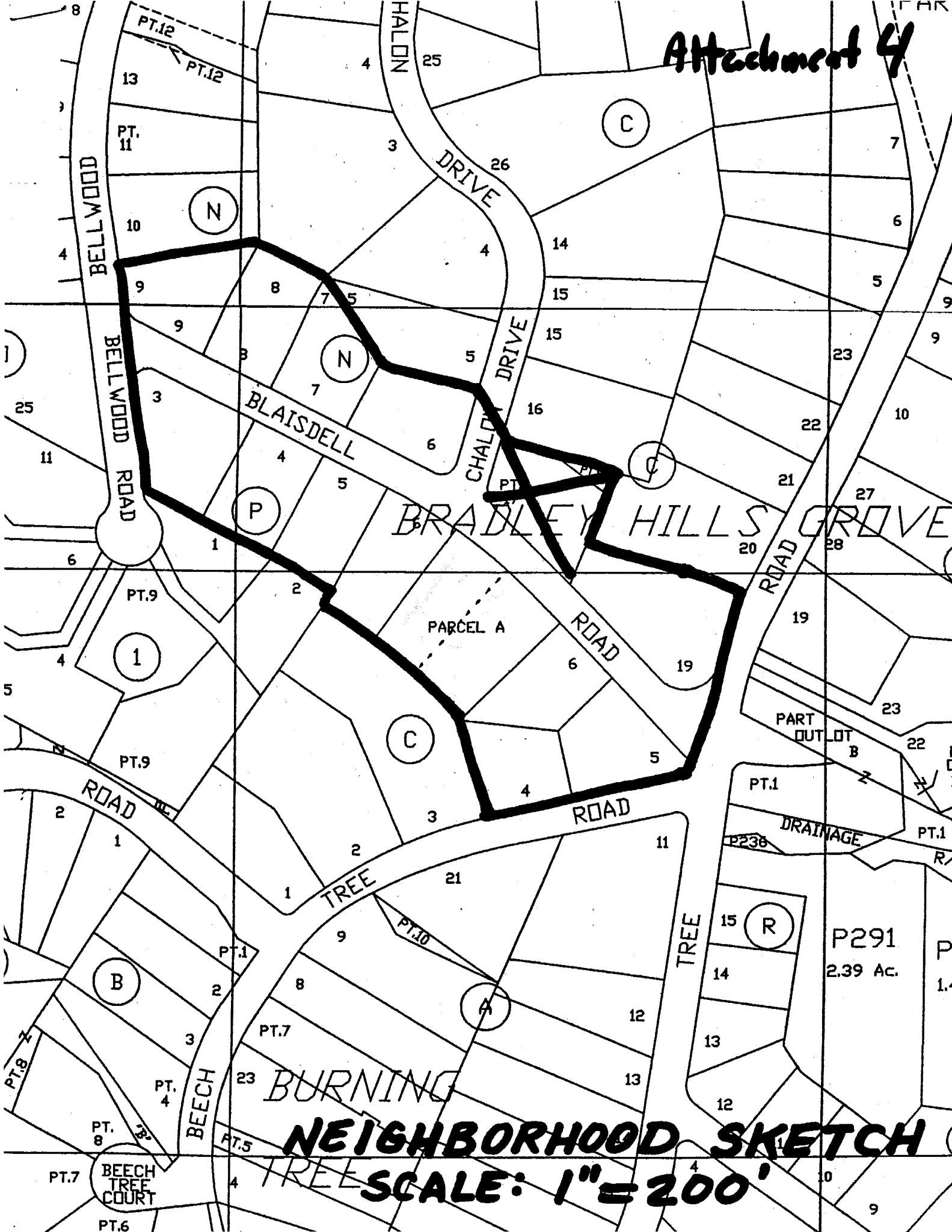


# Attachment 4



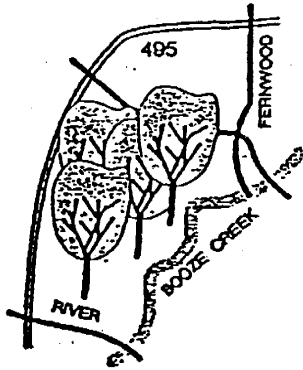
## NEIGHBORHOOD SKETCH

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:

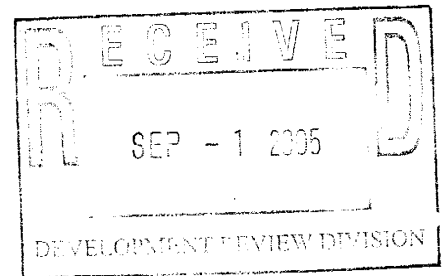
Thank you for notifying us of the above-referenced application. Because of the many tall trees our neighborhood has lost in recent years to infill development, and the problems of stormwater runoff which have too often resulted from poorly planned construction, we have become very mindful of the role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