



Glen Echo Heights, Preliminary Plan, 120120100



Marco Fuster, Senior Planner, Area 1, Marco.Fuster@montgomeryplanning.org 301.495.4521



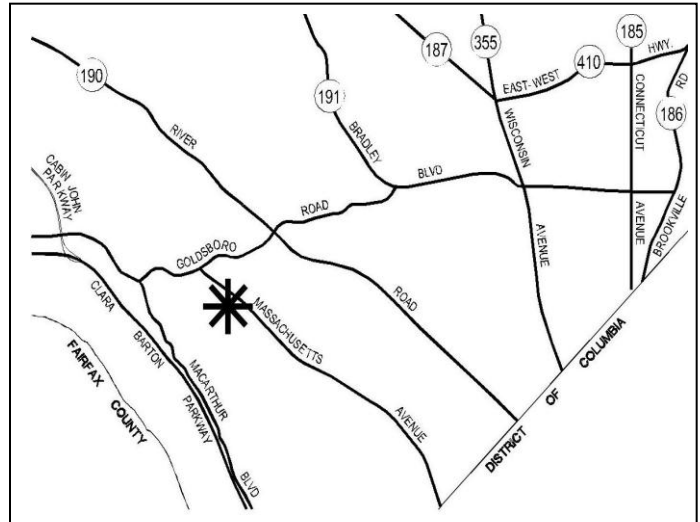
Robert Kronenberg, Acting Chief Area 1, Robert.Kronenberg@montgomeryplanning.org 301.495.2187



Staff Report Date: 1-25-13

Description

- 6209 Dahlonga Road, Bethesda MD, 20816
- 0.58 acres in the R-90 zone, within the Bethesda Chevy Chase master plan area.
- Proposed two-lot resubdivision of one existing lot.
- Application submitted on 11/30/2011
- Applicant: Alan Giese- Resident of 6209 Dahlonga Road



Summary

- **Staff Recommendation: Approval with conditions**
- The application is a re-subdivision of one existing lot into two lots, and a finding that the proposed lots are of the same character as existing lots in the neighborhood is necessary for approval.
- The proposed subdivision will essentially restore the original property lines of the nearly identical subdivision which was platted in 1954 for the same property (a preliminary plan of subdivision # 119901230 consolidated the two original properties into the one lot which currently exists).

RECOMMENDATION: Approval of the Preliminary Plan of Subdivision, subject to the following conditions:

- 1) This Preliminary Plan is limited to two lots for one-family detached dwelling units on each lot.
- 2) The Planning Board has accepted the recommendations of the Montgomery County Department of Transportation (MCDOT) in its letter dated October 22, 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.
- 3) 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.
- 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 approval letter dated May 21, 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 Subject Property is within the Whitman School cluster area. The Applicant must make a School Facilities Payment to MCDPS at the middle and high school level, at the single-family detached unit rate for the unit for which a building permit is issued and a School Facilities Payment is applicable. The timing and amount of the payment will be in accordance with Chapter 52 of the Montgomery County Code.
- 7) Any changes to the Limits of Disturbance (LOD) shown, or activity on proposed lot 33 subject to sediment control permit requires the submission of new tree save plan.
- 8) Record Plat must show necessary easements.
- 9) 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 subject property, shown below in Image #1, is a platted lot measuring 0.58 acres (25,256 square feet) in area. The property is located on the north side of Dahlonge Road and is located approximately 300' south of Massachusetts Avenue. The property is currently occupied with a one-family dwelling along with a large shed, and is located in the R-90 zone. The surrounding properties are also developed with one-family detached dwellings in the R-90 zone. Most of the nearby residences,

including the subject dwelling were constructed in the 1950's. However a number of the original houses in the general area have been demolished and rebuilt within recent years.

The property is located in the Potomac Direct Watershed a use I-P watershed¹. The neighborhood has many mature trees which characterize the community. Approximately nine specimen trees (measuring $\geq 30''$ DBH) are located on or near the site boundary. A number of significant and minor size trees are also associated with the property. The southern edge of the site overlaps with the adjacent highly erodible soils which are generally located towards the west of the property and more extensively on the south side of Dahlonge Road.

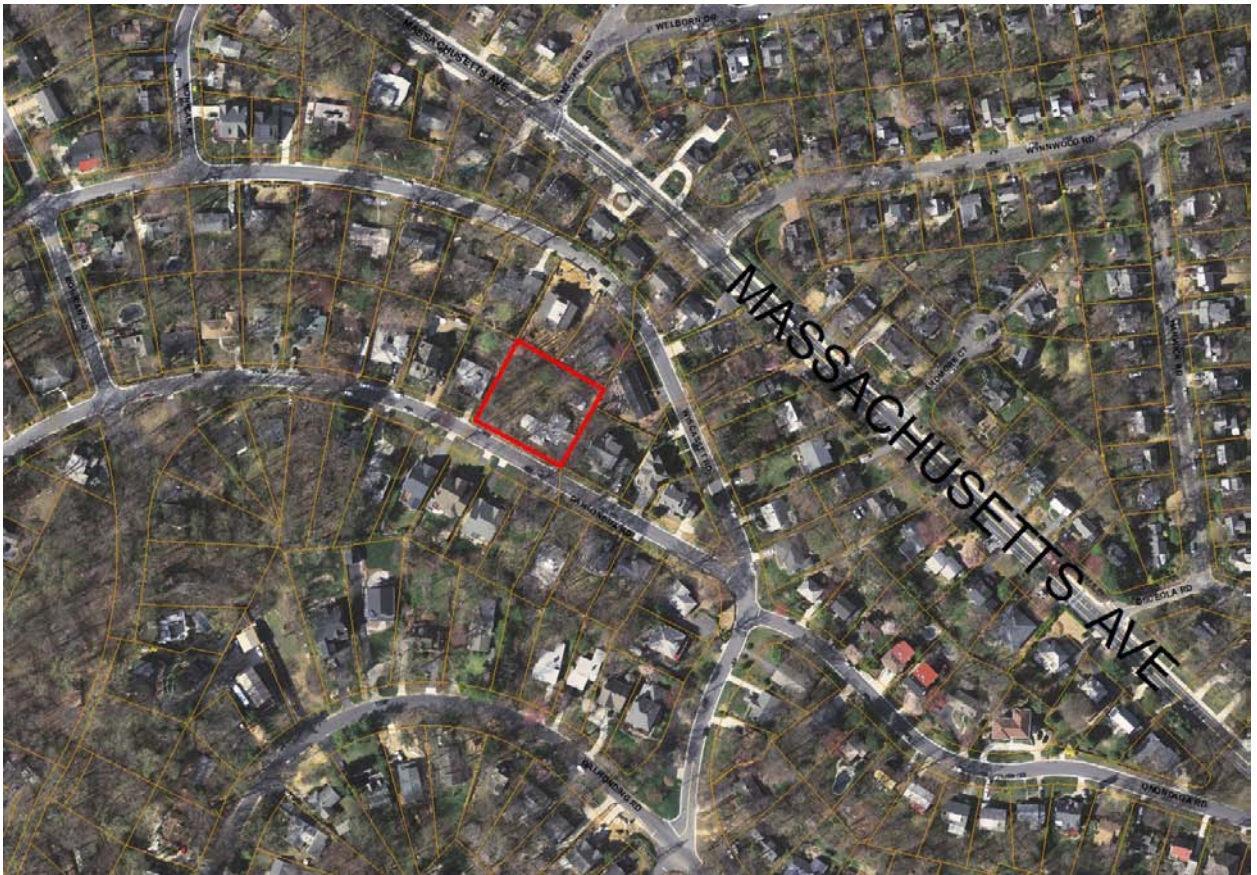


Image #1 Subject property and vicinity

¹ Use I-P:

WATER CONTACT RECREATION, PROTECTION OF AQUATIC LIFE, AND PUBLIC WATER SUPPLY

Waters that are suitable for: water contact sports: play and leisure time activities where the human body may come in direct contact with the surface water; fishing; the growth and propagation of fish (other than trout); other aquatic life, and wildlife; agricultural water supply; industrial water supply; and public water supply.

PROJECT DESCRIPTION

The applicant proposes to re-subdivide the existing lot into two lots; each of the lots would accommodate a one-family detached dwelling unit. The existing dwelling will remain on one of the lots, however a minor portion (an approximately 9' x 18' section) of the existing residential structure will be demolished to meet the setback requirements of the proposed lots. The eastern lot which contains the existing home is proposed to be approximately 13,991.9 square feet in size. The western lot which will accommodate a new home will be approximately 11,212.6 square feet in size. The respective lot layouts and sizes are essentially identical to the layouts which had been previously platted in 1954 (refer to the plat shown in Attachment 5). The currently proposed lot sizes are within a few square feet of the original sizes; the percentage of difference is minuscule and is believed to stem from subtle differences in the survey information.

Vehicular access will be provided by 2 individual driveways from Dahlonga Road. The existing driveway will remain to serve the existing residence and a new driveway will be constructed to access the new western lot and residence. There are no sidewalks in the vicinity, however a new sidewalk along the Dahlonga Road frontage is required by Chapter 50-24(b) regarding public improvements (unless waived by DPS).

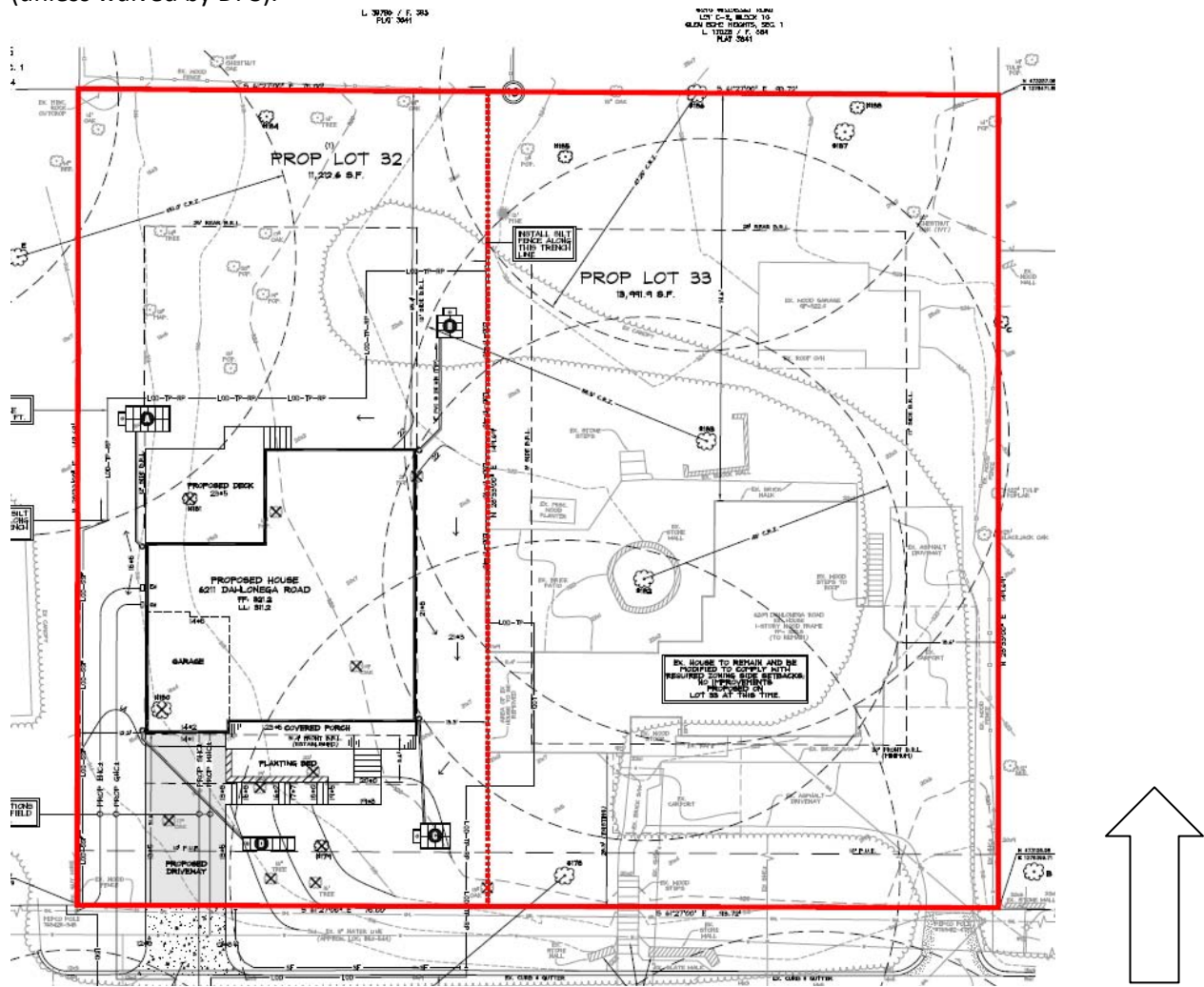
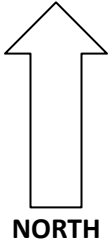


Image #2- Proposed Plan



ANALYSIS AND FINDINGS

Conformance to the Master Plan

The application substantially conforms to the Bethesda/Chevy Chase Master Plan and the associated Palisades subsection. The Master Plan does not specifically address the subject property. The Master Plan recommends retention of existing R-90 zoning throughout the Master Plan area in the absence of a specific recommendation for change on a particular property. The 1,000-foot scale Land Use Plan and Zoning Maps from the Master Plan identify the property and surrounding areas within the Palisades as low density residential within the R-90 Zone. 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.

Furthermore the Master Plan has references regarding the retention of mature tree stands and protection of the high quality of life, the residential character, and the natural environment throughout the area. Since the LOD for the proposed subdivision has been minimized to reduce impacts/removals of the associated trees, the Preliminary Plan is consistent with the Master Plan.

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.

The Master Plan states:

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“The major goal of the Master Plan is to protect the high quality of life, the residential character, and the natural environment throughout the area.

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2.12 Land Use and Zoning Goals and Objectives

4. Protect the high quality residential communities throughout the Planning Area, as well as the services and environmental qualities that enhance the area.

d. Protect the environment, character, and cultural resources throughout the Planning Area.”

Public Facilities

Roads and Transportation Facilities

The proposed lots do 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.

Proposed vehicle and pedestrian access for the subdivision will be safe and adequate because the existing circulation pattern is not being changed, the additional driveway will not overburden the existing street, and new sidewalk will be provided along the roadway frontage improving the 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 Whitman School cluster area which is currently operating at 109% of capacity at the high school level, and 116% at the middle school level. Therefore, school facilities payments are required for both levels. Electrical, telecommunications, and gas services are also available to serve the property.

Environment

Environmental Guidelines

No forests, streams, wetlands or associated buffers exist on or adjacent to the subject property. A minor portion of the site fronting the roadway includes graded areas of $\geq 15\%$ slopes that also coincide with mapped areas of highly erodible soils. Such slopes would typically receive special consideration if associated with a stream or wetland, and would potentially expand an associated buffer. However, since the relatively minor feature is man-made and not associated with an environmentally sensitive area, staff does not believe the feature warrants special consideration. The tree save plan, stormwater management plan, and the sediment and erosion control plans will appropriately address the area.

Forest Conservation

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 afforestation requirements in excess of 10,000 square feet, and will not result in the clearing of more than a total of 20,000 square feet of forest. Exemption 42012064E was confirmed on November 17, 2011 (refer to Attachment 3). However, the exemption is subject to a tree save plan at the time

preliminary plan review. Subsequently a tree save plan (Attachment 4) was submitted and conditionally approved by Staff on June 1, 2012²

The property contains six specimen trees ($\geq 30''$ DBH), five significant trees ($\geq 24''$ DBH) and a number of minor/understory trees. Off-site, there are additional trees of various size classes nearby. The proposed plan includes the removal of one specimen tree and two significant trees along with the removal of a number of minor trees. Note that future redevelopment of the existing home would be subject to a new tree save plan. The review of that plan would likely occur at the Staff level.

Removal of the specimen 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.

Stormwater Management

The MCDPS Stormwater Management Section approved the stormwater management concept for the project on May 21, 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, of 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-90 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. The application has also been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

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

² The tree save plan may stand as approved assuming no changes in the LOD or tree preservation measures are triggered by conditions of approval or other design changes.

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 35 lots (Attachment 7). The neighborhood includes platted lots in the R-90 zone in the vicinity of the property. The designated neighborhood provides an adequate sample of the lot and development pattern of the area. Tabular summaries of the area based on the resubdivision criteria are included within Attachment 7.

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 35 lots, lot frontages range from 49 feet to 142 feet. Twenty eight of the lots have frontages between 65 and 100 feet. One lot has less than 65 feet and the remaining six lots have frontages of over 100 feet. The proposed lots have frontages of 93 feet and 75 feet. **The proposed lot will be of the same character as existing lots in the neighborhood with respect to lot frontage.**

Alignment:

Thirty-two of the 35 existing lots in the neighborhood are perpendicular in alignment, one lot is a through-lot and the remaining two properties are corner lots. Each of the two proposed lots are perpendicular in alignment. **The proposed perpendicular lots are of the same character as existing lots with respect to the alignment criterion.**

Size:

The lots in the neighborhood range from 7,074 square feet to 15,917 square feet. Six of the lots are smaller than 11,000 square feet, 24 are between 11,000 and 14,000 square feet, and five are larger than 14,000 square feet. One of the proposed lots will be 11,212 square feet in size; the other will be 13,991 square feet in size. **The proposed lot sizes are in character with the size of existing lots in the neighborhood.**

Shape:

Thirty of the 35 lots in the neighborhood are rectangular, two lots are pie shaped and three are irregular. Each of the two proposed lots are rectangular in shape. **The rectangular shapes of the proposed lots will be in character with shapes of the existing lots.**

Width:

The lots in the neighborhood range from 49 feet to 126 feet in width. Seventeen of the lots have widths of less than 75 feet, 14 lots have widths between 75 and 100 feet, and the remaining four lots have widths of more than 100 feet. One of the proposed lots has a width of 75 feet; the other will be 93 feet wide. **The proposed lots will be in character with existing lots in the neighborhood with respect to width.**

Buildable Area:

The lots in the neighborhood range from 1,048 square feet to 6,952 square feet of buildable area. Eleven of the lots have a buildable area less than 4,700 square feet, 22 range from 4,700 to 6,500 square feet. Two are larger than 6,500 square feet. One of the proposed lots has a buildable area of 4,725 square feet, and the other proposed lot has a buildable area of 6,480 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.

Compliance with Prior Approvals

The application seeks to undo preliminary plan of subdivision # 119901230, which had consolidated the two original properties into the one lot which currently exists. The subdivision had been approved with the one condition that necessary easements be provided (See Opinion-Attachment 8). The plat which was previously recorded (shown on Attachment 6) had dedicated a 10' P.U.E. which will remain.

Citizen Correspondence

The applicant conducted a pre-submission community meeting on October 19, 2011. No member of the public attended the meeting. 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, no citizen correspondence has been received.

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 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 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 1 – MCDOT Memo -dated October 22, 2012
- Attachment 2 – SWM Concept Approval Memo -dated May 21, 2012
- Attachment 3 – Forest Conservation Exemption memo-dated November 17, 2011
- Attachment 4 – Tree Save Plan
- Attachment 5 – Original Plat of subdivision (from 1954)
- Attachment 6 – Plat for 1990 re-subdivision
- Attachment 7 – Current Resubdivision Neighborhood Map (with Resubdivision Data Tables)
- Attachment 8 – Previous Planning Board opinion (mailed September 20, 1990)
- Attachment 9 – Current Preliminary Plan

Table 1: Preliminary Plan Data Table

PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval by the Preliminary Plan
Minimum Lot Area	9,000 sq. ft.	11,212.6 sq. ft. minimum
Lot Width	75 ft.	75 ft. minimum
Lot Frontage	25 ft.	75 ft. minimum
Setbacks		
Front	30 ft. Min.	Must meet minimum ¹
Side	8 ft. Min./ 25 ft. total	Must meet minimum ¹
Rear	30 ft. Min.	Must meet minimum ¹
Maximum Residential Dwelling Units	2	2
MPDUs	N/a	0
TDRs	N/a	0
Site Plan Required	No	N/a

¹ As determined by MCDPS at the time of building permit.



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

October 22, 2012

Mr. Marco Fuster, Senior Planner
Area One Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 120120100
Glen Echo Heights

Dear Mr. Fuster:

We have completed our review of the amended preliminary plan dated June 13, 2012. An earlier version of 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 the Department of Permitting Services 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. As we understand it, this plan proposes the creation of a new lot (32) and construction of a new structure on same; the existing structure on proposed lot 33 is not proposed for demolition/reconstruction at this time. Our review comments have been prepared based on these understandings.
2. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
3. We have accepted the consultant's amended storm drain capacity and impact analyses. The analyses indicate the existing downstream sump inlet is undersized; increased runoff from additional development will exacerbate this situation. The analyses also indicate the downstream 18" corrugated metal storm drain pipe is adequate for the additional flow. We believe the applicant needs to reconstruct/resize the inlet in conjunction with this plan; at the permit stage, we ask that the Department of Permitting Services coordinate with our Division of Highway Services to determine if the County should replace the 18" CM pipe at the same time.

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

3. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
4. We recommend construction of the permanent public improvements to the Dahlonge Road right-of-way (between the existing curb and the right-of-way line) be phased. While we propose to have the right-of-way construction permit for proposed Lot 32 provide for grading the lawn panel and sidewalk area, implementation of the sidewalk and street trees should be deferred until Lot 33 redevelops.

At such time as Lot 33 redevelops, the applicant for that permit will be required to remove the existing steps and stone retaining wall, construct a five (5) foot wide concrete sidewalk and plant street trees across the frontages of both Lots 32 and 33.

These terms are to be memorialized an executed covenant document, recorded prior to DPS approval of the record plat. It may be appropriate to modify (with approval from the Office of the County Attorney) the boilerplate Declaration of Covenants for Roadway Improvements (under which the applicant agrees to pay a prorata share for the future construction or reconstruction of Dahlonge Road, whether built as a Montgomery County project or by private developer under permit). The deed reference for this document is to be provided on the record plat.

5. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
6. 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.
7. 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.
8. 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. Reconstruct the downstream storm drain inlet (to A-15 standard); see prior comment no. 3.
 - B. Grading of the right-of-way in front of Lot 32; see prior comment no. 4.
 - C. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements.

Mr. Marco Fuster
Preliminary Plan No. 120120100
October 22, 2012
Page 3

- D. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
- E. 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.

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 project at david.adams@montgomerycountymd.gov or (240) 777-2197.

Sincerely,



Gregory M. Leck, Manager
Development Review Team

m:/Corres/FY13/Traffic/Active/120120100, Glen Echo Heights prelim plan ltr.doc

Enclosure

cc: Alan Giese
Eric B. Tidd; CAS Engineering, Inc.
Robert Kronenberg; M-NCPPC Area 1
Cherian Eapen; M-NCPPC Area 1
Catherine Conlon; M-NCPPC DARC
Preliminary Plan folder
Preliminary Plan letters notebook

cc-e: Atiq Panjshiri; MCDPS RWPR
Sam Farhadi; MCDPS RWPR
Henry Emery; MCPDS RWPR
Michael Mitchell; MCDOT DTE
Richard Dorsey; MCDOT DHS
Brett Linkletter; MCDOT DHS
Dan Sanayi; MCDOT DTEO
David Adams; MCDOT DTEO



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Glen Echo Heights Preliminary Plan Number: 1-20120100

Street Name: Dahlongea Road Master Plan Road Classification: Secondary

Posted Speed Limit: 25 mph

Street/Driveway #1 (Prop Lot 32) Street/Driveway #2 (Prop Lot 33)

Sight Distance (feet) OK?
 Right 300 OK ✓
 Left 225 OK ✓

Sight Distance (feet) OK?
 Right 250 OK ✓
 Left 300 OK ✓

Comments:

Comments:

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*	Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)
Tertiary - 25 mph	150'	
Secondary - 30	200'	
Business - 30	200'	
Primary - 35	250'	
Arterial - 40	325'	
	(45)	400'
Major - 50	475'	
	(55)	550'

*Source: AASHTO

ENGINEER/ SURVEYOR CERTIFICATE

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

SBA

Signature
 # 33350

PLS/P.E. MD Reg. No.



Montgomery County Review:

Approved

Disapproved:

By: guleda

Date: 10/22/12



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

May 21, 2012

Mr. Eric Tidd
CAS Engineering
108 W. Ridgeville Boulevard, Suite 101
Mount Airy, MD 21771

Re: Stormwater Management **CONCEPT** Request
for Glen Echo Heights
Preliminary Plan #: 120120100
SM File #: 242160
Tract Size/Zone: .57 acres/R-90
Total Concept Area: .21 acres
Lots/Block: exiting lot 28
Parcel(s): NA
Watershed: Potomac River direct

Dear Mr. Tidd:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via drywells and non-rooftop disconnect.

The following **item** 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. Borings will be required prior to plan approval to ensure that the drywells can be installed and will function.

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: tla

cc: C. Conlon
SM File # 242160

ESD Acres:	.21
STRUCTURAL Acres:	0
WAIVED Acres:	0



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

November 17, 2011

Alan Giese
6209 Dahlonga Road
Bethesda, MD 20816

Re: Forest Conservation Exemption # 42012064E
Property Name: Glen Echo Heights
Action Taken: Confirmed 11/17/2011 (Tree Save Plan Required)

Dear Alan Giese:

On November 16, 2011, the Development Activity and Regulatory Coordination staff of the Montgomery County Planning Department received a revised request for an exemption from the Forest Conservation Law for Glen Echo Heights. This forest conservation exemption request, a Chapter 22A-5(s)(2) exemption, is for an activity on a tract of land less than 1 acre that will not result in afforestation requirements in excess of 10,000 square feet, will not result in the clearing of 20,000 square feet of forest. This exemption request has been assigned exemption plan # 42012064E. The exemption request is part of a filed preliminary plan of subdivision application for the property. This preliminary plan of subdivision application requires a Montgomery County Planning Board approval decision.

The "Narrative Statement and Exemption Request" note on the simplified Natural Resource and Forest Stand Delineation plan describes how this Chapter 22A-5(s)(2) exemption request is for an activity that will result in the clearing of a specimen tree. Clearing of a specimen tree is not permitted with a Chapter 22A-5(s)(2) exemption request. However, Chapter 22A-6(b) of the Forest Conservation Law allows this exemption request to be confirmed with the tree save plan provision. The tree save plan provision requires the approval of a tree save plan and tree preservation or mitigation for the loss of individual trees.

The forest conservation exemption request received by MNCPPC on 11/17/2011 is confirmed with the tree save plan provision.

A tree save plan is required to be submitted and approved at the time of preliminary plan.

Any changes from the approved forest conservation exemption plan may constitute grounds to rescind or amend any approval actions taken and to take appropriate enforcement actions. Once submitted, the project's tree save plan will be reviewed by an Area 1 plan reviewer assigned to the preliminary plan application and Montgomery County Planning Board plan presentation. If you have any questions regarding this letter please contact me at 301-495-4564.

Sincerely,

Stephen Peck
Planner and Inspector
Development Activity and Regulatory Coordination
MNCPPC - Montgomery County Planning Department

CC: Eric Tidd, CAS Engineering, 108 W. Ridgeville Blvd. Suite 101, Mount Airy, MD 21771

GENERAL NOTES

- 1) WATER CATEGORY - 1 SEWER CATEGORY - 1
2) BOUNDARY BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED JULY, 2011.
3) TWO-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED JULY, 2011.
4) TOTAL LOT AREA: PROP LOT 32 = 11,212.6 SQ. FT. (0.257 AC) PROP LOT 33 = 13,991.9 SQ. FT. (0.321 AC)
5) PROPERTY SHOWN ON TAX MAP GH 563, LOT 26, BLOCK 10, GLEN ECHO HEIGHTS.
6) PROPERTY SHOWN ON HSSC 2007 SHEETS 207 NH 06.
7) PROPERTY SHOWN ON MONTGOMERY COUNTY SOILS SURVEY MAP NO. 26, SOIL TYPE(S) 160, ZUC, HYDROLOGIC SOIL GROUP 1B.
8) FLOOD ZONE N/F PER F.E.M.A. FIRM MAPS, COMMUNITY PANEL NUMBER 2403/C 0486D.
9) SITE IS LOCATED IN THE POTOMAC RIVER DIRECT WATERSHED (USE I-P).
10) LOCAL UTILITIES INCLUDE: SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION WATER - WASHINGTON SUBURBAN SANITARY COMMISSION ELECTRIC - PEPCO TELEPHONE - VERIZON GAS - WASHINGTON GAS
11) THE ESTABLISHED BUILDING LINE CALCULATIONS SHOWN HEREIN ARE ONLY APPLICABLE IF A NEW HOUSE IS BUILT ON PROPOSED LOT 33 BEFORE ANY NEW CONSTRUCTION ON PROPOSED LOT 32.

SPECIMEN TREE PRESERVATION RECOMMENDATIONS

Table with columns: Tree No., DBH (inches), Common Name, Condition, CRZ, Minimal Preservation Measures, Special Preservation Measures, Additional Preservation Measures.

ENVIRONMENTAL DATA TABLE

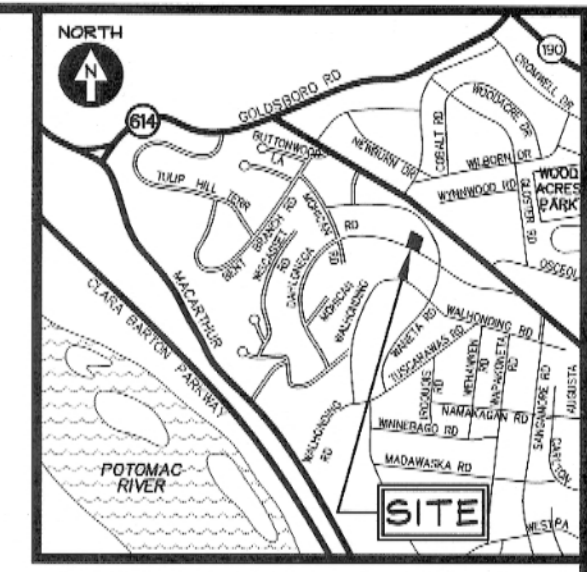
Table with columns: FEATURE, EXISTING.

CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS, AND M-NCP/PC GUIDELINES.

5/21/12 DATE
JEFF ROBERTSON DNR/COMAR 08.15.06.01 QUALIFIED PROFESSIONAL

DECLARATION: THESE ARE LIVING THINGS WHOSE VIABILITY AND STRUCTURAL INTEGRITY ARE SUBJECT TO A WIDE ARRAY OF NATURAL FACTORS AND IMPACTS, INCLUDING THOSE CAUSED BY CLIMATE CHANGE, WEATHER, WIND, STORMS, SOIL, INSECTS AND DISEASE, AS WELL AS HUMAN ACTS AND OTHER FACTORS. THE HEALTH AND STRUCTURE OF THE TREES INVOLVED IN THIS DOCUMENT IS THE PROPERTY OF THE CLIENT AND SHOULD BE MONITORED AS A TREE HEALTH EVALUATION AND INTERNAL STRUCTURAL OR AERIAL INSPECTIONS WERE NOT PERFORMED ON OR UPON THESE TREES. CONDITIONS AND WEARNESS MAY EXIST OUT OF SIGHT FROM THE HUMAN EYE.



ON-SITE TREE DATA

Table with columns: TREE NO., SPECIES, D.B.H. (inches), CONDITION, COMMENTS.

OFF-SITE TREE DATA

Table with columns: TREE NO., SPECIES, D.B.H. (inches), CONDITION, COMMENTS.

SOILS

ZUC GLENGL SILT LOAM, 0 TO 15 PERCENT SLOPES, 25 TO 40 PERCENT IMPERVIOUS MATERIAL.
THIS MODERATELY FINE-TEXTURED SOIL IS VERY DEEP, WELL DRAINED, AND MODERATELY PERMEABLE. AVAILABLE WATER CAPACITY IS MODERATE TO HIGH. EROSION HAZARD IS MODERATE. CAPABILITY SUBCLASS IS IIIe.

NRI NOTES

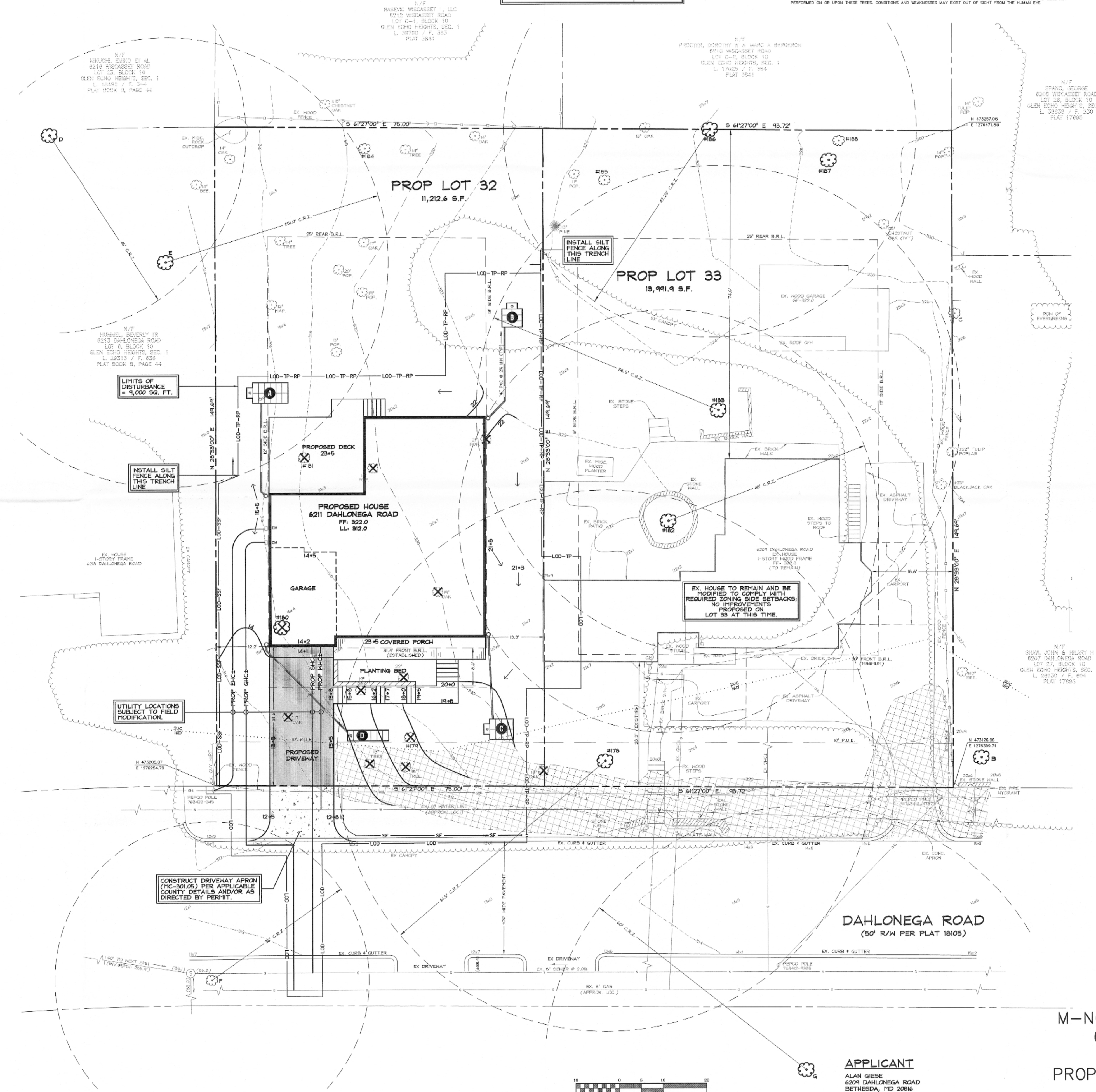
- 1. NO CULTURAL AND/OR HISTORICAL FEATURES EXIST ON-SITE BASED ON RESEARCH OF AVAILABLE RECORDS AND ON-SITE OBSERVATION.
2. THERE ARE NO STATE AND/OR COUNTY CHAMPION TREES LOCATED ON THIS SITE NOR ARE THERE TREES WHICH MEASURE 75% OR MORE OF THE SIZE OF A COUNTY OR STATE CHAMPION TREE.
3. NO RARE, THREATENED, OR ENDANGERED (RTE) SPECIES WERE OBSERVED DURING OUR SITE ANALYSIS. THE DEPARTMENT OF NATURAL RESOURCES HAS NO RECORDS OF KNOWN RTE SPECIES EXISTING ON OR WITHIN PROXIMITY OF THE SITE.
4. THE NRI FIELD ANALYSIS FOR THIS PROJECT WAS CONDUCTED IN JULY, 2011 AND SEPTEMBER, 2011 BY JAMES WITNER.
5. OFF-SITE LOCATIONS AND SIZES OF TREES, STRUCTURES, AND OTHER IMPROVEMENTS ARE APPROXIMATE AND BASED ON AVAILABLE NCP/PC DIGITAL FILES.
6. OFF-SITE TREE LOCATIONS ARE APPROXIMATE.
7. ON-SITE TREE MEASUREMENTS MADE BY A TREE DIAMETER TAPE.
8. NO WETLANDS, STREAMS, OR ASSOCIATED BUFFERS EXIST ON SITE OR WITHIN THE STUDY AREA.
9. THERE ARE NO EXISTING ON-SITE CONSERVATION EASEMENTS NOR ARE THERE ANY CATEGORY I OR II FOREST CONSERVATION EASEMENTS WITHIN 100 FEET OF THE SITE'S PROPERTY LINES ACCORDING TO NCP/PC'S EASEMENT LOCATOR TOOL.
10. THIS SITE IS NOT LOCATED IN AN IDENTIFIED SPECIAL PROTECTION AREA (SPA) OR PRIORITY MANAGEMENT AREA (PMA).
11. STEEP SLOPES SHOWN ON THIS PLAN ARE NOT HYDROLOGICALLY ADJACENT.

NARRATIVE AND EXEMPTION REQUEST:

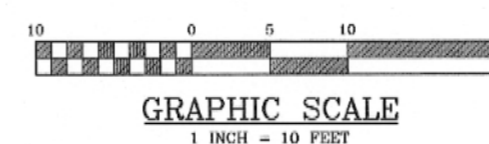
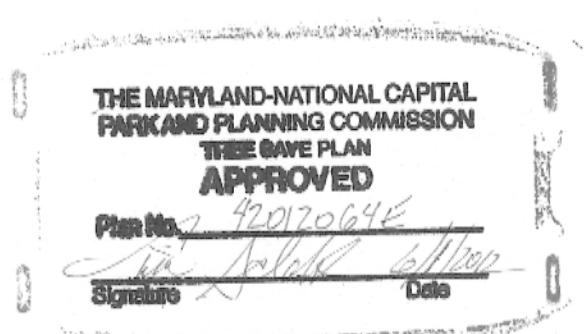
THIS 26,204 SQ. FT. (0.60 AC) LOT IS IMPROVED WITH A SINGLE-FAMILY DWELLING, LANDSCAPING, LAWN AREAS AND A DETACHED GARAGE. NO FOREST EXISTS ON-SITE. THE PROPERTY IS RELATIVELY FLAT AND THE NORTHERN AND WESTERN BOUNDARIES OF THE PROPERTY HAVE AN EXTENSIVE IVY BED, WHERE MOST OF THE ON-SITE TREES RESIDE. THERE ARE SEVERAL SPECIMEN AND SIGNIFICANT TREES ON SITE.
THERE ARE NO STREAMS, WETLANDS, FLOODPLAINS, OR ASSOCIATED ENVIRONMENTAL BUFFERS LOCATED ON THIS PROPERTY. THE STEEP SLOPES LOCATED ON-SITE ARE NOT HYDRAULICALLY ADJACENT.
THE SURROUNDING PROPERTIES ARE ALL SINGLE-FAMILY DWELLINGS WITH LANDSCAPING AND MAINTAINED LAWN AREAS.
THE PROPERTY QUALIFIES FOR A FOREST CONSERVATION EXEMPTION PURSUANT TO SECTION 22A-4(c)(2), WHICH STATES, "AN ACTIVITY OCCURRING 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 EXISTING FOREST, OR ANY EXISTING SPECIMEN OR CHAMPION TREE, AND REFORESTATION REQUIREMENTS WOULD NOT EXCEED 10,000 SQUARE FEET."
A PRELIMINARY PLAN OF SUBDIVISION HAS BEEN FILED FOR THE SUBJECT PROPERTY (GLEN ECHO HEIGHTS, #2012064E), SINCE NO FOREST EXISTS ON-SITE AND THE REFORESTATION REQUIREMENTS WOULD NOT EXCEED 10,000 SQUARE FEET AN EXEMPTION FROM THE FOREST CONSERVATION LAW IS REQUESTED. HOWEVER, SINCE ONE SPECIMEN TREE ON-SITE WILL BE CLEARED AS A RESULT OF THE SUBDIVISION PLAN, THE PROPERTY WILL BE SUBJECT TO A TREE SAVE PLAN IN ACCORDANCE WITH SECTION 22A-4(c)(3), TREE SAVE PLAN PROVISION.

UTILITY INFORMATION

Table with columns: UTILITY, REQUEST DATE, BY, INFO RECEIVED, PLAN REVISED, BY.



LEGEND section with symbols for EXISTING FEATURES (PROPERTY LINES, SEWER LINE, etc.) and PROPOSED FEATURES (LIMITS OF DISTURBANCE, SILT FENCE, etc.).



APPLICANT ALAN GIESE 6209 DAHLONEGA ROAD BETHESDA, MD 20816 (301) 224-6675 PHONE mohcanhills@gmail.com

M-NCP&PC FILE NO. 42012064E 6209 DAHLONEGA ROAD (N/F LOT 28) PROP. LOTS 32 & 33, BLOCK 10, GLEN ECHO HEIGHTS TREE SAVE PLAN

6209 DAHLONEGA ROAD, BETHESDA, MD 20816 PLAT BOOK 160, PLAT 18105, CIRCA JANUARY 1911

PROPOSED LOT 32 & LOT 33, BLOCK 10 GLEN ECHO HEIGHTS BETHESDA (7TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP: GH 563 HSSC GRID: 207 NH 06

CAS ENGINEERING CIVIL • SURVEYING • LAND PLANNING A DIVISION OF CAS ENTERPRISES, INC. 108 West Ridgeville Blvd., Suite 101, Mount Airy, Maryland 21771 phone: (301) 607-8031 • fax: (301) 607-8045 • internet: www.casengineering.com

TREE SAVE NOTES

PRE-CONSTRUCTION

- 1) AN ON-SITE PRE-CONSTRUCTION MEETING SHALL BE REQUIRED AFTER THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED, BUT BEFORE ANY CLEARING OR GRADING BEGINS. THE PROPERTY OWNER SHALL CONTACT THE MONTGOMERY COUNTY PLANNING DEPARTMENT INSPECTION STAFF BEFORE CONSTRUCTION TO VERIFY THE LIMITS OF DISTURBANCE AND DISCUSS TREE PROTECTION AND TREE CARE MEASURES. THE DEVELOPER'S REPRESENTATIVE, CONSTRUCTION SUPERINTENDENT, ISA CERTIFIED ARBORIST OR MARYLAND LICENSED TREE EXPERT THAT WILL IMPLEMENT THE TREE PROTECTION MEASURES, FOREST CONSERVATION INSPECTOR, AND DEPARTMENT OF PERMITTING SERVICES SEDIMENT CONTROL INSPECTOR SHOULD ATTEND THIS PRE-CONSTRUCTION MEETING.
- 2) NO CLEARING OR GRADING SHALL BEGIN BEFORE STRESS REDUCTION MEASURES HAVE BEEN IMPLEMENTED. APPROPRIATE MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO:
 - A) ROOT PRUNING
 - B) CROWN REDUCTION OR PRUNING
 - C) WATERING
 - D) FERTILIZING
 - E) VERTICAL MULCHING
 - F) ROOT AERATION MATTING

MEASURES NOT SPECIFIED ON THE FOREST CONSERVATION PLAN MAY BE REQUIRED AS DETERMINED BY THE FOREST CONSERVATION INSPECTOR IN COORDINATION WITH THE ARBORIST.

- 3) A MARYLAND LICENSED TREE EXPERT, OR AN INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST MUST PERFORM ALL STRESS REDUCTION MEASURES. DOCUMENTATION OF STRESS REDUCTION MEASURES MUST BE EITHER OBSERVED BY THE FOREST CONSERVATION INSPECTOR OR SENT TO THE INSPECTOR AT 8787 GEORGIA AVENUE, SILVER SPRING, MARYLAND 20910. THE FOREST CONSERVATION INSPECTOR WILL DETERMINE THE EXACT METHOD TO CONVEY THE STRESS REDUCTION MEASURES DURING THE PRE-CONSTRUCTION MEETING.
- 4) TEMPORARY TREE PROTECTION DEVICES SHALL BE INSTALLED PER THE FOREST CONSERVATION PLAN / TREE SAVE PLAN PRIOR TO ANY CONSTRUCTION ACTIVITIES. TREE PROTECTION FENCING LOCATIONS SHALL BE STAKED PRIOR TO THE PRE-CONSTRUCTION MEETING. THE FOREST CONSERVATION INSPECTOR, IN COORDINATION WITH THE DPS SEDIMENT CONTROL INSPECTOR, MAY TAKE FIELD ADJUSTMENTS TO INCREASE THE SURVIVABILITY OF TREES AND FOREST SHOWN AS SAVED ON THE APPROVED PLAN. TEMPORARY TREE PROTECTION DEVICES MAY INCLUDE:
 - A) CHAIN LINK FENCE (4 FEET HIGH)
 - B) SUPER SILT FENCE WITH WIRE STRING BETWEEN SUPPORT POLES (MINIMUM 4 FEET HIGH) WITH HIGH VISIBILITY FLAGGING
 - C) 1/4 GAUGE 2 INCH X 4 INCH WELDED WIRE FENCING SUPPORTED BY STEEL T-BAR POSTS (MINIMUM 4 FEET HIGH) WITH HIGH VISIBILITY FLAGGING

- 5) TEMPORARY PROTECTION DEVICES SHALL BE MAINTAINED AND INSTALLED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION PROJECT AND SHALL NOT BE ALTERED WITHOUT PRIOR APPROVAL FROM THE FOREST CONSERVATION INSPECTOR. NO EQUIPMENT, TRUCKS, MATERIALS, OR DEBRIS MAY BE STORED WITHIN THE TREE PROTECTION FENCE AREAS DURING THE ENTIRE CONSTRUCTION PROJECT. NO VEHICLE OR EQUIPMENT ACCESS TO THE FENCED AREA WILL BE PERMITTED. TREE PROTECTION SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE FOREST CONSERVATION INSPECTOR.

- 6) FOREST RETENTION AREA SIGNS SHALL BE INSTALLED AS REQUIRED BY THE FOREST CONSERVATION INSPECTOR, OR AS SHOWN ON THE APPROVED PLAN.

- 7) LONG TERM PROTECTION DEVICES WILL BE INSTALLED PER THE FOREST CONSERVATION PLAN / TREE SAVE PLAN AND ATTACHED DETAILS. INSTALLATION WILL OCCUR AT THE APPROPRIATE TIME DURING THE CONSTRUCTION PROJECT. REFER TO THE PLAN DRAWING FOR LONG TERM PROTECTION MEASURES TO BE INSTALLED.

DURING CONSTRUCTION

- 8) PERIODIC INSPECTIONS BY THE FOREST CONSERVATION INSPECTOR WILL OCCUR DURING THE CONSTRUCTION PROJECT. CORRECTIONS AND REPAIRS TO ALL TREE PROTECTION DEVICES, AS DETERMINED BY THE FOREST CONSERVATION INSPECTOR, MUST BE MADE WITHIN THE TIME FRAME ESTABLISHED BY THE INSPECTOR.

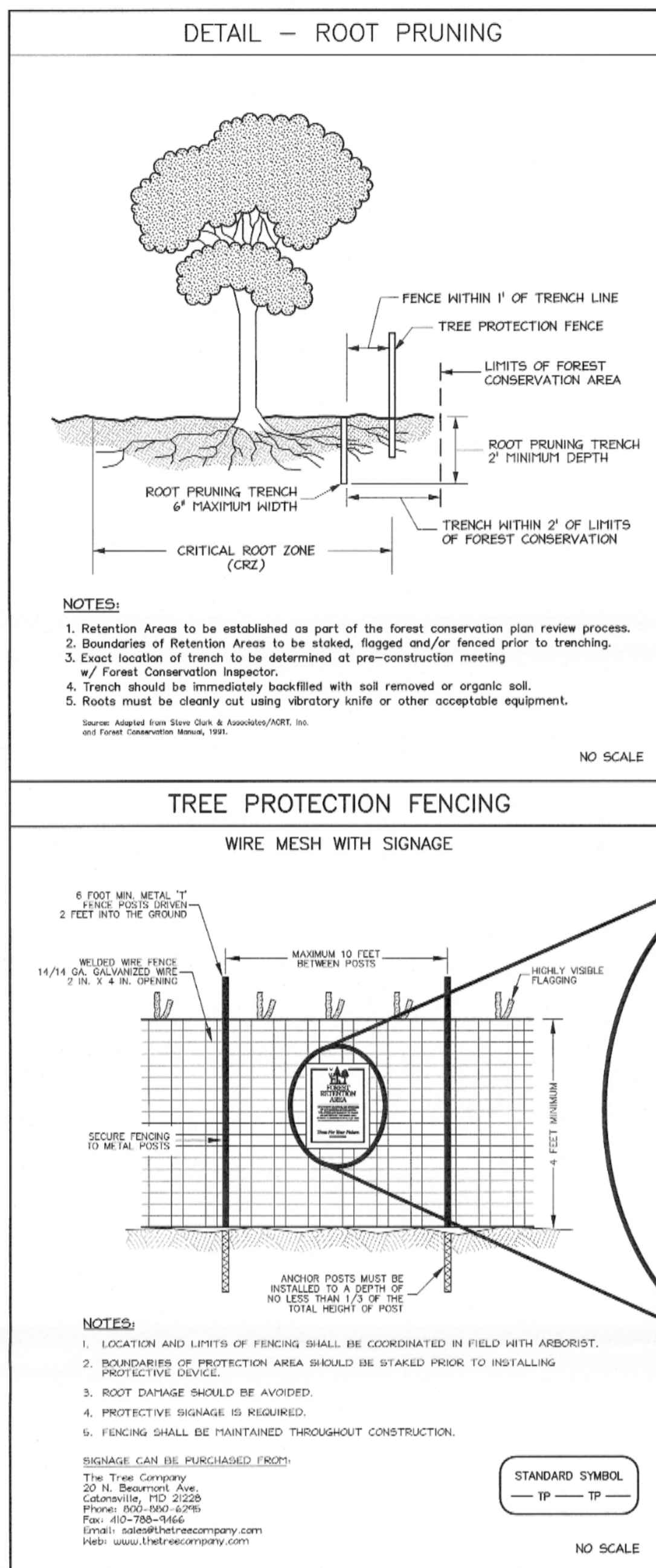
POST-CONSTRUCTION

- 9) AFTER CONSTRUCTION IS COMPLETED, AN INSPECTION SHALL BE REQUESTED. CORRECTIVE MEASURES MAY INCLUDE:
 - A) REMOVAL AND REPLACEMENT OF DEAD AND DYING TREES
 - B) PRUNING OF DEAD OR DECLINING LIMBS
 - C) SOIL AERATION
 - D) FERTILIZATION
 - E) WATERING
 - F) WOUND REPAIR
 - G) CLEAN UP OF RETENTION AREAS

- 10) AFTER INSPECTION AND COMPLETION OF CORRECTIVE MEASURES HAVE BEEN UNDERTAKEN, ALL TEMPORARY PROTECTION DEVICES SHALL BE REMOVED FROM THE SITE. REMOVAL OF TREE PROTECTION DEVICES THAT ALSO OPERATE FOR EROSION AND SEDIMENT CONTROL MUST BE COORDINATED WITH BOTH THE DEPARTMENT OF PERMITTING SERVICES AND THE FOREST CONSERVATION INSPECTOR. NO ADDITIONAL GRADING, SODDING, OR BURIAL MAY TAKE PLACE AFTER TREE PROTECTION FENCING IS REMOVED.

REQUIRED INSPECTIONS

- 1) AFTER LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED, BUT BEFORE ANY CLEARING OR GRADING BEGINS.
- 2) AFTER NECESSARY STRESS REDUCTION MEASURES HAVE BEEN COMPLETED AND PROTECTION MEASURES HAVE BEEN INSTALLED, BUT BEFORE ANY CLEARING AND GRADING BEGINS.
- 3) AFTER COMPLETION OF ALL CONSTRUCTION ACTIVITIES, BUT BEFORE REMOVAL OF TREE PROTECTION FENCING, TO DETERMINE THE LEVEL OF COMPLIANCE WITH THE PROVISIONS OF THE APPROVED PLAN.



NOTES:

1. Retention Areas to be established as part of the forest conservation plan review process.
2. Boundaries of Retention Areas to be staked, flagged and/or fenced prior to trenching.
3. Exact location of trench to be determined at pre-construction meeting w/ Forest Conservation Inspector.
4. Trench should be immediately backfilled with soil removed or organic soil.
5. Roots must be cleanly cut using vibratory knife or other acceptable equipment.

Source: Adapted From Steve Clark & Associates/ARIT, Inc. and Forest Conservation Service, USA.

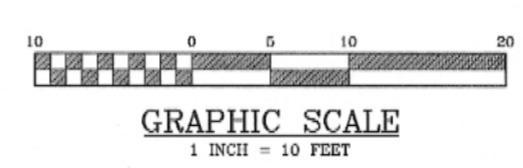


NOTES:

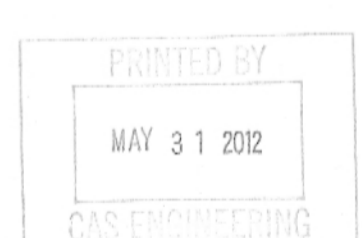
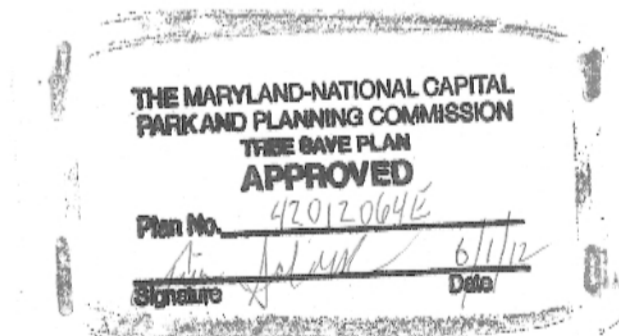
1. LOCATION AND LIMITS OF FENCING SHALL BE COORDINATED IN FIELD WITH ARBORIST.
2. BOUNDARIES OF PROTECTION AREA SHOULD BE STAKED PRIOR TO INSTALLING PROTECTIVE DEVICE.
3. ROOT DAMAGE SHOULD BE AVOIDED.
4. PROTECTIVE SIGNAGE IS REQUIRED.
5. FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

SIGNAGE CAN BE PURCHASED FROM:
The Tree Company
20 N. Beaman Ave.
Columbia, MD 21228
Phone: 410-262-2276
Fax: 410-788-1466
Email: sales@thetreecompany.com
Web: www.thetreecompany.com

STANDARD SYMBOL
TP TP



APPLICANT
ALAN GIESE
6209 DAHLONEGA ROAD
BETHESDA, MD 20816
(301) 229-6675 PHONE
mohicanhill@gmail.com



CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS, AND M-NCP&PC GUIDELINES.

DATE: JEFF ROBERTSON
DNR/CFIAR 08.19.06.01
QUALIFIED PROFESSIONAL



DECLARATION: TREES ARE LIVING THINGS WHOSE VIABILITY AND STRUCTURAL INTEGRITY ARE SUBJECT TO A WIDE ARRAY OF NATURAL FACTORS AND IMPACTS. AMONG THOSE IMPACTS ARE DROUGHT, CLIMATE, WEATHER, WATER BOMBING, SOIL, INSECTS, AND DISEASE. AS SUCH, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE HEALTH OF THE TREES INVOLVED IN THIS DOCUMENT. THIS PLAN SHOULD NOT BE INTERPRETED AS A TREE REMOVAL OR PRESERVATION PLAN. PROTECTIVE MEASURES SHOULD BE PERFORMED ON OR WITHIN THESE TREES. CONDITIONS AND WEATHERS MAY EXIST OUT OF SIGHT FROM THE HUMAN EYE.

M-NCP&PC FILE NO. 42012064E
6209 DAHLONEGA ROAD
(N/F LOT 28)
PROP. LOTS 32 & 33, BLOCK 10,
GLEN ECHO HEIGHTS
TREE SAVE PLAN

DATE	07/2011
PROJECT	11-191
REVISION	MSL
SCALE	1" = 10'
DESIGNER	EBT
APPROVAL	JAR
DATE	11/08/11
BY	EBT
REVISION	INITIAL SUBMITTAL TO MNCPPC
DATE	11/29/11
BY	EBT
REVISION	FULL PRELIMINARY PLAN SUBMITTAL TO MNCPPC
DATE	09/09/12
BY	EBT
REVISION	TREE SAVE PLAN REVISED PER DDC COMMENTS
DATE	04/09/12
BY	EBT
REVISION	TREE SAVE PLAN REVISED PER MNCPPC COMMENTS
DATE	05/09/12
BY	EBT
REVISION	TREE SAVE PLAN REVISED PER MNCPPC COMMENTS
DATE	05/09/12
BY	EBT
REVISION	TREE SAVE PLAN REVISED PER MNCPPC COMMENTS

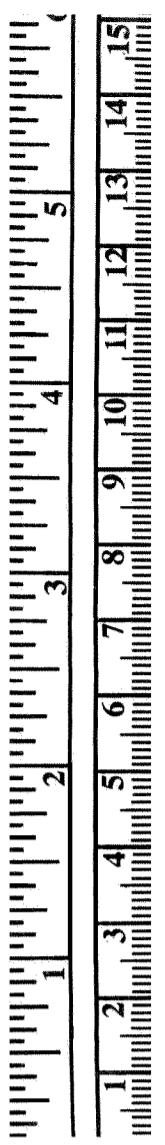
6209 DAHLONEGA ROAD, BETHESDA, MD 20816
PLAT BOOK 160, PLAT 18105, CIRCA JANUARY 1991

PROPOSED LOT 32 & LOT 33, BLOCK 10
GLEN ECHO HEIGHTS
BETHESDA (7TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TREE SAVE PLAN

TAX MAP: G1 563
MSSC GRID: 207 NH 06

CAS ENGINEERING
CIVIL • SURVEYING • LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.
108 West Ridgeville Blvd., Suite 101, Meritt, MD, Maryland 21771
phone: (301) 607-8031 • fax: (301) 607-8045 • internet: www.casengineering.com



MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION

APPROVED: OCTOBER 14, 1954

Arthur Pyles CHAIRMAN
John F. Winkler SECRETARY-TREASURER

M.N.C.P.G.C. RECORD FILE NO. 147-73

COMPUTED	J.M.S.
DRAWN	W.S.G.
CHECKED	W.F.G.
EXAMINED	J.M.S.

PLAT N 3841

OWNERS' DEDICATION

We, Harold H. Giese and Gladys Giese, his wife, owners of the property shown and described hereon, hereby adopt this plan of subdivision and establish the minimum building restriction lines. There are no suits of action, leases, liens, or trusts on the property included in this plan of subdivision, except a certain deed of trust and all the lienors and other parties in interest thereto have below indicated their assent to this plan of subdivision.

October 2, 1954

Elizabeth Law Watkins Witness
Harold H. Giese Harold H. Giese
Elizabeth Law Watkins Witness
Gladys Giese Gladys Giese

We assent to this plan of subdivision.
October 2, 1954

Hera Hoch Witness
Hera Hoch Witness
Harry K. Cobb Trustee

ENGINEERS' CERTIFICATE

We hereby certify that the plan shown hereon is correct; that it is a subdivision of Lot C, Block 10, Section No. 1, Glen Echo Heights, as per plat recorded among the Land Records of Montgomery County, Maryland in Plat Book-B as Plat 44, which lot was conveyed to Harold H. Giese and Gladys Giese, his wife, by the following three deeds recorded among the Land Records of Montgomery County, Maryland as indicated:

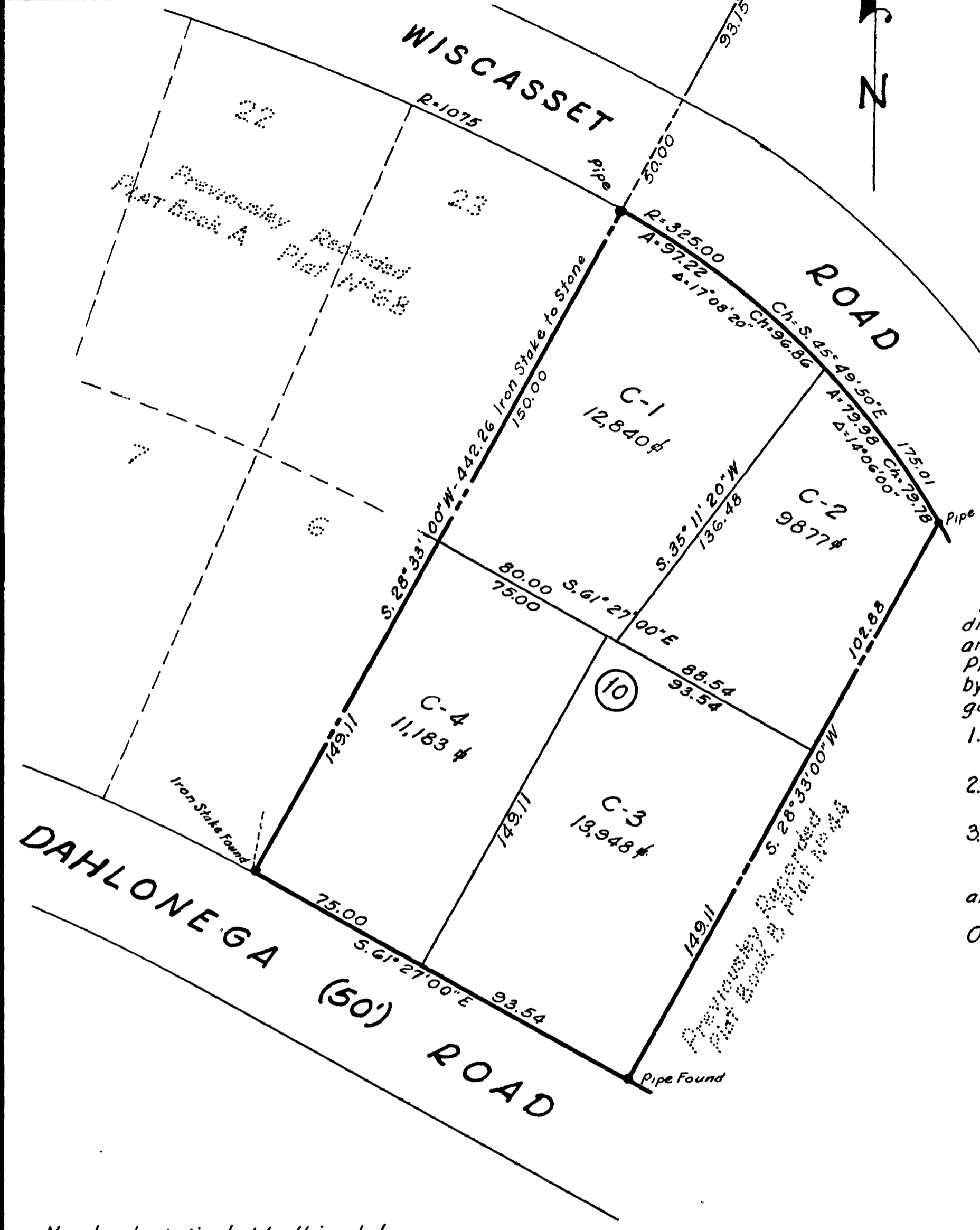
1. From Thomas M. Talbott and Katherine M. Talbott, his wife, dated February 14, 1950, recorded February 17, 1950, Liber 1350, Folio 152.
2. From Oscar A. Eklund and Mary L. Eklund, his wife, dated February 16, 1950 and recorded February 17, 1950, Liber 1350, Folio 150.
3. From Alex K. Hancock, Director of Finance and Collector of State and County Taxes for Montgomery County, Maryland, dated June 23, 1952 and recorded June 24, 1952, Liber 1677 at Folio 566; and that lot corners are marked by iron pipe.

October 7, 1954 SEYBOLT & GEORGE
By: *James M. Seybolt*
JAMES M. SEYBOLT, REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. 1187.

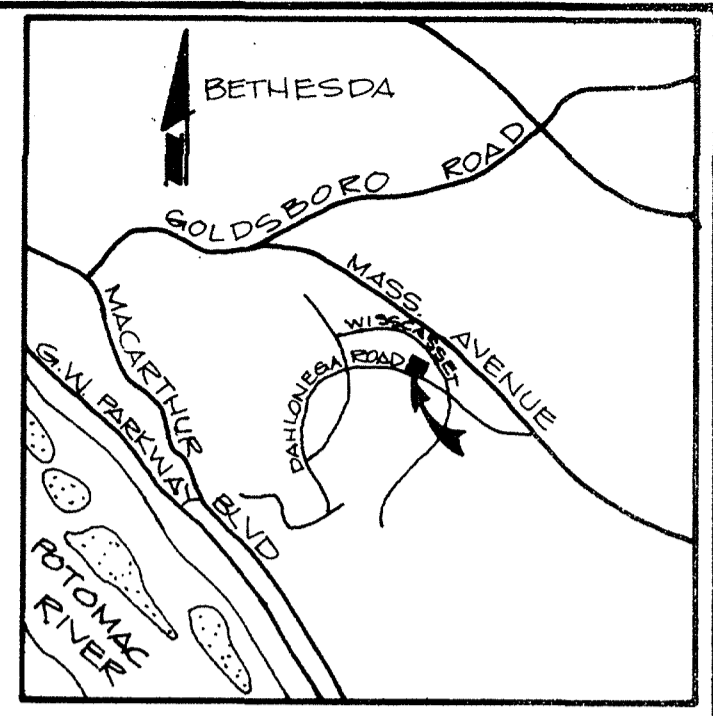
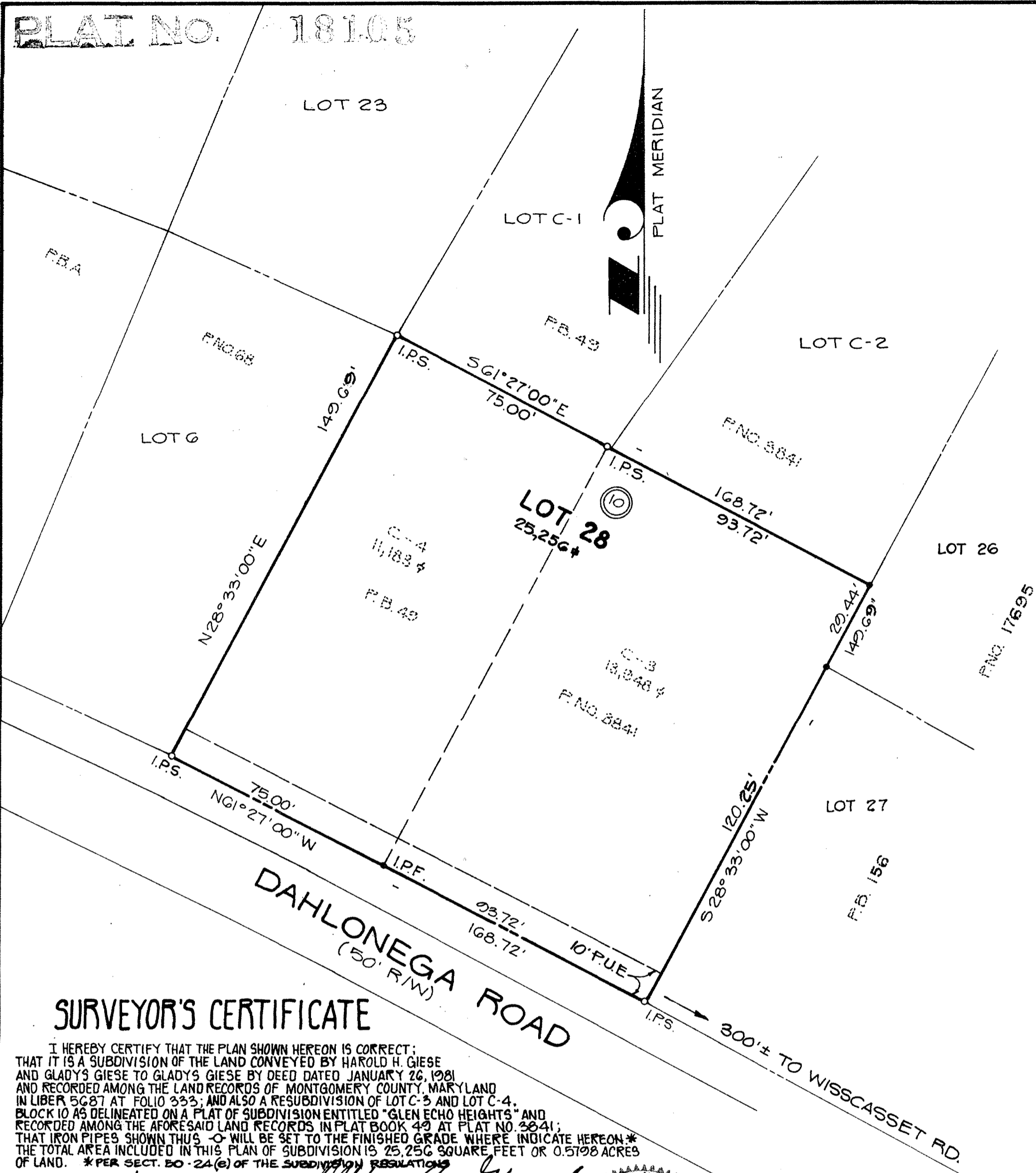
**LOTS C-1, C-2, C-3 & C-4
RESUBDIVISION OF LOT C
BLOCK 10 SECTION No. 1
GLEN ECHO HEIGHTS**
Montgomery County, Maryland
Scale 1"=40' October 1954

FILED
OCT 28 1954

SEYBOLT & GEORGE
Civil Engineers and Land Surveyors
8404 Ramsey Avenue
SILVER SPRING, MD.



No streets dedicated by this plat.



OWNER'S DEDICATION

I, GLADYS GIESE, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

FURTHER, WE GRANT TO THE PARTIES NAMED IN A DOCUMENT TITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITIES EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; THE PUBLIC UTILITY EASEMENTS BEING SHOWN HEREON AS "10' P.U.E." AND SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES.

FURTHER, WE GRANT TO THE WASHINGTON SUBURBAN SANITARY COMMISSION, THEIR SUCCESSORS AND ASSIGNS FOREVER EASEMENTS WITHIN THE "10' P.U.E." AS SHOWN HEREON FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF SANITARY SEWERS, WATER MAINS AND APPURTENANCES.

THERE ARE NO SUITS OF ACTION, LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

DATE: 10/23/90

Glady Giese
GLADYS GIESE

Susan R. Moore
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY HAROLD H. GIESE AND GLADYS GIESE TO GLADYS GIESE BY DEED DATED JANUARY 26, 1981 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 5687 AT FOLIO 333; AND ALSO A RESUBDIVISION OF LOT C-3 AND LOT C-4, BLOCK 10 AS DELINEATED ON A PLAT OF SUBDIVISION ENTITLED "GLEN ECHO HEIGHTS" AND RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK 42 AT PLAT NO. 3641; THAT IRON PIPES SHOWN THUS "O" WILL BE SET TO THE FINISHED GRADE WHERE INDICATE HEREON.* THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 25.256 SQUARE FEET OR 0.5798 ACRES OF LAND. *PER SECT. 50-24(e) OF THE SUBDIVISION REGULATIONS

DATE: 10/17/90

Martin B. Gallalee
MARTIN B. GALLALEE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 5121

NOTE: NO STREETS DEDICATED BY THIS PLAT

I.P.S. = IRON PIPE SET
I.P.F. = IRON PIPE FOUND

290340 190123 70582160 60000693

Maryland National Capital Park & Planning Commission
Montgomery County Planning Board

Approved: NOVEMBER 15, 1990

Herb Bauman Chairman
Rosemary C. Kreggier Asst. Secretary Treasurer

MNCP&PC File No. 581-86

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.

Department of Environmental Protection
Montgomery County, Maryland

Approved: JAN 9, 1991 By: *David H. Nelson* Director

Montgomery County, Maryland, Department of Transportation
Approved: DECEMBER 6, 1990

Robert C. Meroyman ACTING Director

PIA No. NA

FILED
JAN 22 1991

LOT 28, BLOCK 10
GLEN ECHO HEIGHTS
THELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Scale: 1" = 30'

Recorded
Plat Book
Plat No.

GREENHORNE & O'MARA INC.
ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS
15020 SHADY GROVE ROAD, SUITE 300
ROCKVILLE, MARYLAND 20850
(301) 738-3890

SEPTEMBER 1990

Sect.*
Comp - Drafter
BS JWL
File No.

581-86
51249-138

Maryland State Archives

GENERAL NOTES

- 1) ZONING: R-10
MIN. LOT AREA = 9,000 SQ. FT.
MIN. LOT WIDTH AT B.W. = 25 FT.
MIN. LOT WIDTH AT B.R.L. = 75 FT.
FRONT B.R.L. = 30 FT. (MINIMUM)
REAR B.R.L. = 25 FT.
SIDE B.R.L. = 8 FT. MIN. EACH SIDE,
25 FT. MIN. TOTAL.

LEGEND

- PARTS OF LOTS AND PARCELS (NOT INCLUDED)
ASSUMED BUILDING RESTRICTION LINES
NEIGHBORHOOD BOUNDARY (ASSUMED)
SUBJECT PROPERTY

TABULAR NOTES

- 1) FOR THE PURPOSES OF THIS NEIGHBORHOOD MAP ANALYSIS, MONTGOMERY COUNTY BUILDING RESTRICTION LINES FOR R-10 ZONED PROPERTIES HAVE BEEN UTILIZED.
2) LOT AREAS ARE BASED ON AVAILABLE RECORD PLAT INFORMATION.
3) PARTS OF LOTS AND PARCELS ARE EXCLUDED FROM THIS ANALYSIS, BUT HAVE BEEN GRAPHICALLY DEPICTED HEREIN.

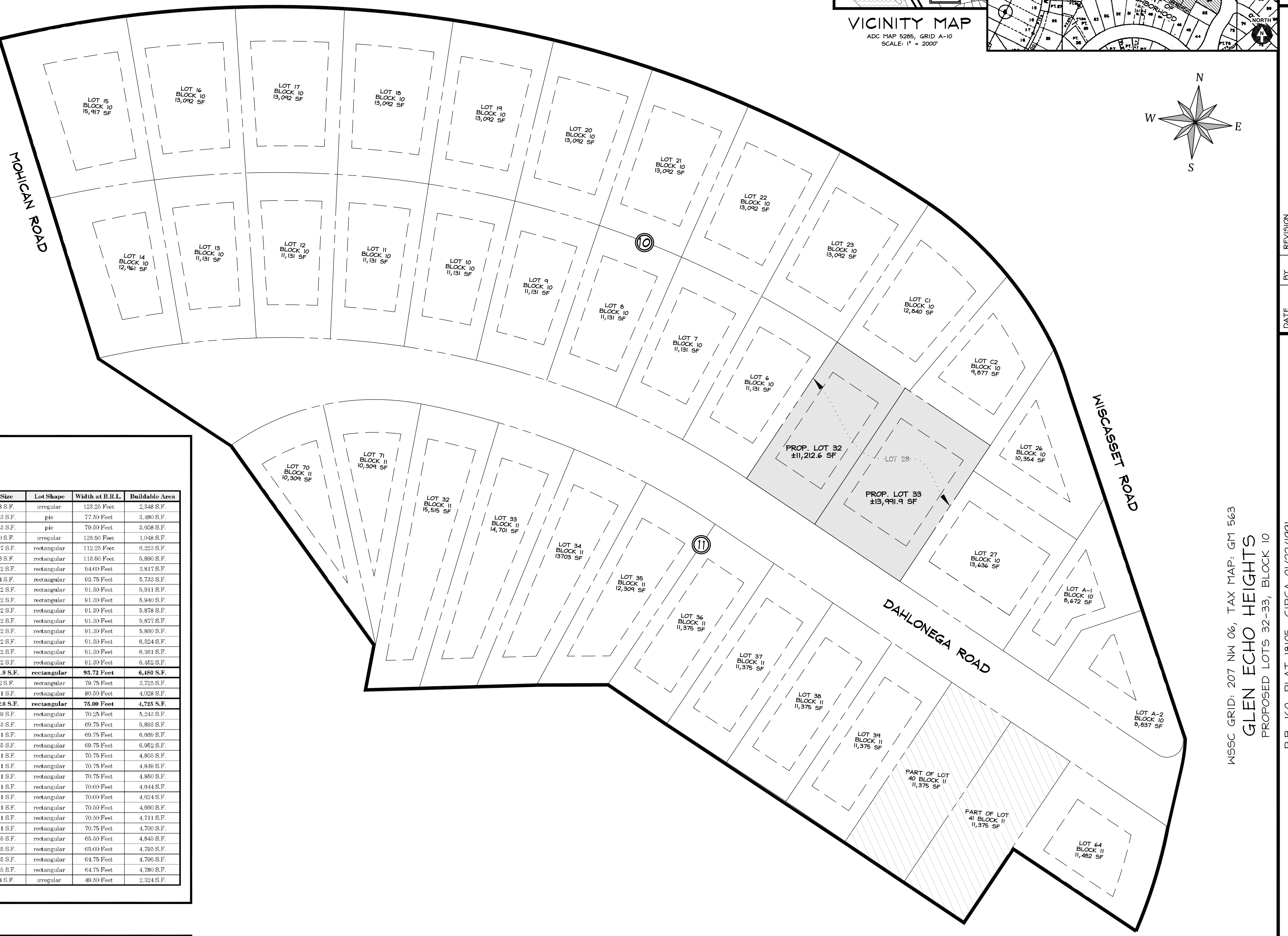
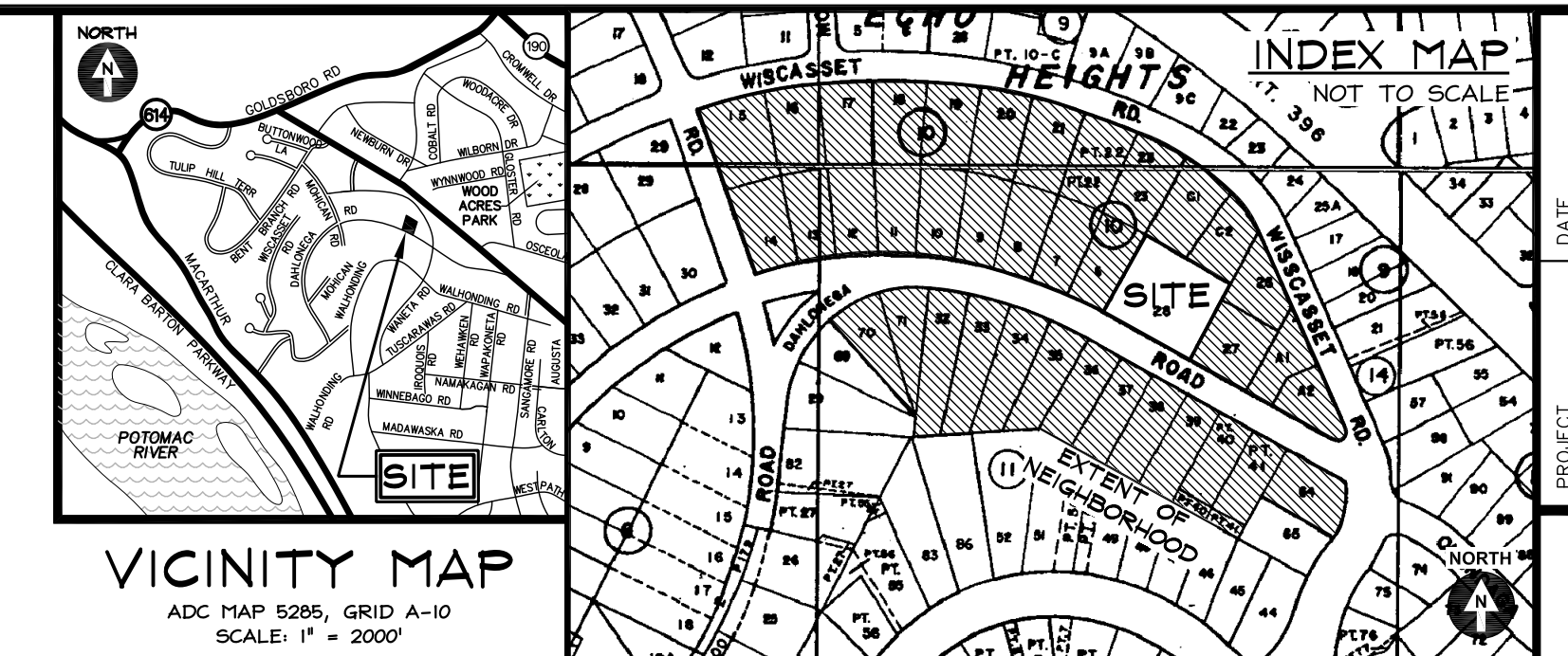
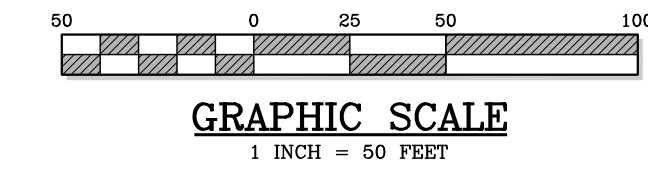


Table for Lot 28, Block 10, Glen Echo Heights. Columns: Lot, Block, Subdivision, Frontage, Alignment, Lot Size, Lot Shape, Width at B.R.L., Buildable Area. Includes data for lots 1-37 and proposed lots 32 and 33.

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WSSC GRID: 207 NW 06, TAX MAP: G1 563
GLEN ECHO HEIGHTS
PROPOSED LOTS 32-33, BLOCK 10

6209 DAHLONEGA ROAD
BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

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

APPLICANT

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BETHESDA, MARYLAND 20816
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michanhill@gmail.com

M-NCP&PC FILE NO. 120120100
6209 DAHLONEGA ROAD
(N/F LOT 28)
PROP. LOTS 32 & 33, BLOCK 10
GLEN ECHO HEIGHTS
NEIGHBORHOOD MAP

Project metadata including Date (09/2011), Project Name (6209 DAHLONEGA ROAD), Revision (1-191), and Scale (1"=50'). Includes a signature line for the engineer and a page number (1 of 1).

Date Mailed: September 20, 1990



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Action: Approved Staff Recommendation
 (Motion of Comm. Floreen, seconded by Comm. Hewitt, with a
 vote of 3-0; Commissioners Floreen, Hewitt and Bauman
 voting in favor, with Comms. Keeney and Henry being absent).

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-90123
 NAME OF PLAN: GIESE PROPERTY

On 05-04-90, GLADYS GIESE, submitted an application for the approval of a preliminary plan of subdivision of property in the R60 zone. The application proposed to create 1 lots on 25131.00 SQ FEET of land. The application was designated Preliminary Plan 1-90123. On 09-06-90, Preliminary Plan 1-90123 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-90123 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-90123, subject to the following conditions:

- (1) Necessary Easements

GENERAL NOTES

- 1) WATER CATEGORY - 1 SEWER CATEGORY - 1
- 2) BOUNDARY BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED JULY, 2011.
- 3) TWO-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED JULY, 2011.
- 4) TOTAL LOT AREA: PROP LOT 32 = 11,212.6 SQ. FT. (0.257 AC), PROP LOT 33 = 13,991.9 SQ. FT. (0.321 AC)
- 5) PROPERTY SHOWN ON TAX MAP G1 563, LOT 28, BLOCK 10, GLEN ECHO HEIGHTS.
- 6) PROPERTY SHOWN ON WSSC 2007 SHEETS 207 N4 06.
- 7) PROPERTY SHOWN ON MONTGOMERY COUNTY SOILS SURVEY MAP NO. 26, SOIL TYPE(S): 16D, 20C, HYDROLOGIC SOIL GROUP 'B'.
- 8) FLOOD ZONE 'X' PER F.E.H.A. FIRM MAPS, COMMUNITY PANEL NUMBER 2403C 048D.
- 9) SITE IS LOCATED IN THE POTOMAC RIVER DIRECT WATERSHED (USE I-P).
- 10) LOCAL UTILITIES INCLUDE: SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION; WATER - WASHINGTON SUBURBAN SANITARY COMMISSION; ELECTRIC - PERCO; TELEPHONE - VERIZON; GAS - WASHINGTON GAS.
- 11) THE ESTABLISHED BUILDING LINE CALCULATIONS SHOWN HEREON ARE ONLY APPLICABLE IF A NEW HOUSE IS BUILT ON PROPOSED LOT 32 BEFORE ANY NEW CONSTRUCTION ON PROPOSED LOT 33.
- 12) A STORMWATER MANAGEMENT CONCEPT WAIVER REQUEST HAS BEEN APPROVED BY ROCK BRUSH AT MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES ON 07/20/2011.
- 13) A NRI/SDO (GLEN ECHO HEIGHTS, # 42012010) HAS BEEN APPROVED FOR THIS PROPERTY ON 10/06/11 BY H-NCHMPC.
- 14) PRIOR TO RECORDATION OF THE RECORD PLAT, MODIFICATIONS TO THE EXISTING HOUSE SHALL BE REQUIRED TO COMPLY WITH CURRENT ZONING SETBACK REGULATIONS.

ESTABLISHED BUILDING LINE DETERMINATION PROPOSED LOT 32

PER SECTION 59-A-5.33(C), THE APPLICANT MAY CHOOSE TO CALCULATE THE ESTABLISHED FRONT BUILDING LINE AS THE AVERAGE SETBACK OF THE TWO ADJOINING RESIDENTIAL BUILDINGS.

LOT / BLOCK	SETBACK
LOT 6, BLOCK 10	34.5'
PROP LOT 32, BLOCK 10	()
PROP LOT 33, BLOCK 10	28.3'
TOTAL = 62.8'	
AVERAGE = 62.8' / 2 = 31.4'	
AVERAGE = 31.4'	

(1) MAY NOT BE INCLUDED IN THE DETERMINATION PER ARTICLE 59-A-5.33(C)(2), ON THE SUBJECT PROPERTY.

SITE / ZONING DATA

GROSS SITE AREA: 25,204.5 SQ. FT. ± (PER FIELD SURVEY)
 PROPOSED DEVELOPMENT: 0.0 SQ. FT.
 NET TRACT AREA: 25,204.5 SQ. FT. ±

ZONING: R-90	REQUIRED	PROVIDED	
		PROP. LOT 32	PROP. LOT 33
MINIMUM LOT AREA	9,000 S.F.	11,212.6 S.F.±	13,991.9 S.F.±
MINIMUM LOT WIDTH AT STREET LINE	25'	75.00'	93.72'
MINIMUM LOT WIDTH AT B.R.L.	75'	75.00'	93.72'
MAXIMUM LOT COVERAGE (PER SECTION 59-C-1.32B)	PROP LOT 32: 2,779.6 SF (24.79%) PROP LOT 33: 3,079.6 SF (22.01%)	±19.1%	±16.29%
SETBACK FROM STREET R/W	30 FT (MIN. PER R-90 ZONE)	31.6'	28.3' (EXISTING)
SETBACK FROM OTHER LOT LINES	SIDES: 8' EACH/25' TOTAL REAR: 30'	12.2'/25.5'	8.2'/26.8'
		65.4'	74.6'

NOTE: SITE / ZONING DATA SUBJECT TO CHANGE BASED ON FINAL ARCHITECTURAL AND SITE DESIGNS.

ON-SITE TREE DATA

Tree No.	Species	D.B.H. (Inches)	Condition	Comments
178	WHITE OAK	41	GOOD	DEBRACK IN CANOPY; DEADWOOD; PRUNING NEEDED
179	CHESTNUT OAK	26	FAIR/POOR	CO-DOMINATE STEMS WITH INCLUDED BARK; SEAM; SLIGHT DECAY; HEAVY IVY
180	TULIP POPLAR	30.5	POOR	SIGNIFICANT HOLLOWING (MALLET TEST); THIN CROWN
181	RED OAK	27/16	FAIR	TWIN; SLIGHT HOLLOWING (MALLET TEST); CO-DOMINATE STEMS WITH INCLUDED BARK
182	BLACK OAK	32	FAIR/POOR	SIGNIFICANT HOLLOWING (MALLET TEST); ROOT DAMAGE; RESTRICTED/CUT ROOT ZONE DUE TO STONE RETAINING WALL
183	BLACK OAK	37	GOOD	NEEDS DEADWOOD PRUNING
184	TULIP POPLAR	27	FAIR/POOR	HOLLOWING (MALLET TEST); POTENTIAL HAZARD
185	WHITE OAK	24	GOOD	MINOR ENGLISH IVY
186	BLACK OAK	31.5	FAIR	TWIN; CO DOMINATE STEMS; 18" STEM IS DEAD
187	BLACK OAK	31	GOOD	SOUTHERN LEAN TOWARDS EXISTING GARAGE
188	BLACK OAK	28	FAIR/POOR	SIGNIFICANT HOLLOWING (MALLET TEST); DEBRACK IN CANOPY FURTHER STUDY IS RECOMMENDED TO EVALUATE RISK FOR THIS TREE

OFF-SITE TREE DATA

Tree No.	Species	D.B.H. (Inches)	Condition*	Comments*
A	TULIP POPLAR	29	GOOD	
B	WHITE OAK	34	FAIR	POSSIBLE ROOT DAMAGE FROM RETAINING WALL AND/OR DRIVEWAY
C	CHESTNUT OAK	26	FAIR	ENGLISH IVY
D	AMERICAN SYCAMORE	30	GOOD	
E	CHESTNUT OAK	34	GOOD	
F	RED MAPLE	24	FAIR	SOME DEADWOOD AND DECAY AT LIMBS
G	RED OAK	40	GOOD	

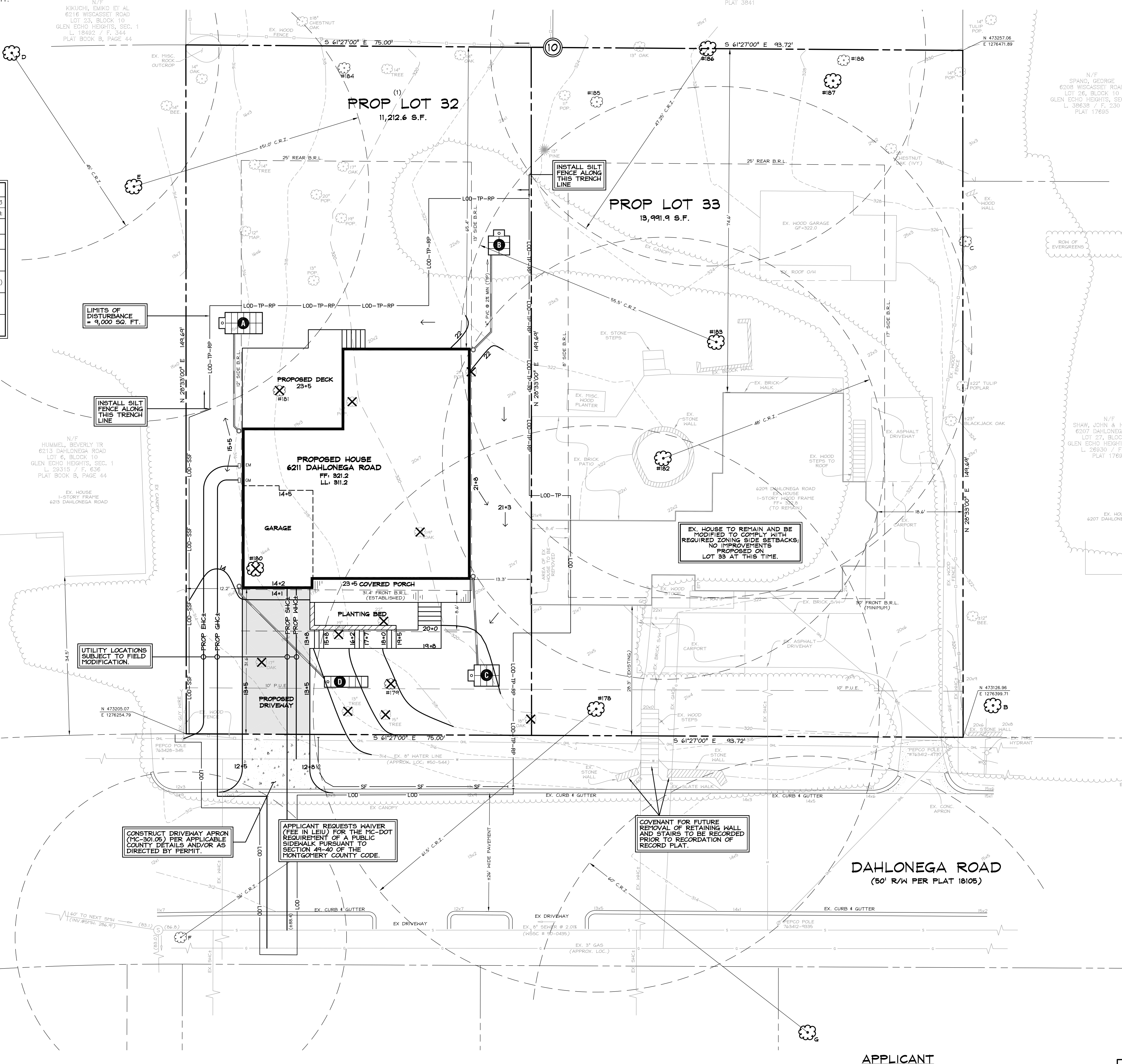
*OFF-SITE SIZE/CONDITION BASED ON REMOTE VISUAL OBSERVATION ONLY

UTILITY INFORMATION

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

UTILITY	REQUEST DATE	BY	INFO RECEIVED	PLAN REVISED	BY
AT&T	07/05/2011	MSL	06/12/2011	NO FACILITIES	SDA
COMCAST	07/05/2011	MSL	PENDING	PENDING	-
MD	07/05/2011	MSL	07/02/2011	NO FACILITIES	MSL
PERCO	07/05/2011	MSL	10/11/2011	04/18/2012	EBT
VERIZON	07/05/2011	MSL	07/19/2011	NO CONDUIT	MSL
WASH. GAS	07/05/2011	MSL	07/05/2011	07/21/2011	MSL
WSSC SEWER	N/A	MSL	07/05/2011	07/21/2011	MSL
WSSC WATER	N/A	MSL	07/05/2011	07/21/2011	MSL

MISS UTILITY
 FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/TC 48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY. 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.



SOILS

20C GLENELOG SILT LOAM, 8 TO 15 PERCENT SLOPES, 25 TO 40 PERCENT IMPERVIOUS MATERIAL.
 THIS MODERATELY FINE-TEXTURED SOIL IS VERY DEEP, WELL DRAINED, AND MODERATELY PERMEABLE. AVAILABLE WATER CAPACITY IS HIGH. PRODUCTIVITY IS HIGH. EROSION HAZARD IS MODERATE. CAPABILITY SUBCLASS IS IIIc.
 16D BRINKLOW-BLOCKTOWN CHANNERY SILT LOAM, 15 TO 25 PERCENT SLOPES.
 THIS MODERATELY FINE-TEXTURED SOIL IS SHALLOW TO MODERATELY DEEP, WELL DRAINED AND MODERATELY SLOWLY PERMEABLE. AVAILABLE WATER CAPACITY IS LOW IN BRINKLOW SOILS AND VERY LOW IN BLOCKTOWN SOILS. PRODUCTIVITY IS LOW. EROSION HAZARD IS SEVERE. CAPABILITY SUBCLASS IS IVe AND VIe, RESPECTIVELY.

UNLESS SPECIFICALLY NOTED ON THIS PLAN 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 LANDSCAPE WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS AS SUCH, 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.

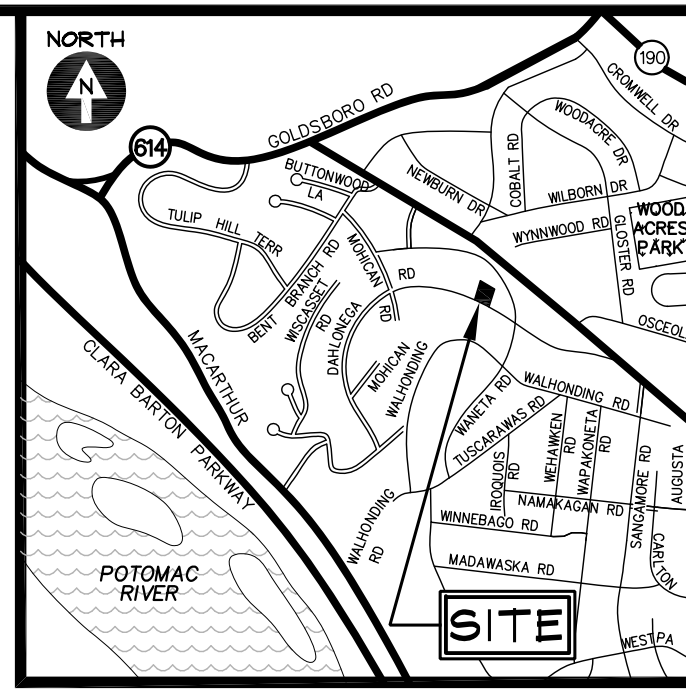
LEGEND

EXISTING FEATURES

- EX. SEWER LINE WITH CLEANOUT
- EX. SEWER MANHOLE AND INVERT
- EX. WATER LINE WITH VALVE
- EX. GAS LINE WITH VALVE
- EX. OVERHEAD UTILITY WITH POLE
- EX. 10'-0" AND TEN-FOOT CONTOURS
- EX. SPOT ELEVATION
- EX. CHAIN LINK OR WIRE FENCE
- EX. WOOD OR STOCKADE FENCE
- EX. METAL OR IRON FENCE
- EX. RETAINING WALL
- EX. CANOPY LINE
- EXISTING SPECIMEN TREE (24" THRU 29.9" DBH)
- EXISTING TREE (12" THRU 23.9" DBH)
- EXISTING SPECIMEN TREE, TREE NUMBER, AND CRITICAL ROOT ZONE
- EX. TREE TO BE REMOVED

PROPOSED FEATURES

- LOD - LIMITS OF DISTURBANCE
- LOD-TP-RP - COMBINATION LIMITS OF DISTURBANCE AND TREE PROTECTION FENCE
- LOD-TP - COMBINATION LIMITS OF DISTURBANCE, TREE PROTECTION AND ROOT PRUNING
- LOD-SF - COMBINATION LIMITS OF DISTURBANCE AND SUPER SILT FENCE
- SF - SILT FENCE
- PROP. HWC - PROP. WATER-HOUSE CONNECTION
- PROP. SHC - PROP. SEWER-HOUSE CONNECTION
- PROP. GHC - PROP. GAS-HOUSE CONNECTION
- PROP. EHC - PROP. ELECTRIC-HOUSE CONNECTION
- PROP. CONTOUR WITH ELEVATION
- PROP. SPOT ELEVATION
- PROP. SURFACE FLOW DIRECTION
- PROP. 4" PVC DRAIN PIPE
- PROP. RAINWATER DRYWELL, WITH OBSERVATION WELL & POP-UP BITTER FOR OVERFLOW



VICINITY MAP
 ADC MAP 5406, GRID K-6
 SCALE: 1" = 2000'

6209 DAHLONEGA ROAD, BETHESDA, MD 20816
 PLAT BOOK 160, PLAT 18105, CIRCA JANUARY 1981

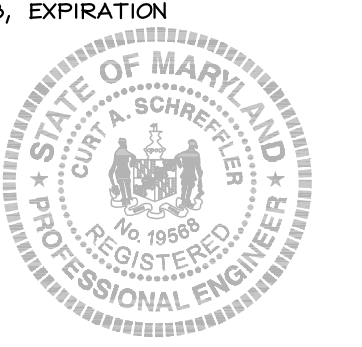
GLEN ECHO HEIGHTS
 BETHESDA (7TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND
PRELIMINARY PLAN

DATE	07/2011
PROJECT	11-191
ILLUSTRATION	MSL
ENGINEERING	EBT
APPROVAL	CAS
SCALE	1" = 10'

REVISION	BASE SHEET TO CLIENT FOR REVIEW
BY	DATE
EBT	06/02/11
EBT	02/02/11
EBT	10/06/11
EBT	10/17/11
EBT	06/13/12

TAX MAP: G1 563
 WSSC GRID: 207 N4 06

PROFESSIONAL ENGINEER CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 19648, EXPIRATION DATE 3/01/2014, AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.
 DATE: 06/13/2012
 CURT A. SCHREFFLER, PE
 MD REGISTRATION NO. 19668



APPLICANT
 ALAN GIESE
 6209 DAHLONEGA ROAD
 BETHESDA, MD 20816
 (301) 224-6676 PHONE
 moficer@caseng.com

M-NCP&PC FILE NO. 12012010
 6209 DAHLONEGA ROAD
 (N/F LOT 28)
 PROP. LOTS 32 & 33, BLOCK 10,
 GLEN ECHO HEIGHTS
 PRELIMINARY PLAN

