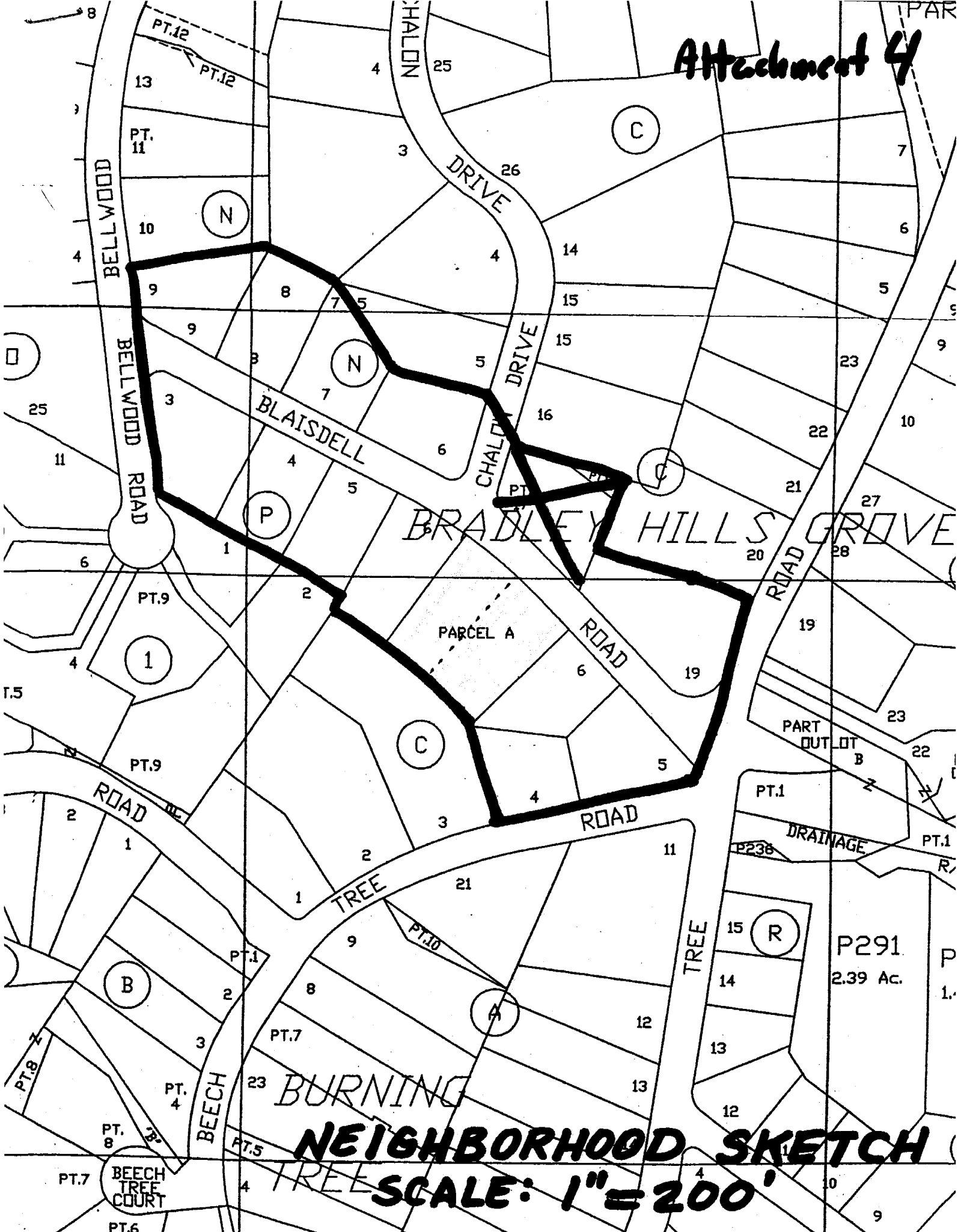
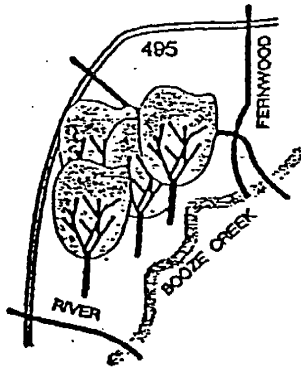


Attachment 4



**NEIGHBORHOOD SKETCH**  
**SCALE: 1" = 200'**



**Attachment 5**

# Bradley Boulevard Citizens Association

7101 Longwood Drive, Bethesda, MD 20817

August 30, 2005

Development Review Division  
Montgomery County Department  
of Park & Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910

Re: File No. 1-06009

Ladies and Gentlemen:

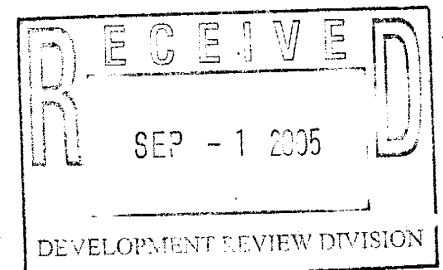
Thank you for notifying us of the above-referenced application. Because of the many tall trees our neighborhood has lost in recent years to infill development, and the problems of stormwater runoff which have too often resulted from poorly planned construction, we have become very mindful of the role your Division and Department can and should play in protecting both our natural, and our built, environment.

As the applicant's property covers over an acre, we trust the County's Forest Conservation Law applies. Even so, we urge you to restrain the construction footprint and mandate setbacks sufficient to preserve as much as possible of our vital tree canopy. We also urge you to have the applicant specify what "best practices" it would adopt to keep from doing harm. This includes not compacting or grading the soil in such a way as would damage root systems, both of trees to be saved on site and of trees on abutting properties. It includes mitigating the removal of trees on site by planting new ones on site, instead of miles removed from our community. And we think it should also include an applicant's bond sufficient to cover the cost of repairs to our local roads necessitated by the use of the applicant's heavy trucks and equipment.

We look forward to attending the Planning Board's future consideration of the proposed project, and hope you will advise us as well of any prehearing information-gathering sessions by your staff with the applicant.

Sincerely,

*Jack Sando*  
Jack Sando  
Vice President  
(301) 986-0818



LAW OFFICES OF

**KNOFF & BROWN**  
401 EAST JEFFERSON STREET  
SUITE 206  
ROCKVILLE, MARYLAND 20850  
(301) 545-8100

E-MAIL LAWFIRM@KNOFF-BROWN.COM

FAX: (301) 545-8103

October 20, 2005

Via Email

mcp-chairman@mncppc-mc.org

Derick Berlage, Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

**Re: Preliminary Plan No. 1-06009**

Dear Chairman Berlage:

This firm represents most of the adjacent property owners to the above proposed resubdivision in Bradley Hills Grove, a fully developed, long-settled community in the vicinity of Burning Tree Country Club. They are very concerned about this resubdivision, which will create new public way in an area whose suitability for such development was uncertain enough to preclude it when the area was originally developed. Nothing has changed to enhance the appropriateness of additional public way in our neighborhood.

My clients have monitored the review process in this case, attending the DRC meeting and discussing the proposal at length thereafter with staff last month. It is our understanding that the initial plan was rejected and a new proposal has been, or is being, drawn up, tied to resolution of concerns expressed by DPW&T at the DRC meeting. We have not been provided a copy of the new plan, despite my request at the meeting with staff to be kept abreast of developments.

My clients instead recently got an abrupt notice that the matter is scheduled for public hearing on October 27, 2005. One of my clients, the Guttenbergs, live immediately adjacent to the proposed new roadway and are the most directly and adversely affected neighbors. Their presence at the hearing is essential to a fair resolution, but they will be out of town on that date fulfilling long-standing business travel obligations. More generally, my clients and I need more time to evaluate the apparent new plan and prepare for the hearing, as there are numerous issues relating to environmental and stormwater runoff, piecemeal resubdivision, and impact on issues relating to abandonment of unused right-of-way. In addition, I am authorized by Linda Kauskay, President of the Bradley Boulevard Citizens Association, to state that the Association joins in requesting the continuance for the reasons stated above.

Derick Berlage, Chairman  
October 20, 2005  
Page 2

In light of the foregoing, I respectfully request that the Board grant a one-week continuance of the hearing in this matter.

Sincerely yours,

A handwritten signature in cursive script that reads "David Brown".

David W. Brown

cc: Rose Krasnow, Chief, Development Review ([rose.krasnow@mncppc-mc.org](mailto:rose.krasnow@mncppc-mc.org))  
Richard Weaver, Development Review ([richard.weaver@mncppc-mc.org](mailto:richard.weaver@mncppc-mc.org))  
Amy Lindsay, Resource Team ([amy.lindsay@mncppc-mc.org](mailto:amy.lindsay@mncppc-mc.org))

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WSSC Comments on Items for September 12, 2005, Development Review Committee Meeting

File Number	Project Name	Comments
1-06009	BRADLEY HILLS GROVE	Existing water and sewer lines about the property – connections required – show on plan. Follow WSSC abandonment procedures if existing connections are to be abandoned – show existing connection on plan if not to be abandoned..

Unless otherwise noted, all extensions require Requests for Hydraulic Planning Analysis and need to follow the System Expansion Permit (SEP) Process. Contact WSSC's Development Services Center (301-206-8650) or visit the Development Services on WSSC's web-site ([www.wsscwater.com](http://www.wsscwater.com)) for information on requesting a Hydraulic Planning Analysis and additional requirements for extensions. Contact WSSC's Permit Services (301-206-4003) for information on service connections and on-site system reviews.

DRAFT October 11, 2005

Dean Packard  
PG Associates, Inc;  
932 Hungerford Drive, Suite 4B  
Rockville, Maryland 20850

Re: Stormwater Management **CONCEPT** Request  
for Bradley Hills Grove  
Preliminary Plan #:  
SM File #: 219600  
Tract Size/Zone: 1.24 Acres / R - 200  
Total Concept Area: 1.24 Acres  
Lots/Block: 7 & 8 / P  
Parcel(s):  
Watershed: Cabin John Creek

Dear Mr. Packard:

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 proposed for on-site water quality control and recharge is via drywells for the rooftops. Driveways will be graded to promote sheet flow across adjacent vegetated areas. Portions of the driveways and the entire proposed roadway will drain to a grass channel. Channel protection volume was not proposed because the on-site one-year post development peak discharge for the lots is less than or equal to 2.0 cfs.

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

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. Provide stabilization of the proposed storm drain outfall and downstream channel as needed to prevent erosion.

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.

Post-it <sup>®</sup> Fax Note	7671	Time	10/11/05	# of Pages	2
To	Dean Packard	From	Ellen Reder		
Co./Dept.	PG Associates	Co.	H.C.		
Phone #		Phone #			
Fax #	3/302-2007	Fax #			

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

HRD:dm CN219800.BradleyHillStrovo.EUR

cc: R. Weaver  
S. Fedorino  
SM File # 219800

ON - not required; Acres:  
OL - on-site; Acres: 1.24  
Recharge is provided



DEPARTMENT OF PUBLIC WORKS  
AND TRANSPORTATION

Douglas M. Duncan  
*County Executive*

Arthur Holmes, Jr.  
*Director*

October 2, 2005

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

RE: Preliminary Plan #1-06009  
Bradley Hills Grove

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated June 30, 2005. This plan was reviewed by the Development Review Committee at its meeting on September 12, 2005. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to DPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
2. Grade establishments for all new public streets and/or pedestrian paths must be approved prior to submission of the record plat.
3. A Public Improvements Easement may be necessary along Blaisdell Road, in order to accommodate the required sidewalk construction. Prior to submission of the record plat, the applicant's consultant will need to determine if there is sufficient right of way to permit this sidewalk construction. If not, the applicant will need to either dedicate additional right of way or execute a Declaration of Public Improvements Easement document. That document is to be recorded in the Land Records of Montgomery County, with the liber and folio referenced on the record plat. Unless otherwise noted, the Public Improvements Easement is to be a minimum width of ten (10) feet with the overlapping Public Utilities Easement being no less than twenty (20) feet wide.



Division of Operations

101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878  
240/777-6000, TTY 240/777-6013, FAX 240/777-6030



Ms. Catherine Conlon  
Preliminary Plan No. 1-06009  
October 2, 2005  
Page 2

4. DPWT supports approval of the applicant's request to construct an open section roadway on Blaisdell Road, subject to constructing the necessary side ditches and sidewalk on that roadway.
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. Fred Lees of our Traffic Control and Lighting Engineering Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
7. Public Improvements Agreement (PIA) will be an acceptable method of ensuring construction of the required public improvements within the County right of way. The PIA details will be determined at the record plat stage. The PIA will include, but not necessarily be limited to, the following improvements:
  - A. Street grading, paving, shoulders, sidewalks and handicap ramps, side drainage ditches and appurtenances, and street trees along Blaisdell Road, from Chalon Drive to its terminus with a temporary turnaround.
  - B. Reconstruct the intersection of Blaisdell Road and Chalon Drive to provide T-shaped geometry.
    - \* **NOTE: the Public Utilities Easement is to be graded on a side slope not to exceed 4:1.**
  - C. Enclosed storm drainage and/or engineered channel (in accordance with the DPWT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements. Ensure non-erosive velocity at the end of the riprap blanket.
  - 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.
  - F. Developer shall ensure final and proper completion and installation of all utility lines underground, for all new road construction.

Ms. Catherine Conlon  
Preliminary Plan No. 1-06009  
October 2, 2005  
Page 3

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

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

Sincerely,



Gregory M. Leck, Manager  
Traffic Safety Investigations and Planning Team  
Traffic Engineering and Operations Section

m:/aubd/gml/docs/pp/1-06009, Bradley Hills Grove

cc: Richard Weaver; M-NCPPC DRD  
Dean Packard; PG Associates, Inc.  
Rick Cantor; Hemingway Homes  
Joseph Y. Cheung; DPS RWPPR  
Christina Contreras; DPS RWPPR  
Sarah Navid; DPS RWPPR



**THE MARYLAND-NATIONAL CAPITAL PARK AND  
PLANNING COMMISSION**

Department of Park & Planning, Montgomery County, Maryland  
8787 Georgia Avenue, Silver Spring, Maryland 20910

**MEMORANDUM**

TO: Rich Weaver, Development Review

FROM: Amy Lindsey, Environmental Planning Division

DATE: October 21, 2005

SUBJECT: Preliminary Plan 1-06009  
Bradley Hills Grove

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The Environmental Planning staff has reviewed the preliminary plan referenced above. Staff recommends approval of the preliminary plan of subdivision with the following condition:

1. Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all the following conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits, including final tree protection plan for onsite trees in accord with limit of disturbance as shown on approved PFCP. Final sediment control plan must be consistent with limits of disturbance as shown on final tree protection plan.

**BACKGROUND**

The 1.24-acre property is located in Montgomery County, at the intersection of Blaisdell Road and Chalon Drive. The property is in the residential neighborhood of Bradley Hills Grove, with residential properties surrounding it. The property consists of one existing house with driveway. There are no streams, wetlands, or floodplains on the property. There is a well-defined ephemeral channel across the front of both lots. Currently, this channel handles surface runoff for approximately 6.20 acres, so the channel is deeply incised due to both volume and velocity. There is 0.58-acres of existing forest on the subject property. The forest is of a suburban nature, with many invasive and non-native species, but still desirable. The property is within the Cabin John Creek watershed.

**Forest Conservation**

There is 0.58-acres of existing forest on the property. The forest runs contiguously across numerous backyards but is of a more open, suburban nature with non-natives planted within the forest. The forest removal is for the new house location, and driveway. The applicant will minimize forest loss by limiting the limits of disturbance to only what is necessary for

demolition of the existing house and construction of the new, with yard sizes minimized so as to provide adequate function while minimizing the forest impact..

**Environmental Buffers**

The site does not include any streams, wetlands, or floodplains and there are no environmental buffers on the property.