



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

MCPB
Item # _____
October 18, 2007



MEMORANDUM

DATE: October 5, 2007

TO: Montgomery County Planning Board

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

FROM: Dolores M. Kinney, Senior Planner (301) 495-1321 *DK*
Development Review Division

REVIEW TYPE: Preliminary Plan of Subdivision, Resubdivision of Existing Lot 42, Block 17

APPLYING FOR: Two one-family detached residential lots

PROJECT NAME: Bradmoor

CASE #: 120070240

REVIEW BASIS: Chapter 50, including Sec. 50-29 (b)(2), Montgomery County Subdivision Regulations

ZONE: R-60

LOCATION: Located at the southwest quadrant of the intersection with Madison Street and Irvington Avenue

MASTER PLAN: Bethesda Chevy Chase

APPLICANT: Michael Trapani

ENGINEER: Maddox Engineer & Surveyors

FILING DATE: October 16, 2006

HEARING DATE: October 18, 2007

STAFF RECOMMENDATION: Approval, pursuant to Section 50-35(h) (3), and subject to the following conditions:

- 1) Approval under this preliminary plan is limited to two (2) residential lots for the construction of two (2) one-family detached dwelling units.
- 2) The Applicant must submit a revised tree save plan for approval by Environmental Staff, prior to the approval of the record plat.
- 3) The Applicant must comply with conditions of Montgomery County Department of Public Works and Transportation (MCDPWT) letter dated November 7, 2006, unless otherwise amended.
- 7) The Applicant must comply with the conditions of the Montgomery County Department of Permitting Services (MCDPS) stormwater management approval dated October 12, 2006.
- 8) Other necessary easements must be shown on the record plat.

SITE DESCRIPTION:

Lot 42 ("Subject Property") is part of the Bradmoor Subdivision which was approved April 12, 1990. Located in the Cabin John Creek watershed, the Subject Property is located in the southwest quadrant of the intersection of Madison Street and Irvington Avenue. The Subject Property currently contains a dwelling, which will remain. Surrounded by one-family detached dwellings, the Subject Property contains 0.366 acres and is zoned R-60. Access to the site is currently from Irvington Avenue.

PROJECT DESCRIPTION:

This is a preliminary plan to re-create two (2) residential lots, for two (2) one family detached dwellings, one of which already exists (Attachment A). The original subdivision was recorded in 1941 at which time, two lots, Lots 25 and 26, were created where the Subject Property currently exists. Subsequently, in 1990, Lots 25 and 26 were consolidated into the current configuration. This preliminary plan reverts the Subject Property back to two lots.

Vehicular access to the property will be directly from Madison Street for the proposed Lot 43, and from Irvington Street for proposed Lot 44. The property is exempt from forest conservation, but is subject to a tree save plan. The property will be served by public water and sewer.

ANALYSIS AND FINDINGS

Master Plan Compliance

The Bethesda Chevy Chase Master Plan did not specifically address the Subject Property but did provide general guidance and recommendations for development patterns and density. The Master Plan reconfirmed the one-family detached residential

areas and supports the R-60 zoning. The current preliminary plan complies with the R-60 zone development standards in that it proposes two (2) one-family residential lots.

Public Facilities

Roads and Transportation

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. Vehicular and pedestrian access and circulation will be safe and adequate with the proposed improvements.

Other Public Facilities

Other public facilities and services are available and will be adequate to serve the proposed dwelling units.

Environment

Environmental Guidelines

The site does not include any streams, wetlands, or floodplains and there are no environmental buffers on the property. The property is not subject to the Planning Board's Environmental Guidelines.

Forest Conservation

There are no streams, wetlands, floodplains or environmental buffers on the site. The property is also exempt from a Forest Conservation Plan requirement, however, a tree save plan is required. Two of the four specimen trees depicted on the plan will be retained. Tree protection measures will include root pruning, utility tunneling, and root aeration matting.

Stormwater Management

On October 12, 2006, the MCDPS Stormwater Management Section approved the project's stormwater management concept which includes drywells for water quality control.

Compliance with the Subdivision Regulations and Zoning Ordinance

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

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

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

A. Statutory Review Criteria

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

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

B. Neighborhood Delineation

In administering the Resubdivision section, the Planning Board must determine the appropriate neighborhood ("Neighborhood") for evaluating the application. In this instance, the applicant has proposed a Neighborhood of 65 lots for analysis purposes. The Neighborhood extends north to Folkstone Road, west to Bradmoor Drive, south to McKinley Street, and east beyond Irvington Avenue. The applicant's Neighborhood delineation is appropriate because it includes abutting and confronting lots, and the lots on the main travel routes to the Subject Property. The Neighborhood provides an adequate sample that exemplifies the lot and development pattern of the area. The applicant has provided a tabular summary of the area based on the resubdivision criteria.

C. Analysis

Comparison of the Character of Proposed Lots to Existing

In performing the analysis, Staff applied the resubdivision criteria to the delineated Neighborhood. Based on the analysis, the proposed resubdivision will be of the same character as the existing lots in the Neighborhood. As set forth below, the attached tabular summary, Attachment B, and graphical documentation support this conclusion:

Frontage: In a Neighborhood of 65 lots, frontages range from 32 feet to 109 feet. The proposed Lot 43 has a frontage of 70 feet and the proposed Lot 44 has a

frontage of 90 feet. **The proposed lots will be consistent in character with other lots in the neighborhood with respect to frontage.**

Buildable Area: Buildable areas range from 1,755 square feet to 5,000 square feet in the Neighborhood. **The proposed lot areas will be 3,178 square feet and 4,048 square feet. The proposed lots will be in character with the existing lots in the neighborhood with respect to buildable area.**

Lot Size: The lot sizes in the delineated Neighborhood range from 5,352 square feet to 10,791 square feet. The proposed Lots 43 and 44 will have lot sizes of 7,430 and 8,430 square feet, respectively. **Therefore, the lot sizes of the proposed lots are of the same character as the existing lots in the Neighborhood.**

Lot Width: The lot widths in the existing Neighborhood range from 46 feet to 85 feet. **The proposed Lot 43 will have a width of 70 feet and Lot 44 will have a lot width of 71 feet which will be of the same character as the other existing lots in the Neighborhood as it pertains to lot width.**

Shape: There are 21 irregular lots, and the remaining are rectangular lots. The proposed resubdivision will create one (1) irregular lot and one (1) rectangular lot. **The proposed lots will be of the same character as the existing lots in the neighborhood.**

Alignment: There are 13 corner lots, three radial lots and the remaining lots are perpendicular. The proposed resubdivision will create one (1) corner lot and one (1) perpendicular lot. **The proposed subdivision will be consistent in character with the existing lots in the neighborhood as it pertains to alignment.**

Suitability: The proposed lots are suitable for residential use.

Citizen Correspondence and Issues

This plan submittal pre-dated any requirements for a pre-submission meeting with neighboring residents, however, written notice was given by the applicant and staff of the plan submittal and the public hearing date. As of the date of this report, no letters have 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 comply with the recommendations of the R-60 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 which have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

Attachments

- Attachment A Vicinity Map
- Attachment B Proposed Development Plan
- Attachment C Neighborhood Delineation Map
- Attachment D Tabular Summary
- Attachment E Agency Correspondence

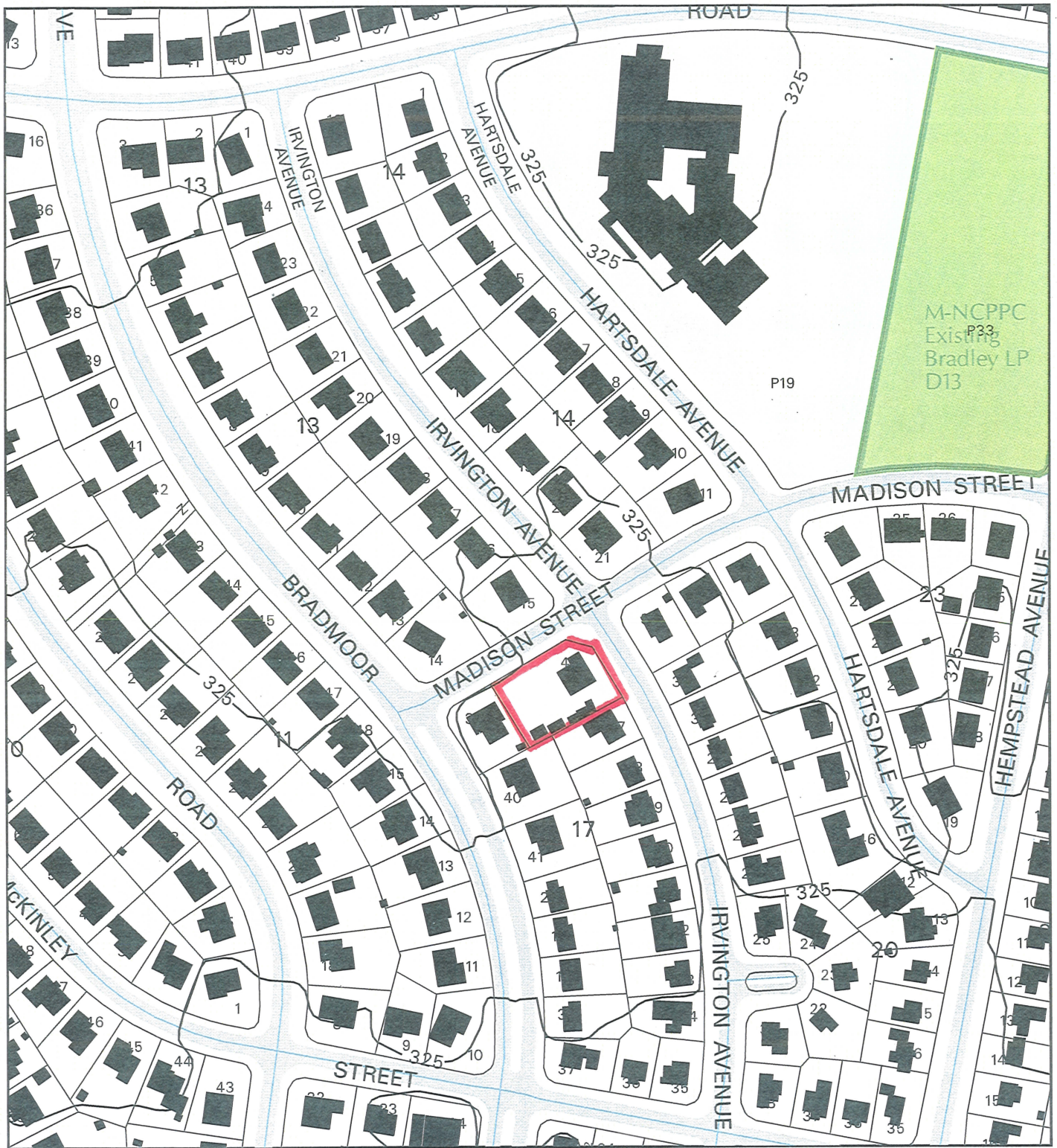
Table 1: Preliminary Plan Data Table and Checklist

Plan Name: Bradmoor				
Plan Number: 120070240				
Zoning: R-60				
# of Lots: 2				
# of Outlots: 0				
Dev. Type: Two one-family detached dwelling units				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval by the Preliminary Plan	Verified	Date
Minimum Lot Area	6,000 sq. ft.	7,430 sq. ft. minimum	<i>Dml</i>	Sept. 19, 2007
Lot Width	60 ft.	70 ft. minimum	<i>Dml</i>	Sept. 19, 2007
Lot Frontage	25 ft.	70 ft. minimum	<i>Dml</i>	Sept. 19, 2007
Setbacks				
Front	25 ft. Min.	Must meet minimum ¹	<i>Dml</i>	Sept. 19, 2007
Side	8 ft. Min./ 18 ft. total	Must meet minimum ¹	<i>Dml</i>	Sept. 19, 2007
Rear	20 ft. Min.	Must meet minimum ¹	<i>Dml</i>	Sept. 19, 2007
Height	35 ft. Max.	May not exceed maximum ¹	<i>Dml</i>	Sept. 19, 2007
Max Resid'l d.u. per Zoning	2 dwelling units	2 dwelling units	<i>Dml</i>	Sept. 19, 2007
FINDINGS				
SUBDIVISION				
Lot frontage on Public Street		Yes	<i>Dml</i>	Sept. 19, 2007
Road dedication and frontage improvements		Yes	DPWT	Nov. 7, 2007
Environmental Guidelines		No	Environmental Planning	Aug. 20, 2007
Forest Conservation		Exempt	Environmental Planning	Aug. 20, 2007
Master Plan Compliance		Yes	<i>Dml</i>	Sept. 10, 2007
ADEQUATE PUBLIC FACILITIES				
Stormwater Management		Yes	DPS	Oct. 12, 2006
Local Area Traffic Review		N/A		
Fire and Rescue		Yes	MCDFRS	Nov. 6, 2006
Other (i.e., schools)				

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

BRADMOOR

STAFF EXHIBIT #1 ((120070240))



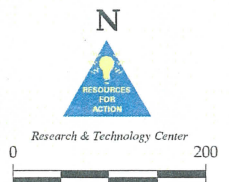
Map compiled on September 26, 2007 at 4:55 PM | Site located on base sheet no - 210NW06

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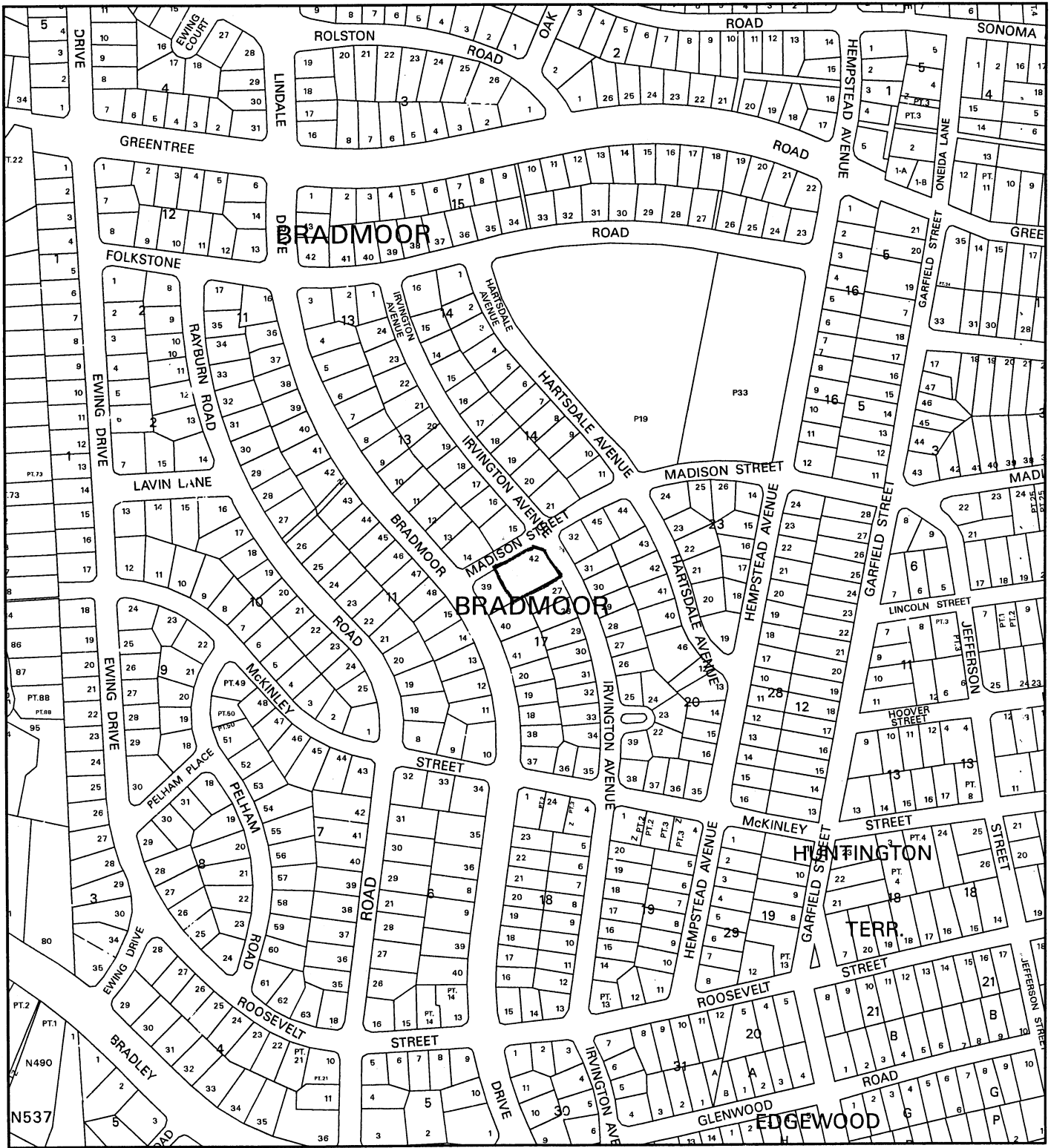
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1 inch = 200 feet
1 : 2400

BRADMOOR (120070240)



Map compiled on October 27, 2006 at 3:25 PM | Site located on base sheet no - 210NW06

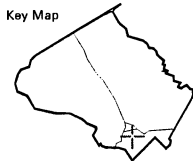
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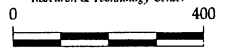
Key Map



N

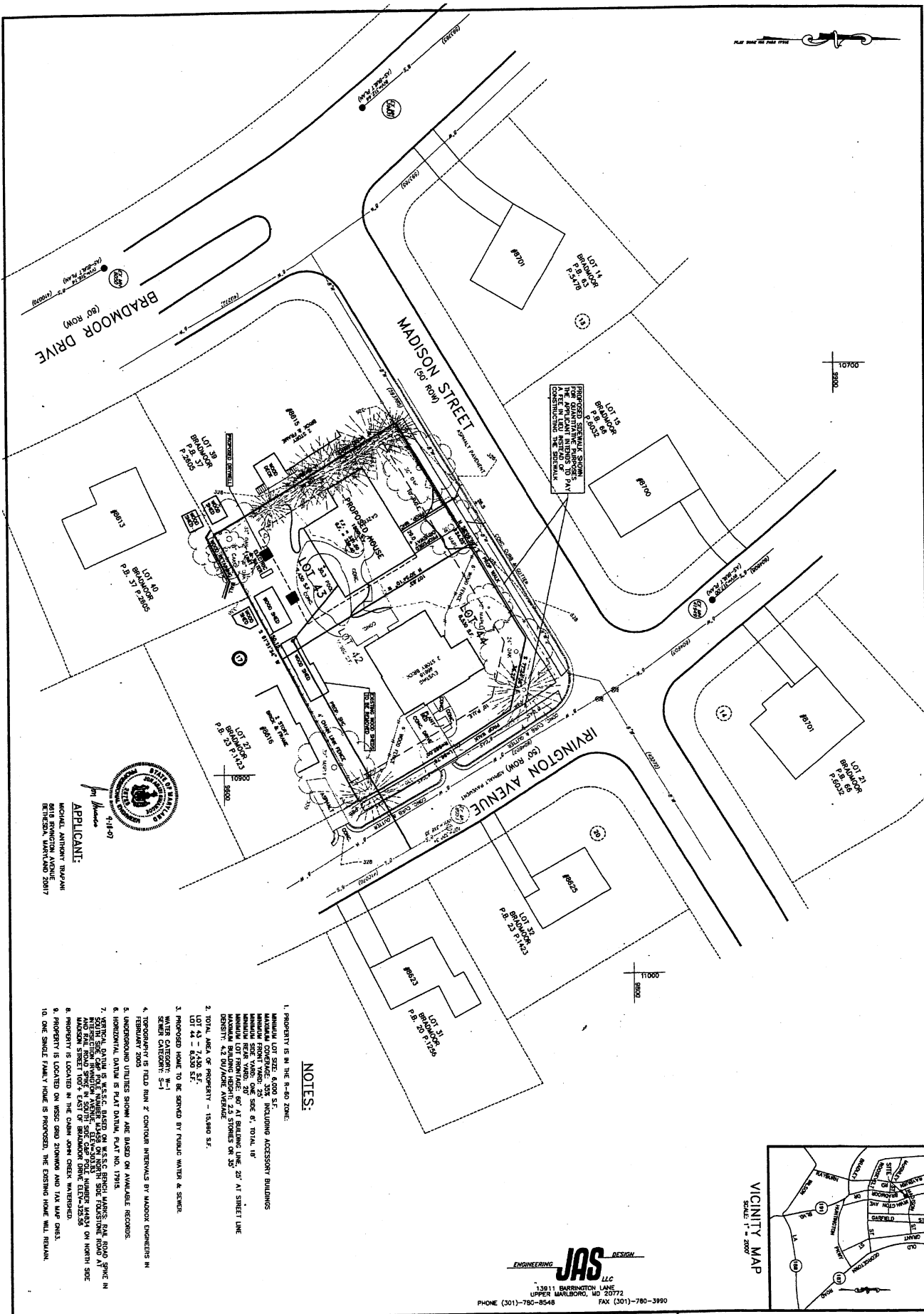


Research & Technology Center



1 inch = 400 feet

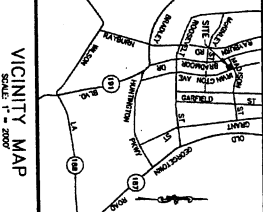
1 : 4800



PROPOSED SIDEWALK & SIGNING FOR THE APPLICANT INTENDING TO PAY FOR THE CONSTRUCTION OF THE SIDEWALK.

APPLICANT:
MICHAEL ANTHONY TRAPANI
8018 IRVINGTON AVENUE
BETHESDA, MARYLAND 20817
4-14-07

- NOTES:**
1. PROPERTY IS IN THE R-40 ZONE.
 2. TOTAL AREA OF PROPERTY - 15,880 S.F.
 3. PROPOSED HOME TO BE SERVED BY PUBLIC WATER & SEWER.
 4. TOPOGRAPHY IS FIELD RUN & CONTOUR INTERVALS BY MADDOX ENGINEERS IN FEBRUARY 2005.
 5. UNDERGROUND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORDS.
 6. HORIZONTAL DATUM IS FOOT DATION, F.C.M. NO. 17918.
 7. VERTICAL DATUM IS SEA LEVEL ON THE NORTH SIDE, FINESTONE ROAD AT INTERSECTION IRVINGTON AVENUE & BRADMOOR DRIVE, ELEVATION NUMBER 4454.1 ON NORTH SIDE MADISON STREET 100', EAST OF BRADMOOR DRIVE ELEVATION 425.35.
 8. PROPERTY IS LOCATED IN THE CASH JOHN CREEK WATERSHED.
 9. PROPERTY IS LOCATED ON VESC ROAD ZONING AND TAX MAP ONE-3.
 10. ONE SINGLE FAMILY HOME IS PROPOSED, THE EXISTING HOME WILL REMAIN.



ENGINEERING **JAS** DESIGN
LLC
13011 BARRINGTON LAKE
UPPER MERIDEN, MD 20772
PHONE (301)-780-8548 FAX (301)-780-3990

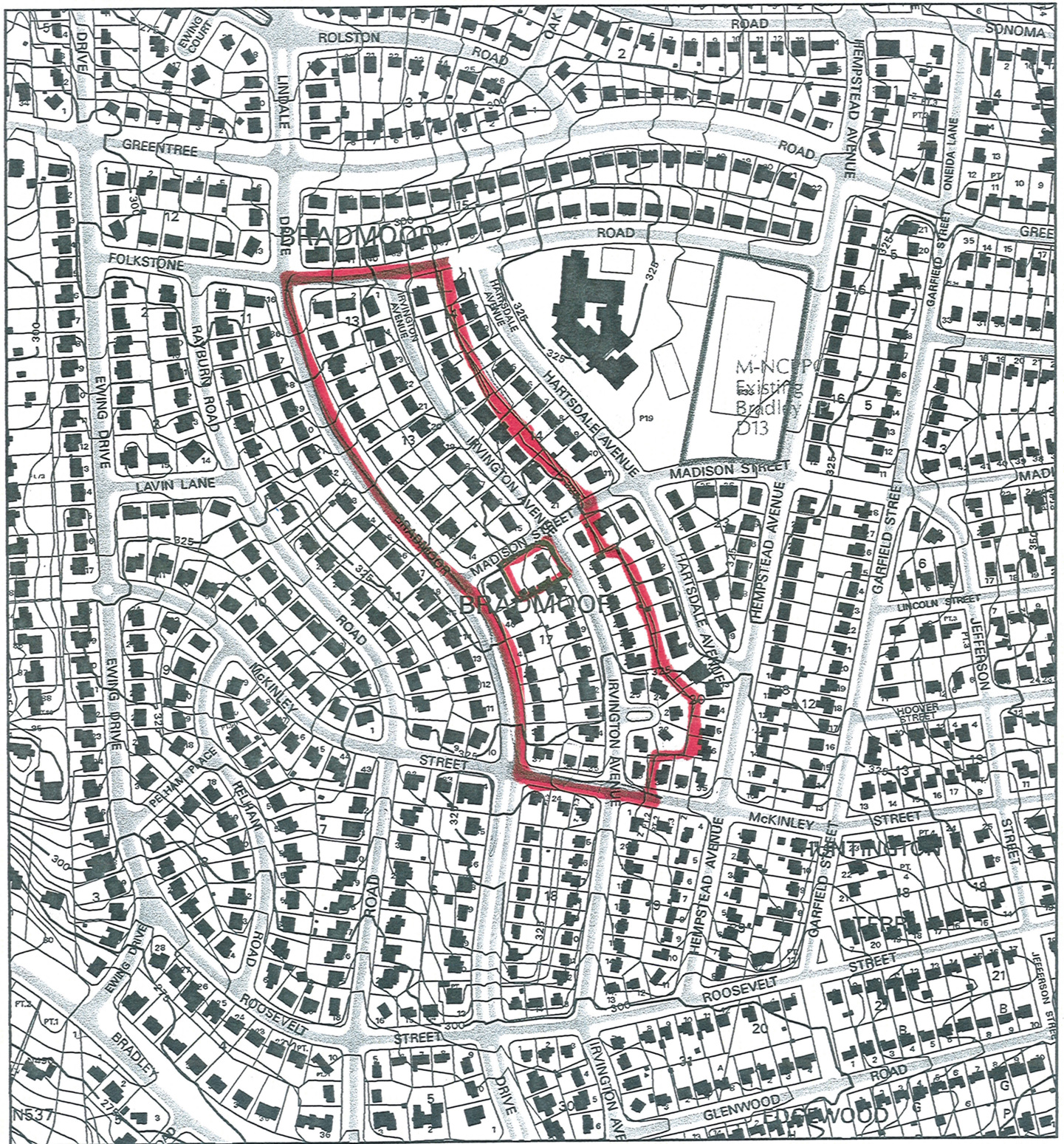
LOT 42
BLOCK 17
BRADMOOR
ELECTION DISTRICT, NO. 7
MONTGOMERY COUNTY, MARYLAND

PRELIMINARY SUBDIVISION
PLAN

MADDOX
INCORPORATED
ENGINEERS • SURVEYORS
400 PARK AVENUE
ROCKVILLE, MARYLAND 20850-2600
(301) 782-0001

DATE	REVISION
09-17-07	ADD PROPOSED SIDEWALK

SCALE	1" = 30'
TAX MAP	NO. 1, 02/04
DATE	04/17/06
SHEET	
PLAT NO.	1 OF 1



Map compiled on October 27, 2006 at 3:21 PM | Site located on base sheet no - 210NW06

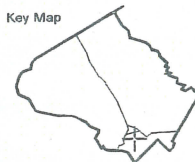
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Key Map



N



Research & Technology Center

0 400



1 inch = 400 feet

1 : 4800

Bradmoor							
Lot	Block	Size	Frontage	Alignment	Shape	Width	Area
39	20	6,653	77	Perpendicular (Corner)	Irregular	46	2,010
37	17	6,746	74	Perpendicular (Corner)	Irregular	46	3,080
14	13	9,941	74	Perpendicular (Corner)	Irregular	50	3,752
38	20	6,474	91	Perpendicular (Corner)	Irregular	52	2,728
1	13	7,774	82	Perpendicular (Corner)	Irregular	52	3,136
35	17	6,809	89	Perpendicular (Corner)	Irregular	53	3,124
32	20	8,040	92	Perpendicular (Corner)	Irregular	60	3,538
39	17	8,057	91	Perpendicular (Corner)	Irregular	60	4,300
3	13	8,657	67	Perpendicular (Corner)	Irregular	61	2,646
25	20	6,078	99	Perpendicular (Corner)	Irregular	67	2,320
21	14	10,233	95	Perpendicular (Corner)	Irregular	67	5,000
15	13	10,791	85	Perpendicular (Corner)	Irregular	78	4,522
12	14	9,535	109	Perpendicular (Corner)	Irregular	80	4,270
38	17	6,810	55	Perpendicular	Irregular	56	2,600
26	20	6,859	56	Perpendicular	Irregular	57	2,356
34	17	6,078	62	Perpendicular	Irregular	61	2,992
40	17	10,001	82	Perpendicular	Irregular	85	4,382
41	17	10,017	82	Perpendicular	Irregular	85	4,386
22	20	7,251	32	Radial	Irregular	54	2,200
23	20	6,869	35	Radial	Irregular	60	2,210
24	20	7,105	35	Radial	Irregular	60	2,510
36	17	5,352	57	Perpendicular	Rectangular	57	1,755
27	20	6,279	56	Perpendicular	Rectangular	57	2,356
28	20	6,402	56	Perpendicular	Rectangular	57	2,660
29	20	6,425	56	Perpendicular	Rectangular	57	2,660
30	20	6,440	56	Perpendicular	Rectangular	57	2,660
20	17	6,694	55	Perpendicular	Rectangular	57	2,590
18	17	6,709	55	Perpendicular	Rectangular	57	2,590
19	17	6,709	55	Perpendicular	Rectangular	57	2,590
31	20	6,664	56	Perpendicular	Rectangular	58	2,660
32	17	6,889	62	Perpendicular	Rectangular	60	3,168
31	17	6,873	63	Perpendicular	Rectangular	61	3,190
27	17	6,917	63	Perpendicular	Rectangular	61	3,240
29	17	6,923	63	Perpendicular	Rectangular	61	3,240
30	17	6,966	63	Perpendicular	Rectangular	61	3,195
28	17	6,967	63	Perpendicular	Rectangular	61	3,245
33	17	6,799	63	Perpendicular	Rectangular	62	3,060
2	13	7,680	70	Perpendicular	Rectangular	68	3,328
12	13	7,763	69	Perpendicular	Rectangular	69	3,468
13	13	7,763	69	Perpendicular	Rectangular	69	3,468
16	13	7,875	70	Perpendicular	Rectangular	70	3,510
17	13	7,875	70	Perpendicular	Rectangular	70	3,510
18	13	7,875	70	Perpendicular	Rectangular	70	3,510
22	13	8,004	68	Perpendicular	Rectangular	70	3,335
24	13	8,062	68	Perpendicular	Rectangular	70	3,300
23	13	8,075	68	Perpendicular	Rectangular	70	3,300
21	13	8,103	68	Perpendicular	Rectangular	70	3,335
19	13	8,225	68	Perpendicular	Rectangular	70	3,375
20	13	8,244	68	Perpendicular	Rectangular	70	3,335
4	13	7,537	74	Perpendicular	Rectangular	73	3,861
10	13	7,850	74	Perpendicular	Rectangular	73	3,808
9	13	7,871	74	Perpendicular	Rectangular	73	3,808
11	13	7,895	71	Perpendicular	Rectangular	73	3,604
8	13	7,966	74	Perpendicular	Rectangular	73	3,808
18	14	7,976	73	Perpendicular	Rectangular	73	3,510
19	14	7,976	73	Perpendicular	Rectangular	73	3,510
20	14	7,976	73	Perpendicular	Rectangular	73	3,510
5	13	8,020	74	Perpendicular	Rectangular	73	3,920
6	13	8,047	74	Perpendicular	Rectangular	73	3,920
7	13	8,048	74	Perpendicular	Rectangular	73	3,808
14	14	7,494	79	Perpendicular	Rectangular	76	3,240
15	14	7,754	79	Perpendicular	Rectangular	76	3,720
13	14	7,887	79	Perpendicular	Rectangular	76	3,240
16	14	7,898	79	Perpendicular	Rectangular	76	3,720
17	14	8,060	78	Perpendicular	Rectangular	76	3,780
PROPOSED LOTS							
43	17	7,430	70	Perpendicular	Rectangular	70	3,178
44	17	8,530	90	Perpendicular (Corner)	Irregular	74	4,046

AGENCY CORRESPONDENCE

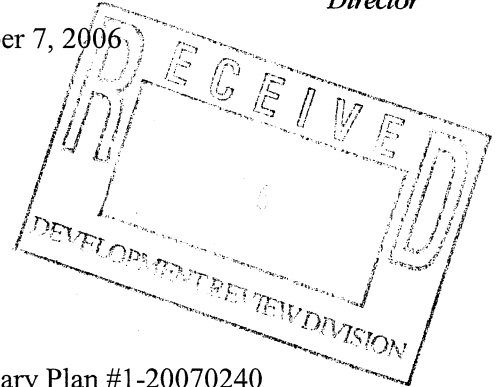


DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

November 7, 2006



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 #1-20070240
Bradmoor

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 10/11/06. This plan was reviewed by the Development Review Committee at its meeting on 11/06/06. 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. Show/label all existing planimetric and topographic details specifically storm drainage, driveways adjacent and opposite the site as well as existing rights of way on both sides and easements on the preliminary plan.
2. Necessary dedication for Madison Street and Irvington Ave.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. We did not receive complete analyses of the capacity of the downstream public storm system(s) and the impact of the post-development runoff on the system(s). As a result, we are unable to offer comments on the need for possible improvements to the system(s) by this applicant. Prior to approval of the record plat by the Department of Permitting Services (DPS), the applicant's consultant will need to submit this study, with computations, for review and approval by DPS. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development ten (10) year storm runoff on same. If the proposed subdivision drains to an existing closed section street, include spread and inlet efficiency computations in the impact analysis.



Division of Operations

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

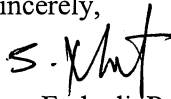
5. Prior to approval of the record plat by the Department of Permitting Services, submit a completed, executed and sealed DPWT Sight Distances Evaluation certification form, for the existing driveway for our review and approval.
6. In accordance with Section 49-35(e) of the Montgomery County Code, sidewalks are required to serve the proposed subdivision. Sidewalks are to be provided along the site frontage according to associated DPWT standard street section unless the applicant is able to obtain a waiver from the appropriate government agency.
7. In accordance with Section 50-35(n) of the Montgomery County Code, we recommend the Montgomery County Planning Board require the applicant to construct an off-site sidewalk along Madison Street to Bradmoor Drive.
8. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
9. 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.
10. Trees in the County rights of way - species and spacing to be in accordance with the applicable DPWT standards. A tree planting permit is required from the Maryland Department of Natural Resources, State Forester's Office [(301) 854-6060], to plant trees within the public right of way.
11. Please coordinate with Department of Fire and Rescue about their requirements for emergency vehicle access.
12. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - A. Construct four (4) foot wide concrete along the site frontage.
 - B. Improvements to the existing public storm drainage system, if necessitated by the previously mentioned outstanding storm drain study. If the improvements are to be maintained by Montgomery County, they will need to be designed and constructed in accordance with the DPWT Storm Drain Design Criteria.
 - C. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
 - D. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.

Ms. Catherine Conlon
Preliminary Plan No. 1-20070240
Date November 7, 2006
Page 3

- E. 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 sam.farhadi@montgomerycountymd.gov or (240) 777-6000.

Sincerely,



Sam Farhadi, P.E., Senior Planning Specialist
Development Review Group
Traffic Engineering and Operations Section
Division of Operations

m:/subdivision/farhas01/preliminary plans/ 1-20070240, Bradmoor.doc

Enclosures ()

cc: Michael Trapani
Jon A. Shiancoe, Maddox Engineers
Joseph Y. Cheung; DPS RWPPR
Sarah Navid; DPS RWPPR
Shahriar Etemadi; M-NCPPC TP
Gregory Leck, DPWT TEOS
Preliminary Plan Folder
Preliminary Plans Note Book



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

October 12, 2006

Robert C. Hubbard
Director

Mr. Jon A. Shiancoe
JAS Engineering & Design, LLC
13911 Barrington Lane
Upper Marlboro, MD 20772-6937

Re: Stormwater Management **CONCEPT** Request
for Bradmoor
Preliminary Plan #:
SM File #: 228379
Tract Size/Zone: 0.4 acres/R-60
Total Concept Area: 0.4 acres
Lots/Block: 42/17
Parcel(s):
Watershed: Cabin John Creek

Dear Mr. Shiancoe:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quality control and onsite recharge via nonstructural methods. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

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

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.

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

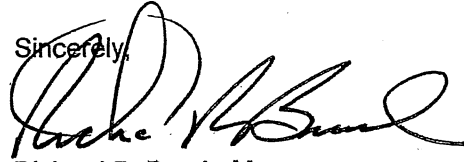
Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

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 Nadine Vurdelja Piontka at 240-777-6334.

Sincerely,



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

RRB:dm 228379

cc: C. Conlon
S. Federline
SM File # 228379

QN -onsite; Acres: 0.4
QL - onsite; Acres: 0.4
Recharge is provided