliminary plan.
- 7) Prior to recordation of the plat(s), the applicant must satisfy MCDPS requirements to ensure the construction of a five-foot wide sidewalk along the property frontages on Lindale Drive and Johnson Avenue, unless construction is waived by MCDPS. A six-foot-wide tree panel must be provided between each sidewalk and the curb.
- 8) Prior to the issuance of any building permit, the applicant must make a payment of \$11,700.00 to MCDOT to mitigate one peak-hour trip.
- 9) Prior to the issuance of any building permit, the applicant must make school facilities payments to the Montgomery County Department of Permitting Services at the high school level.
- 10) The certified Preliminary Plan must contain the following note: "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 Preliminary 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."
- 11) The record plat must show necessary easements.
- 12) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for eighty-five (85) months from the date of mailing of the Planning Board resolution.

SITE DESCRIPTION

The property, shown below and in Attachment A, is a platted parcel measuring approximately 0.76 acres (33,105 square feet) in area. The property is located in the northwest quadrant of the intersection of Johnson Avenue and Lindale Drive. It is located in the R-60 zone. The property is developed with one one-family detached dwelling. Surrounding properties are developed with one-family detached dwellings in the R-60 zone.

The property is located in the Cabin John Creek watershed. There are no streams, floodplains, forests, or other sensitive environmental features on the site.



PROJECT DESCRIPTION

The applicant proposes to resubdivide the existing parcel into five lots for five one-family detached dwellings. The existing dwelling will remain on one of the lots. The lots will range in size from 6,301 square feet to 7,107 square feet. Vehicular access will be provided by four individual driveways from Johnson Avenue and one from Lindale Drive. Pedestrian access will be provided by a sidewalk along Johnson Avenue.

(Attachment B – proposed plan)

ANALYSIS AND FINDINGS

Conformance to the Master Plan

The application substantially conforms to the Bethesda/Chevy Chase Master Plan. The 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. In the Land Use and Zoning section of the Master Plan, the property and surrounding development is identified as suitable for one-family detached housing. The proposed subdivision complies with the recommendations adopted in the Bethesda/Chevy Chase Master Plan in that it proposes one-family detached housing consistent with the current density of the neighborhood and the current zoning designation. The proposed lots will be similar to surrounding existing 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 do existing residences in the area. The proposed subdivision will not alter the existing pattern of development or land use, which is in substantial conformance with the Master Plan recommendation to maintain the existing residential land use.

Public Facilities

Roads and Transportation Facilities

Access to four of the proposed lots will be via individual driveways from Johnson Avenue and access to one proposed lot will be via an individual driveway from Lindale Drive. Pedestrian access will be provided via a sidewalk on Johnson Avenue.

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. To satisfy the Policy Area Mobility Review (PAMR) requirements of the adequate public facilities (APF) test, a development located within the Bethesda/Chevy Chase Policy Area is required to mitigate 25 percent of its new peak-hour trips. The proposed development is, therefore, required to mitigate one peak-hour trip to satisfy the PAMR trip mitigation requirement. The applicant is required to make a payment of \$11,700.00 to the Montgomery County Department of Transportation (MCDOT), to mitigate one peak-hour trip, prior to the issuance of any building permit for the development, thereby satisfying the PAMR requirements of the APF test.

Proposed vehicle and pedestrian access for the subdivision will be safe and adequate because the existing circulation pattern is not being changed, the additional driveways will not overburden the existing streets, and the existing sidewalks will be enhanced to provide improved pedestrian circulation.

Other Public Facilities and Services

Public facilities and services are available and will be adequate to serve the proposed development. The property is proposed to 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 will have 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 Subdivision

Staging Policy resolution currently in effect and will be adequate to serve the property. The application is within the Bethesda/Chevy Chase School cluster area which, is currently operating between 105-120% of capacity at the high school level, and a school facilities payment is required. Electrical, telecommunications, and gas services are also available to serve the property.

Environment

No forests, streams or associated buffers, or other environmentally sensitive features exist on the subject property. The subject property was granted an exemption from submitting a forest conservation plan under Chapter 22A-5(s)(2) for an activity on a tract of land less than 1-acre that will not result in the clearing of more than a total of 20,000 square feet of forest. Exemption 42012036E was confirmed on September, 29, 2011, with a condition requiring submission of a tree save plan.

The property contains one specimen tree, a 31-inch white oak (*Quercus alba*) in failing health, two trees just under 24 inches in diameter, and a number of ornamental and understory trees. Off-site, there are numerous significant trees within the right-of-way along Johnson Avenue and to the north on the adjacent property. All on-site trees are proposed for removal with the exception of two trees close to the existing house. Seven trees within the right-of-way will be removed for driveway construction.

Removal of the 31-inch tree would typically require approval of a forest conservation variance. However, in this case, a variance is not required because the subdivision was granted an exemption from submitting a forest conservation plan and because the tree in question is in poor health. The applicant will plant 11 trees along the northern property lines of the proposed lots as mitigation for the removal of the on-site 31-inch white oak.

The MCDPS Stormwater Management Section approved the stormwater management concept on June 8, 2012. The stormwater management concept consists of environmental site design through the use of drywells and non-rooftop disconnect.

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 size, width, shape, and orientation of the proposed lots 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 40 lots (Attachment C). The neighborhood includes platted lots in the R-60 zone in the vicinity of the property. All the lots share multiple access points on Johnson Avenue, Lindale Drive, and Conway Road. 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. 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 40 lots, lot frontages range from 55 feet to 131 feet. Nineteen of the lots have frontages of less than 60 feet, 13 lots have frontages between 60 and 100 feet, and the remaining eight lots have frontages of over 100 feet. Three of the proposed lots have frontages of 60 feet, one proposed lot has a frontage of 64 feet, and one has a frontage of 110 feet. **The proposed lots will be of the same character as existing lots in the neighborhood with respect to lot frontage.**

Alignment:

Thirty-two of the 40 existing lots in the neighborhood are perpendicular in alignment, and the remaining eight are corner lots. Four of the proposed lots are perpendicular in alignment, and one is a corner lot. **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 6,490 square feet to 13,083 square feet. Fifteen of the lots are smaller than 7,000 square feet, 22 are between 7,000 and 10,000 square feet, and three are larger than 10,000 square feet. One proposed lot will be 6,301 square feet in size, three proposed lots will be 6,613 square feet in size each, and one proposed lot will be 7,107 square feet in size.

Proposed Lot 13, at 6,301 square feet, will be the smallest lot in the neighborhood. Proposed Lot 13 is a corner lot at the intersection of Lindale Drive and Johnson Avenue. Land from the subject property will be dedicated to street right-of-way for truncation at the intersection, as required by the Subdivision Regulations. However, other existing corner lots in the neighborhood were created with arcs at the corners instead of standard right-of-way truncation, and, thus, they are larger than they would be if they were subdivided with the current truncation requirements. If proposed Lot 13 were similarly created with an arced corner, the lot would measure 6,570 square feet, which would be well within the range of existing lot areas. **The proposed lot sizes are in character with the size of existing lots in the neighborhood.**

Shape:

All of the 40 existing lots in the neighborhood are rectangular, and all of the five proposed lots are rectangular. **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 55 feet to 132 feet in width. Nineteen of the lots have widths of less than 60 feet, 13 lots have widths between 60 and 70 feet, and the remaining eight lots have widths of more than 100 feet. Three of the proposed lots have widths of 60 feet, one has a width of 64 feet, and one has a width of 110 feet. **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 2,160 square feet to 5,861 square feet in buildable area. Eighteen of the lots have a buildable area less than 3,000 square feet, nineteen are between 3,000 and 4,000 square feet, and three are larger than 4,000 square feet. One proposed lot has a buildable area of 2,438 square feet, three proposed lots have a buildable area of 2,739 square feet, and one proposed lot has a buildable area of 3,031 square feet. **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 October 28, 2011. Questions were raised at the meeting regarding parking, and the applicant explained that each lot is required to provide two off-street parking spaces. In addition, written notice of the plan submittal and the public hearing dates was given by the applicant and staff. As of the date of this report, one citizen letter has been received (Attachment E). In the letter, a neighborhood resident at 6011 Anniston Road expressed

concerns regarding lot size, ensuring that the lots are used for one-family detached dwellings and not townhouses, and ensuring that each lot provides off-street parking. The proposed subdivision will be responsive to each of these concerns. As discussed above in the resubdivision analysis, the proposed lot sizes will be of the same character as existing lots in the neighborhood and will meet the minimum lot size requirements specified in the zoning ordinance. The lots are proposed to contain one-family detached dwellings, are required by the zoning ordinance. The zoning ordinance also requires that each lot provide at least two off-street parking spaces. Verification that the parking spaces have been provided will be done by MCDPS during the building permit phase.

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. As set forth above, the five 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 substantially conform to 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 Preliminary Plan and Tree Save 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

Plan Name: Ayrilawn				
Plan Number: 120120110				
Zoning: R-60				
# of Lots: 5				
# of Outlots: N/a				
Dev. Type: Residential				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval by the Preliminary Plan	Verified	Date
Minimum Lot Area	6,000 sq. ft.	6,301 sq. ft. minimum	NB	7/6/12
Lot Width	60 ft.	60 ft. minimum	NB	7/6/12
Lot Frontage	25 ft.	60 ft. minimum	NB	7/6/12
Setbacks				
Front	Varies ¹	Must meet minimum ²	NB	7/6/12
Side	8 ft. Min./18 ft. total	Must meet minimum ²	NB	7/6/12
Rear	20 ft. Min.	Must meet minimum ²	NB	7/6/12
Max Resid'l d.u. per Zoning	5	5		7/6/12
MPDUs	N/a	N/a	NB	7/6/12
TDRs	N/a	N/a	NB	7/6/12
Site Plan Req'd?	No		NB	7/6/12
FINDINGS				
<i>SUBDIVISION</i>				
Lot frontage on Public Street		Yes	NB	7/6/12
Road dedication and frontage improvements		Yes	Agency letter	6/15/12
Environmental Guidelines		Yes or N/a	Staff memo	
Forest Conservation		Yes or Exempt	Staff memo	
Master Plan Compliance		Yes	Staff memo	1/17/12
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management		Yes	Agency letter	6/8/12
Water and Sewer (WSSC)		Yes	Agency comments	1/17/12
10-yr Water and Sewer Plan Compliance		Yes	Agency comments	1/17/12
Well and Septic		N/a	Agency letter	1/17/12
Local Area Traffic Review		Yes	Staff memo	6/1/12
Policy Area Mobility Review		Yes	Staff memo	6/1/12
Transportation Management Agreement		No	Staff memo	6/1/12
School Cluster in Moratorium?		No	NB	7/6/12
School Facilities Payment		Yes	NB	7/6/12
Fire and Rescue		Yes	Agency letter	2/22/12

¹ In accordance with Section 59-A-5.33 of the Montgomery County Zoning Ordinance, front setbacks will be determined by MCDPS with an established building line survey at the time of building permit.

² As determined by MCDPS at the time of building permit.



Map compiled on December 09, 2011 at 9:57 AM | Site located on base sheet no - 211NW06

NOTICE

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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



Research & Technology Center



1 inch = 600 feet
1 : 7200

GENERAL NOTES

- 1) DATE REVISIONS LISTED BELOW ARE SUBJECT TO CHANGE BY THE ENGINEER.
- 2) THE ENGINEER HAS CONDUCTED VISUAL INSPECTION OF THE SITE AND HAS FOUND THE EXISTING CONDITIONS TO BE AS SHOWN ON THESE PLANS.
- 3) PROPERTY LINES ON THIS PLAN SHALL BE AS SHOWN ON THE RECORD PLAT FOR THIS PROPERTY.
- 4) THE ENGINEER HAS CONDUCTED VISUAL INSPECTION OF THE SITE AND HAS FOUND THE EXISTING CONDITIONS TO BE AS SHOWN ON THESE PLANS.
- 5) THE ENGINEER HAS CONDUCTED VISUAL INSPECTION OF THE SITE AND HAS FOUND THE EXISTING CONDITIONS TO BE AS SHOWN ON THESE PLANS.
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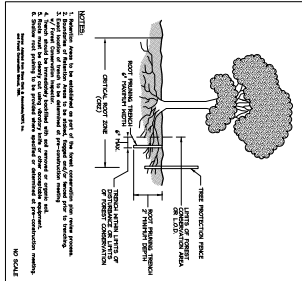
RESOURCE DATA TABLE

PLANT	QUANTITY	DATE
...

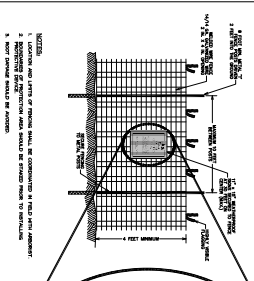
SOILS TABLE

SOIL TYPE	LOCATION	DEPTH
...

DETAIL - ROOT PRUNING



TREE PROTECTION FENCE DETAIL



TREE DATA: OFFSITE TREES

TREE ID	LOCATION	SPECIES	DBH	HT	COMMENTS
...

TREE DATA: ONSITE TREES

TREE ID	LOCATION	SPECIES	DBH	HT	COMMENTS
...

LEGEND

EXISTING FEATURES

- ...

PROPOSED FEATURES

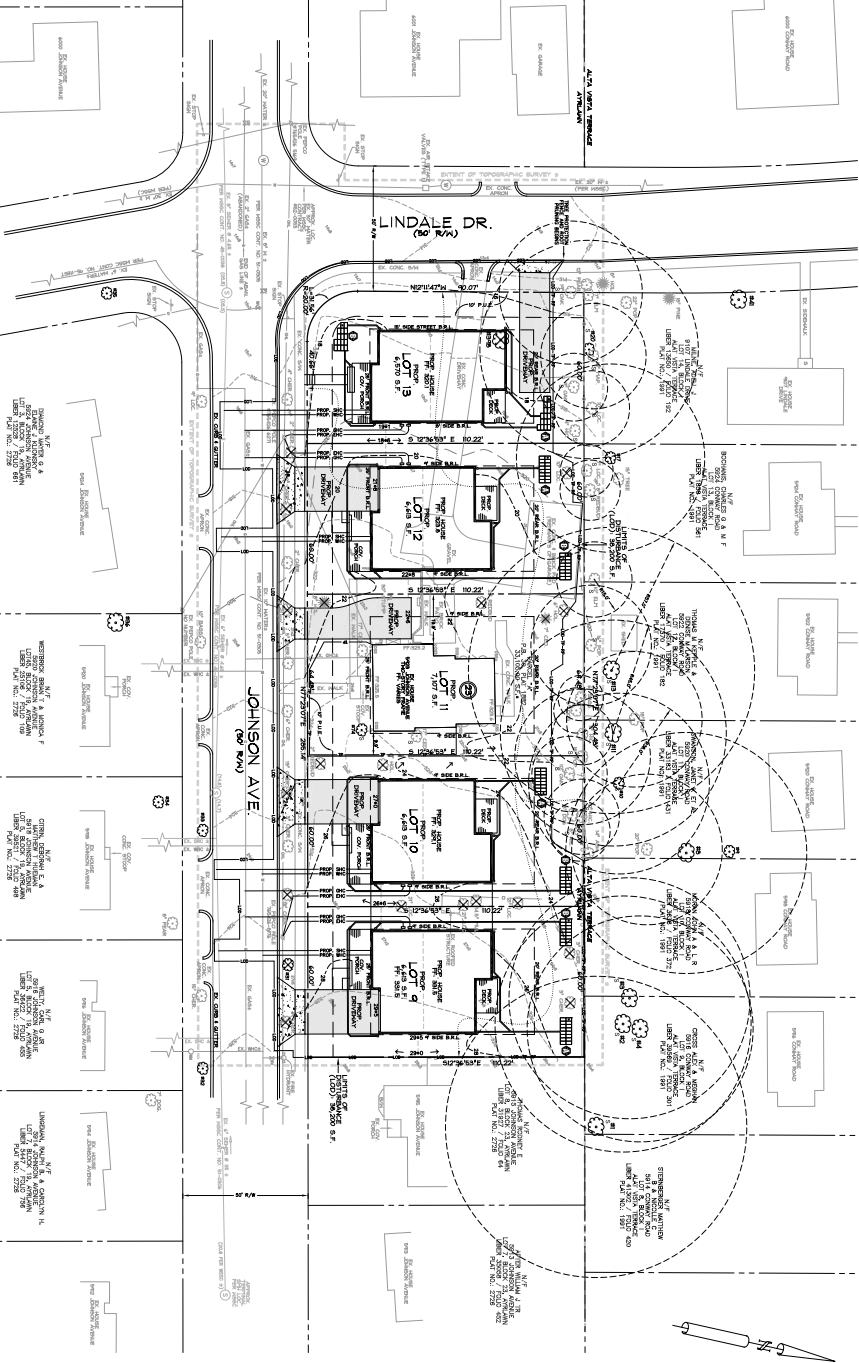
- ...

NOTE

THE PROPOSED UTILITY LOCATIONS ARE APPROXIMATE. THEY ARE BASED UPON THE RECORD PLANS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTION OF THE SITE AND HAS FOUND THE EXISTING CONDITIONS TO BE AS SHOWN ON THESE PLANS.

CERTIFICATION OF QUALIFIED PROFESSIONAL

I, JAMES A. ROBERTSON, REGISTERED PROFESSIONAL ENGINEER, CERTIFY THAT I AM THE DESIGNER OF THESE PLANS AND THAT I AM A MEMBER OF THE PROFESSIONAL ENGINEERS SOCIETY OF MARYLAND.



TREE SAVE NOTE

ALL TREES TO BE REMOVED SHALL BE REPLANTED AT THE SAME LOCATION AND SIZE AS THE ORIGINAL TREE.

VICINITY MAP



PARCEL A, BLOCK 23
5923 JOHNSON AVENUE, BETHESDA, MD 20817
PLAT BOOK 30, PLAT 1862, CIRCA 1947

**PROPOSED LOTS 9-13
AYRLAWN**

BETHESDA (7TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND
PRELIMINARY TREE SAVE PLAN # 42012036E

5923 JOHNSON AVENUE
PARCEL A, BLOCK 23, AYRLAWN
PROPOSED LOTS 9 THRU 13
PRELIMINARY TREE SAVE PLAN
FILE # 42012036E
(P.P. NO.: 120120110)

CS ENGINEERING
CIVIL - SURVEYING - LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.
108 West Ridgeway Boulevard, Suite 101, Mount Airy, Maryland 21771
DC Metro (301) 607-8031 FAX (301) 607-8045

DATE	BY	REVISION	PROJECT	DATE
09/20/11	JPO	PROGRESS PRINTS TO CLIENTS	11-201	11/2011
09/20/11	BCA	PRELIMINARY PLAN RETAIL SUBMITTAL	ILLUMINATION	N/A
12/06/11	JPO	PRELIMINARY PLAN FULL SUBMITTAL	JNO/BDA	N/A

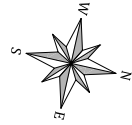
Attachment C

GENERAL NOTES

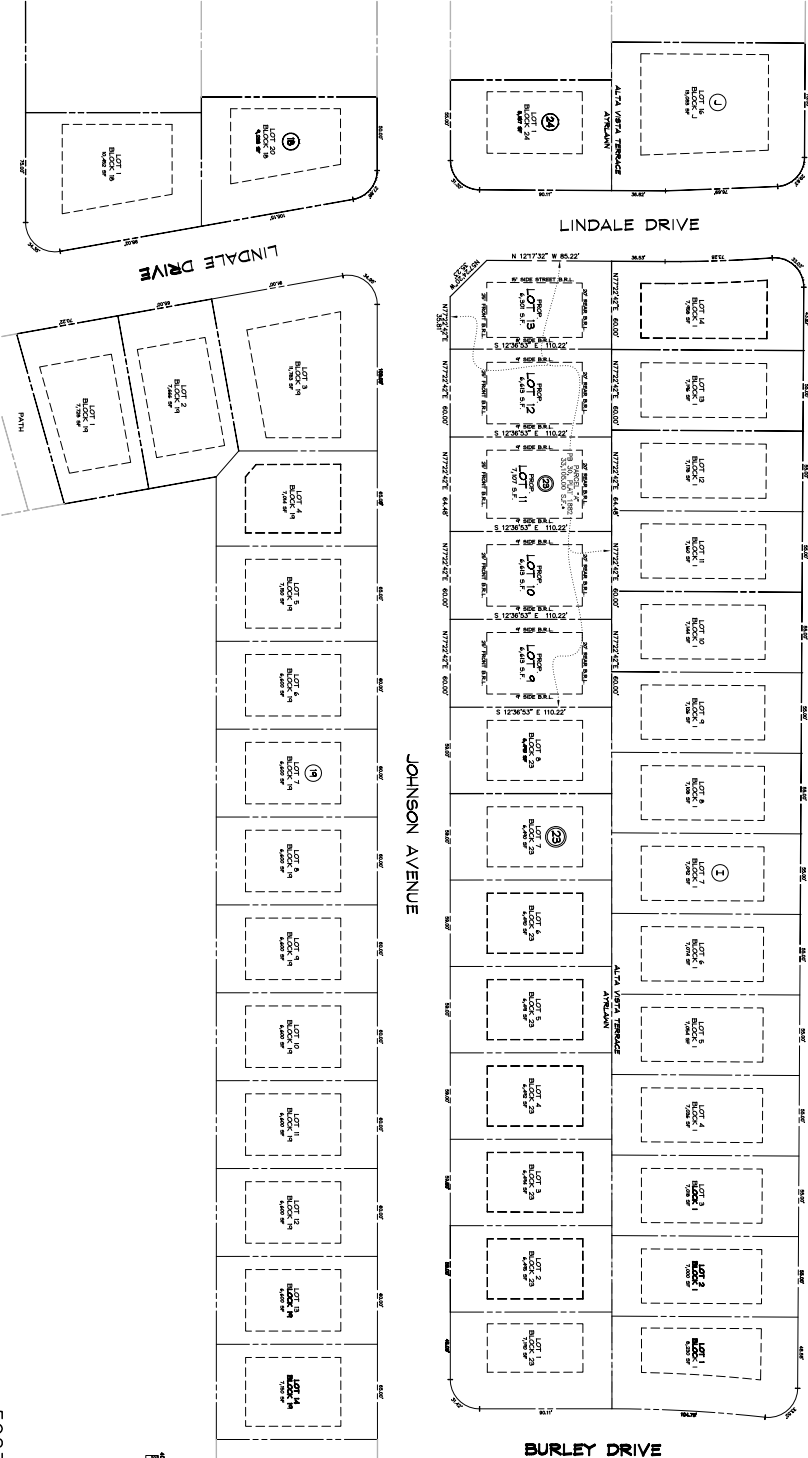
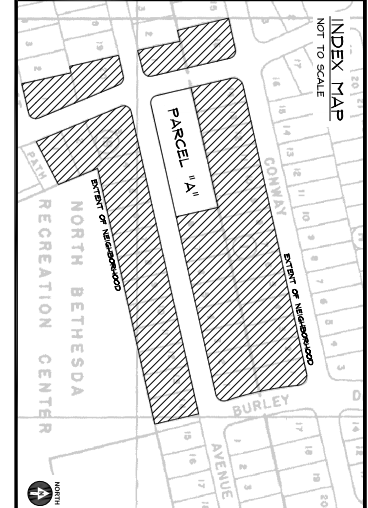
- 1) TOTAL LOT AREA = 6,000 SQ FT
- 2) FRONT B.E.L. = 25 FT (OR ESTABLISHED)
- 3) SIDE B.E.L. = 50 FT MIN. EACH SIDE
- 4) REAR B.E.L. = 25 FT MIN. TOTAL
- 5) WATER CATEGORY - 1 SEWER CATEGORY - 1
- 6) BOUNDARY INFORMATION BASED ON AVAILABLE RECORDS
- 7) TOTAL LOT AREA PARCEL: 741, 58,006.00 SQ. FT. (0.70 ACRES)
- 8) PROPERTY SHOWN ON TAX MAPS GENL. AYRLAWN
- 9) PROPERTY SHOWN ON H&M 2007 SHEETS 201 N& 04.
- 10) SITE IS LOCATED IN THE JOHN JOHN CREEK WATERSHED
- 11) LOCAL UTILITIES INCLUDE: WATER & SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION TELEPHONE - VERIZON GAS - WASHINGTON GAS

LEGEND

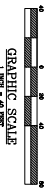
- SUBSET PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING RESTRICTION LINE
- SEPARATION BOUNDARY



VICINITY MAP



NOTE: THIS NEIGHBORHOOD MAP IS FOR GRAPHICAL REPRESENTATION ONLY. ALL LOT STATISTICS TAKEN FROM AVAILABLE RECORD PLATS.



5923 JOHNSON AVENUE
 PARCEL A, BLOCK 23, AYRLAWN
 PROPOSED LOTS 9 THRU 13
 NEIGHBORHOOD MAP
 (P.P. NO.: 120120110)

APPLICANT
 THE BETTY H. SUTHERLANDER
 LOUISE S. RICHARDS, TRUSTEE
 BETHESDA RECREATION CENTER
 (301) 500-7883 PHONE
 (301) 500-7883 FAX

5923 JOHNSON AVENUE, BETHESDA, MD 20817
 PARCEL A, BLOCK 23

PROPOSED LOTS 9 THRU 13
AYRLAWN
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
NEIGHBORHOOD MAP

DATE	BY	REVISION
11/09/11	JMO	INITIAL SUBMITTAL TO PNC/PPC-DRD
02/08/12	JMO	FULL SUBMITTAL TO PNC/PPC-DRD
02/08/12	JMO	REVISED TO SHOW 20' CORNER TRUNCATION

PROJECT	DATE
11-201	11/2011
ILLUSTRATION	ENGINEERING
MRL/JMO	JMO
APPROVAL	CAS



108 West Ridgeway Blvd., Suite 101
 Mount Airy, Maryland 21771
 301-607-8031 office
 301-607-8045 fax
 www.casengineering.com
 info@casengineering.com

CIVIL • SURVEYING • LAND PLANNING

PROPOSED LOTS 9 THRU 13, BLOCK 23

PARCEL "A", BLOCK 23, Ayr lawn

CAS Project No. 11-201

Comparable Lot Data Table - Sorted by Lot Size, Largest to Smallest

Lot	Block	Subdivision	Frontage	Alignment	Lot Size	Lot Shape	Width at B.R.L.	Buildable Area
16	J	Alta Vista Terrace	131 Feet	corner	13,083 S.F.	rectangular	132 Feet	5,861 S.F.
3	19	Ayr lawn	115 Feet	corner	11,783 S.F.	rectangular	119 Feet	4,628 S.F.
1	18	Ayr lawn	122 Feet	corner	10,452 S.F.	rectangular	122 Feet	4,080 S.F.
20	18	Ayr lawn	122 Feet	corner	9,238 S.F.	rectangular	122 Feet	3,353 S.F.
1	I	Alta Vista Terrace	127 Feet	corner	8,230 S.F.	rectangular	127 Feet	2,620 S.F.
1	24	Ayr lawn	110 Feet	corner	8,187 S.F.	rectangular	110 Feet	2,746 S.F.
14	I	Alta Vista Terrace	131 Feet	corner	7,958 S.F.	rectangular	131 Feet	3,268 S.F.
1	19	Ayr lawn	70 Feet	perpendicular	7,728 S.F.	rectangular	68 Feet	3,459 S.F.
2	19	Ayr lawn	65 Feet	perpendicular	7,666 S.F.	rectangular	65 Feet	3,530 S.F.
13	I	Alta Vista Terrace	55 Feet	perpendicular	7,196 S.F.	rectangular	55 Feet	3,178 S.F.
1	23	Ayr lawn	110 Feet	corner	7,190 S.F.	rectangular	110 Feet	2,160 S.F.
12	I	Alta Vista Terrace	55 Feet	perpendicular	7,178 S.F.	rectangular	55 Feet	3,165 S.F.
11	I	Alta Vista Terrace	55 Feet	perpendicular	7,160 S.F.	rectangular	55 Feet	3,148 S.F.
5	19	Ayr lawn	65 Feet	perpendicular	7,150 S.F.	rectangular	65 Feet	3,055 S.F.
14	19	Ayr lawn	65 Feet	perpendicular	7,150 S.F.	rectangular	65 Feet	3,055 S.F.
10	I	Alta Vista Terrace	55 Feet	perpendicular	7,144 S.F.	rectangular	55 Feet	3,135 S.F.
9	I	Alta Vista Terrace	55 Feet	perpendicular	7,126 S.F.	rectangular	55 Feet	3,129 S.F.
8	I	Alta Vista Terrace	55 Feet	perpendicular	7,108 S.F.	rectangular	55 Feet	3,106 S.F.
11	23	Ayr lawn	64 Feet	perpendicular	7,107 S.F.	rectangular	64 Feet	3,031 S.F.
7	I	Alta Vista Terrace	55 Feet	perpendicular	7,092 S.F.	rectangular	55 Feet	3,098 S.F.
6	I	Alta Vista Terrace	55 Feet	perpendicular	7,074 S.F.	rectangular	55 Feet	3,092 S.F.
5	I	Alta Vista Terrace	55 Feet	perpendicular	7,054 S.F.	rectangular	55 Feet	3,067 S.F.
4	I	Alta Vista Terrace	55 Feet	perpendicular	7,036 S.F.	rectangular	55 Feet	3,056 S.F.
3	I	Alta Vista Terrace	55 Feet	perpendicular	7,018 S.F.	rectangular	55 Feet	3,049 S.F.
4	19	Ayr lawn	65 Feet	perpendicular	7,014 S.F.	rectangular	65 Feet	3,010 S.F.
2	I	Alta Vista Terrace	55 Feet	perpendicular	7,000 S.F.	rectangular	55 Feet	3,037 S.F.
9	23	Ayr lawn	60 Feet	perpendicular	6,613 S.F.	rectangular	60 Feet	2,739 S.F.
10	23	Ayr lawn	60 Feet	perpendicular	6,613 S.F.	rectangular	60 Feet	2,739 S.F.
12	23	Ayr lawn	60 Feet	perpendicular	6,613 S.F.	rectangular	60 Feet	2,739 S.F.
6	19	Ayr lawn	60 Feet	perpendicular	6,600 S.F.	rectangular	60 Feet	2,730 S.F.
7	19	Ayr lawn	60 Feet	perpendicular	6,600 S.F.	rectangular	60 Feet	2,730 S.F.
8	19	Ayr lawn	60 Feet	perpendicular	6,600 S.F.	rectangular	60 Feet	2,730 S.F.
9	19	Ayr lawn	60 Feet	perpendicular	6,600 S.F.	rectangular	60 Feet	2,730 S.F.
10	19	Ayr lawn	60 Feet	perpendicular	6,600 S.F.	rectangular	60 Feet	2,730 S.F.
11	19	Ayr lawn	60 Feet	perpendicular	6,600 S.F.	rectangular	60 Feet	2,730 S.F.
12	19	Ayr lawn	60 Feet	perpendicular	6,600 S.F.	rectangular	60 Feet	2,730 S.F.
13	19	Ayr lawn	60 Feet	perpendicular	6,600 S.F.	rectangular	60 Feet	2,730 S.F.
2	23	Ayr lawn	59 Feet	perpendicular	6,495 S.F.	rectangular	59 Feet	2,677 S.F.
3	23	Ayr lawn	59 Feet	perpendicular	6,494 S.F.	rectangular	59 Feet	2,662 S.F.
4	23	Ayr lawn	59 Feet	perpendicular	6,492 S.F.	rectangular	59 Feet	2,675 S.F.
5	23	Ayr lawn	59 Feet	perpendicular	6,491 S.F.	rectangular	59 Feet	2,674 S.F.
6	23	Ayr lawn	59 Feet	perpendicular	6,490 S.F.	rectangular	59 Feet	2,673 S.F.
7	23	Ayr lawn	59 Feet	perpendicular	6,490 S.F.	rectangular	59 Feet	2,673 S.F.
8	23	Ayr lawn	59 Feet	perpendicular	6,490 S.F.	rectangular	59 Feet	2,672 S.F.
13	23	Ayr lawn	110 Feet	corner	6,301 S.F.	rectangular	110 Feet	2,438 S.F.

1. Lot statistics taken from available record plats.
2. Parts of lots and parcels were not included.
3. Longest front property line used for frontage calculation on corner lots
4. 25' Front BRL (per R-60 Zone) assumed for buildable area calculations.
5. Lot width measured at front building restriction line.

MCP-Chair

From: Sanghvi, Chetan <CSANGHVI@ftc.gov>
Sent: Tuesday, April 10, 2012 1:53 PM
To: MCP-Chair
Subject: Feedback on Preliminary Plan Application number 120120110.

RECEIVED
0292
APR 10 2012

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Hello,

I am writing to provide feedback on a proposed plan to subdivide and build 5 houses on a lot in our neighborhood (Aylawn, in Bethesda).

The sign on the property says that it is Aylawn Preliminary Plan# 120120110, an application by the Betty W. Sutermeister Revocable Trust.

The property in question is at the corner of Lindale and Johnson, in the Aylawn neighborhood of Bethesda.

I am presuming that you will be careful to ensure that the proposed subdivision complies with zoning ordinances for lot sizes.

Putting 5 houses on that lot seems like it might be a bit tight, but I am going to assume that you will ensure compliance with minimum lot sizes.

My primary concern is to ensure that we have detached single family homes with driveways and garages in this proposed subdivision.

The number of proposed new homes is large enough that I worried that the developer proposes building townhomes, rather than detached homes.

This is a quiet neighborhood of detached single family homes, and townhomes would be a big disruption to the neighborhood, and a substantial departure from the density of the neighborhood.

I had a brief email exchange with the project manager at CAS Engineering, listed on the sign on the property as the contact point, and he assured me that the homes would be detached homes, and there is sufficient room for five on that lot.

It would be good for the planning board to ensure that these are detached homes on lots large enough to comply with existing zoning.

My other concern is that the approval of the planning board should be conditioned on the five houses having their own driveways and off-street parking arrangements.

That stretch of Johnson is already overcrowded with cars parking on both sides of the street, because many of the older homes in that stretch of the street don't have driveways and garages.

It makes for a bizarrely highly-trafficked feel to what is otherwise one of the most beautiful streets in Bethesda.

I think it would be important to ensure that the proposed addition of five new homes doesn't further aggravate what is already an overly crowded on-street parking situation.

The project manager indicated to me that he is almost certain that the new homes would include driveways and garages. But I did notice that he used the qualifier "almost" – i.e. he was not certain of this.

I respectfully submit that the planning board should ensure that the new homes would have their own driveways and garages. It would be unthinkable congested on that street otherwise.

Thank you for your time.

Chetan Sanghvi
6011 Anniston Road
Bethesda, MD 20817



DEPARTMENT OF TRANSPORTATION

June 15, 2012

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

Mr. Neil Braunstein, Planner Coordinator
Area 1 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 120120110
Arylawn

Dear Mr. Braunstein:

We have completed our review of the preliminary plan dated December 6, 2011 and supplemental information. This plan was reviewed by the Development Review Committee at its meeting on January 17, 2012. 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. Dedicate a standard right-of-way truncation at the intersection of Johnson Avenue and Lindale Drive.
2. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
3. Grade establishments for all new public streets and/or pedestrian paths must be approved prior to submission of the record plat.
4. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference. The sight distances certification form for proposed Lot 9 on Johnson Avenue is approved subject to removal of the existing 24 inch cherry tree; if the applicant is unable to obtain a permit to remove that tree, relocation of the proposed driveway (and/or consolidation with a relocated driveway for proposed Lot 10) may be required.
5. The original storm drain capacity and impact analysis (as well as the additional information submitted in the February 3, 2012 package) demonstrate the existing downstream public storm drain system does not have sufficient capacity or efficiency to accommodate the existing development – let alone additional development proposed on this site. The report indicates a small increase in post-development runoff (11.54 cfs – 10.88 cfs = 0.66 cfs additional).

Division of Traffic Engineering and Operations

100 Edison Park Drive, 4th Floor • Gaithersburg, Maryland 20878
Main Office 240-777-2190 • TTY 240-777-6013 • FAX 240-777-2080
trafficops@montgomerycountymd.gov

However, the report does not identify improvements (and the costs of same) to remedy these issues. We do not support allowing additional runoff to compound the existing situation.

Considering the current project schedule, we believe resolution of this issue can be deferred to the permit stage. The applicant's consultant should prepare a conceptual storm drain improvement plan (and Engineer's Estimate) to improve the storm drain situation – for DPS approval. As an alternative, the applicant may elect to provide on-site private measures to contain the 0.66 cfs (computed) increased runoff.

6. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
7. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
8. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with Brett Linkletter, Chief of the Division of Highway Services, Tree Maintenance Section at (240) 777-7651.
9. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - A. Construct five (5) foot wide concrete sidewalks with handicap ramps and plant replacement street trees along Johnson Avenue and Lindale Drive site frontages.
 - B. Enclosed storm drainage and/or engineered channel (in accordance with the DOT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements.
 - C. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
 - D. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.

Mr. Neil Braunstein
Preliminary Plan No. 120120110, Arylawn
June 15, 2012
Page 3

- F. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the Division of Traffic Engineering and Operations.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. David Adams, our Development Review Area Engineer for this part of the County, at david.adams@montgomerycountymd.gov or (240) 777-6000.

Sincerely,



Gregory M. Leck, Manager
Development Review Team

m:/subd/DCA/120120110, Arylawn, FINAL.doc

Enclosures

- cc: Louise S. Richards, Trustee, The Betty W. Sutermeister Revocable Trust
James Ochs, CAS Engineering
Cherian Eapen; M-NCPPC Area 1
Catherine Conlon; M-NCPPC DARC
Michael Mitchell; MCDOT DTE
Preliminary Plan folder
Preliminary Plan letters notebook
- cc-e: Rick Brush; MCDPS WPR
Dave Kuykendall; MCDPS WPR
Atiq Panjshiri; MCDPS RWPR
Sam Farhadi; MCDPS RWPR
Henry Emery; MCDPS RWPR
David Adams, MCDOT DTEO



DEPARTMENT OF PERMITTING SERVICES

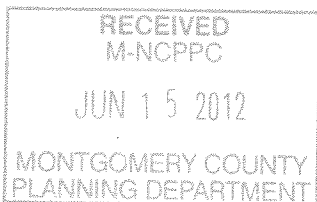
Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

June 8, 2012

James M. Ochs
CAS Engineering
108 W. Ridgeville Boulevard, Suite 101
Mount Airy, Maryland 21771

Re: Stormwater Management **CONCEPT** Request
for Ayrilawn / Johnson Avenue
Preliminary Plan #:
SM File #: 241450
Tract Size/Zone: 0.769 Acres / R-60
Total Concept Area: 0.769 Acres
Lots/Block: Proposed 9 - 13 / 23
Parcel(s):
Watershed: Cabin John Creek



Dear Mr. Ochs:

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 ten drywells and non-rooftop disconnect.

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.

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.

255 Rockville Pike, 2nd Floor • Rockville, Maryla
www.montgomer

montgomerycountymd.gov/311



Post-it® Fax Note	7671	Date	6/13/12	# of pages	2
To	Neil Braunstein	From	Ellen Rader		
Co./Dept.	MNCPPC	Co.	MC DPS		
Phone #	301-495-4532	Phone #	240-777-6336		
Fax #	1306	Fax #	6339		

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 Ellen Rader at 240-777-6336.

Sincerely,


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

RRB: tla CN241450.Ayrlawn.EBR

cc: C. Conlon
SM File # 241450

ESD Acres:	0.769
STRUCTURAL Acres:	0
WAIVED Acres:	0