



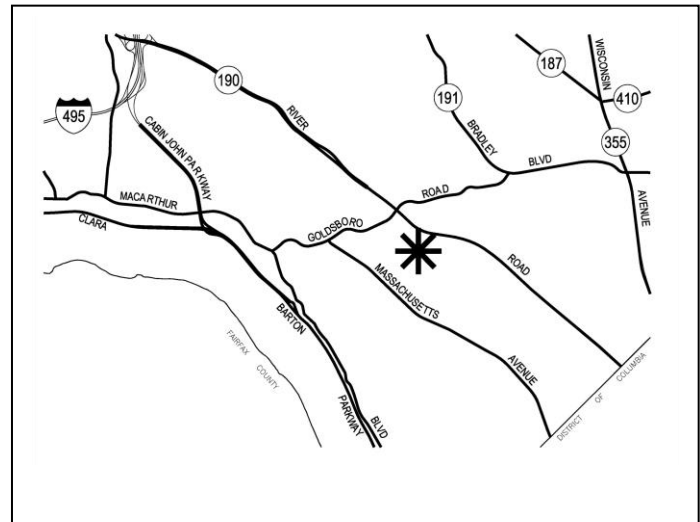
Preliminary Plan 120160260, Springfield

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Staff Report Date: 4/7/17

Description

- Subdivision to create two lots for one one-family detached dwelling unit on each lot
- Located on the north side of Wiltshire drive, 200 feet west of Cromwell Drive
- 0.39 acres
- R-60 zone
- *Bethesda – Chevy Chase Master Plan*
- Application accepted on March 31, 2016
- Applicant: Todd and Cynthia Chamberlin
- Chapter 50, Chapter 22A



Summary

- **Staff Recommendation: Approval with Conditions.**
- The staff recommendation includes a condition of approval that requires placement of a Category II Forest Conservation on the subject property to protect existing tree canopy.
- The application was reviewed under the Subdivision Regulations in place prior to February 13, 2017.

RECOMMENDATION: Approval subject to the following conditions:

- 1) This Preliminary Plan is limited to two lots for one one-family dwelling unit on each lot.
- 2) The Applicant must include the stormwater management concept approval letter and Preliminary Plan resolution on the approval or cover sheet(s).
- 3) Prior to demolition, clearing, or grading, the Applicant must record a Category II Conservation Easement in the Montgomery County Land Records by deed. The deed must be in a form approved by the M-NCPPC Office of the General Counsel, and the Liber Folio for the easement must be referenced on the record plat.
- 4) Prior to certification of the Preliminary Plan, the Applicant must submit, for review and approval by Staff, a revised Tree Save Plan that addresses the following:
 - a. Revise the onsite tree planting list to include at least four, minimum 2.5-inch caliper, native canopy trees, and add a note stating the M-NCPPC Forest Conservation Inspector may allow substitutions of the onsite species.
 - b. Revise the street tree species and locations as necessary to meet Montgomery County Department of Transportation ("MCDOT") requirements. The plans must retain two existing street trees and provide up to two additional canopy trees for a total of up to four street trees fronting the Subject Property. The street trees must also be included on the Preliminary Plan and approved by MCDOT staff prior to certification of the Preliminary Plan.
 - c. Revise onsite planting locations to be at least five feet from any property line, measured to the center of the trunk.
 - d. Coordinate with Staff on necessary Tree Save Plan corrections, clarifications and note revisions.
 - e. Show the required Category II Easement on the Tree Save Plan. The Category II Easement must be located at the north side of Lot 9 (behind the existing house), measuring approximately 2,000 square feet, as shown in the Staff Report.
 - f. Provide a note stating that the Applicant must make good faith efforts to secure permission from adjacent property owners for mitigation of impacts to off-site trees.
- 5) Prior to certification of the Preliminary Plan, revise the preliminary plan to show the required Category II Easement.
- 6) Prior to removal of any tree protection fencing or sediment control fencing, the Applicant must plant four native canopy trees on Lot 10, as shown on the approved Tree Save Plan.
- 7) Prior to removal of any tree protection fencing or sediment control fencing, the Applicant must plant up to two street trees on the Wiltshire Drive property frontage, in accordance with MCDOT street tree standards. The number of trees to be installed may vary, depending on site conditions, as determined by MCDPS, and as shown on the approved Tree Save Plan.
- 8) After the preconstruction meeting with the M-NCPPC forest conservation inspector and no later than 10 business days prior to any clearing, grading or issuance of the building permit, the Applicant must provide letters to the affected property owners (associated with tree #5 and its canopy and critical root zone), with copies to Staff, advising of the anticipated construction activity and related tree impacts and preservation measures. The letters must describe the proposed treatments and maintenance schedules that would be implemented at the sole cost of the Applicant.
- 9) The Planning Board accepts the recommendations of MCDOT in its letters dated January 9, 2017, and February 21, 2017, and incorporates them as conditions of the Preliminary Plan

- approval. The Applicant must comply with each of the recommendations as set forth in the letters, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 10) Prior to recordation of plat(s), the Applicant must satisfy the provisions for access and improvements as required by MCDOT.
 - 11) The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Service ("MCDPS") – Water Resources Section in its stormwater management concept letter dated April 27, 2016, and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
 - 12) 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 permits. 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.
 - 13) Record plat must show necessary easements.
 - 14) Prior to recordation of the plat, the Applicant must satisfy MCDPS requirements to ensure the construction of a five-foot wide sidewalk along the property frontage on Wiltshire Drive, as shown on the certified Preliminary Plan, unless construction is waived by MCDPS.
 - 15) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board resolution.

SITE DESCRIPTION

The property, shown below and in Attachment A, consists of one platted lot and one platted outlot, which together comprise 0.39 acres (16,857 square feet) in area. The property is located on the north side of Wiltshire Drive, 200 feet west of Cromwell Drive. It is located in the R-60 zone, and is developed with one existing one-family detached dwelling, which will be retained on one of the two proposed lots. Properties surrounding the subject property are developed with one-family detached dwellings in the R-60 zone.

The property is located in the Potomac River watershed. There are no streams, floodplains or forest on the property, and no known erodible soils. There is a small area of steep slopes.

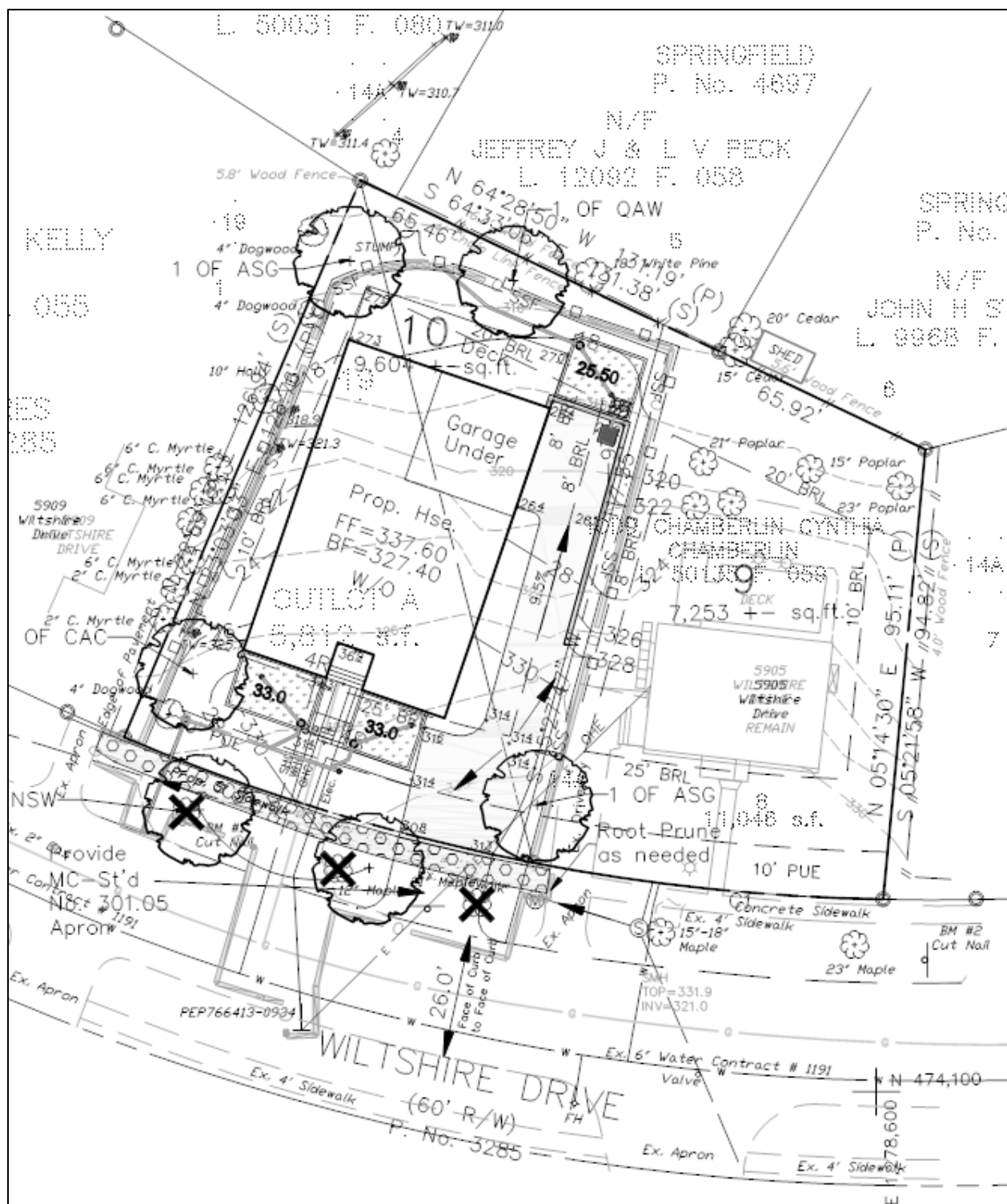


Aerial View of the Subject Property

PROJECT DESCRIPTION

The applicant proposes to subdivide the subject property into two lots for one one-family detached dwelling on each lot. The property will be divided into one 7,253-square-foot lot, which will contain the existing dwelling, and one 9,604-square-foot lot, which will contain a proposed dwelling. (See Attachment B)

Vehicular access to the proposed lots will be provided via individual driveways from Wiltshire Drive. Pedestrian access will be provided via an existing sidewalk, which will be partially rebuilt by this application, along the property frontage on Wiltshire Drive.



ANALYSIS AND FINDINGS – Chapter 50

Conformance to the Master Plan

The 1990 *Bethesda – Chevy Chase Master Plan* recommends retention of existing zoning throughout the Master Plan area in the absence of a specific recommendation for change on a particular property. The Master Plan does not specifically address the subject property, but does call for retention of the existing R-60 zoning. In the Master Plan, the subject property and surrounding development are identified as suitable for one-family detached housing. The application substantially conforms to the Master Plan because the application provides one-family detached housing consistent with the current density of the neighborhood and the current zoning designation. The lots are similar to surrounding existing lots with respect to dimensions, orientation, and shape, and future residences will have a similar relationship to the public street and surrounding residences as do existing residences in the area. The application 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 subject property is not within a formal Special Protection Area (SPA). However, it is in the Palisades subsection of the Master Plan. The Master Plan's major goals include the protection of the natural resources, environmental quality, and associated character of the Planning Area (p. 20). The Master Plan recommends on page 69 that where areas of steep slopes and mature trees exist, a conservation easement may be placed to ensure the preservation of these environmentally-sensitive areas in an undisturbed state. Finally, the Master Plan encourages on page 152 the preservation of environmentally sensitive areas and recommends examining ways to protect mature trees as part of the subdivision review procedure.

The areas of remaining significant and specimen trees on the subject property, and the mature tree canopy associated with the subject property and adjacent properties, reflect the environmental character that should be protected under the recommendations of the Master Plan.

The staff recommendation includes a condition that requires the applicant to protect several existing trees that will be retained on the subject property. In order to extend this protection beyond the time of development of the property, the staff recommendation also includes a condition of approval that a Category II Forest Conservation Easement be placed on the north side of proposed Lot 9 (behind the existing house) measuring approximately 2,000 square feet. The Category II Easement will allow the owner of the lot to continue the existing uses of the easement area, while also providing regulatory protection for the highest concentration of remaining trees and steeply sloped areas. The application, as conditioned, is in substantial conformance with the Master Plan recommendations to protect the natural resources and environmental qualities of the Palisades.

Public Facilities

Roads and Transportation Facilities

Access to the proposed lots will be via individual driveways from Wiltshire Drive. Pedestrian access will be provided via an existing sidewalk along the property frontage on Wiltshire Drive.

The proposed subdivision does not generate 30 or more vehicle trips during the morning or evening peak hours. Therefore, the application is not subject to a traffic study under the Local Area Transportation Review (LATR). In addition, the proposed subdivision does not generate more than three new vehicle trips in the morning or evening peak hours. Therefore, the application is also not subject to Transportation Policy Area Review (TPAR).

Proposed vehicle and pedestrian access for the subdivision will be adequate.

Other Public Facilities and Services

Public facilities and services are available and will be adequate to serve the proposed subdivision. The subject 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 subject property will have appropriate access for fire and rescue vehicles. Other public facilities and services, such as police stations, firehouses, schools, and health services are operating according to the Subdivision Staging Policy resolution currently in effect and will be adequate to serve the subject property. Electrical, telecommunications, and gas services are also available to serve the subject property.

Environment

The subject property contains one existing single family house (to remain) and has onsite significant and specimen trees and minor pockets of steep slopes. However, the subject property generally does not contain other environmentally sensitive features such as stream buffers, wetlands, 100 year floodplains, highly erodible soils or forest areas¹. Furthermore, five street trees ranging in size from 18 to 32-inch diameter at breast height (DBH) are located along the subject property frontage. The subject property is within the Potomac River direct watershed; though the subject property is situated near a highpoint that separates three drainage areas, with nearby drainage directed toward the Willette Branch and the Little Falls mainstem. All the drainage areas are part of Use I-P² watersheds.

The application is subject to the Forest Conservation Law; however, the activity qualifies for a Forest Conservation Exemption under Section 22A-5(s)(2) as a small property for the reasons outlined below, and Exemption # 42016133E was confirmed for the application on March 2, 2016.

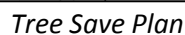
¹ The western portion of the subject property where lot 10 is proposed, contained an area of mature trees that provided 10,000 SF of canopy and may have met forest definition. The applicant cleared the area shortly before submitting the forest conservation exemption and subsequent preliminary plan. Staff believes that the clearing of 10,000 sf of canopy should have triggered a sediment control violation and permit requirements; however, it does not appear that the sediment control permit was ultimately required by MCDPS. The clearing activity did not trigger M-NCPPC review at the time, because the subject property is under the 40,000-square-foot applicability threshold. The property is now subject to Forest Conservation Law as part of the preliminary plan application.

² 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 use as a public water supply.

- A tree save plan is required to ensure that the remaining trees and mature landscape on and near the subject property are not unnecessarily damaged or removed. The damage or removal would otherwise alter the character of the Planning Area associated with the Palisades.



The staff recommendation includes a condition of approval that a Category II Forest Conservation Easement be placed on the north side of proposed Lot 9 to ensure that the application is in substantial conformance with the Master Plan's recommendations on environmental protection.

The Montgomery County Department of Permitting Services (MCDPS) Stormwater Management Section approved the stormwater management concept on April 27, 2016, and reconfirmed the approval on October 4, 2016. The stormwater management concept consists of environmental site design through the use of drywells and a micro-bioretenention planter box.

Compliance with the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections, including the requirements for resubdivision as discussed below. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision taking into account the recommendations included in the applicable master plan, and for the type of development or use contemplated.

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

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

A. Statutory Review Criteria

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

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

B. Neighborhood Delineation

In administering Section 50-29(b)(2) of the Subdivision Regulations, the Planning Board must determine the appropriate “neighborhood” for evaluating the application. In this instance, the Neighborhood selected by the applicant, and agreed to by staff, consists of 122 lots (Attachment C). The neighborhood includes platted lots in the R-60 zone in the vicinity of the subject property. The lots share multiple points of access on several neighborhood streets. The designated neighborhood provides an adequate sample of the lot and development pattern of the area. A tabular summary of the area based on the resubdivision criteria is included in Attachment D.

C. Analysis

Comparison of the Character of Proposed Lots to Existing

In performing the analysis, the above-noted resubdivision criteria were applied to the delineated neighborhood. The proposed lots are of the same character with respect to the resubdivision criteria as other lots within the defined neighborhood. Therefore, the proposed resubdivision complies with the criteria of Section 50-29(b)(2). As set forth below, the attached tabular summary and graphical documentation support this conclusion:

Frontage:

In the neighborhood of 122 lots, lot frontages range from 42 feet to 246 feet. Five of the lots have frontages of less than 60 feet, 90 lots have frontages between 60 and 100 feet, and 27 lots have frontages of over 100 feet. Proposed Lot 9 will have a frontage of 77 feet, and Proposed Lot 10 will have a frontage of 86 feet. **The proposed lots will be of the same character as existing lots in the neighborhood with respect to lot frontage.**

Alignment:

Sixty-eight of the 122 existing lots in the neighborhood are perpendicular in alignment, 23 are corner lots, and 31 are radial. Both of the proposed lots will be perpendicular in alignment. **The proposed lots are of the same character as existing lots in the neighborhood with respect to the alignment criterion.**

Size:

The lots in the delineated neighborhood range from 6,378 square feet to 16,314 square feet. Four of the lots are smaller than 7,000 square feet, 97 are between 7,000 and 10,000 square feet, and 21 are larger than 10,000 square feet. Proposed Lot 9 will be 7,253 square feet, and proposed Lot 10 will be 9,604 square feet in size. **The proposed lot size is in character with the size of existing lots in the neighborhood.**

Shape:

Fifty-six of the 122 existing lots in the neighborhood are rectangular, 13 are irregularly shaped, and fifty-three are trapezoids. Proposed Lot 9 will be trapezoidal in shape, and proposed Lot 10 will be rectangular. **The shapes of the proposed lots will be in character with shapes of the existing lots in the neighborhood.**

Width:

The lots in the delineated neighborhood range from 59 feet to 156 feet in width. One of the lots has a width of less than 60 feet, 107 of the lots have widths between 60 and 100 feet, and the remaining 16 lots have widths of more than 100 feet. Proposed Lot 9 will have a width of 73 feet, and Proposed Lot 10 will have a width of 83 feet. **The proposed lots will be in character with existing lots in the neighborhood with respect to width.**

Area:

The lots in the delineated neighborhood range from 1,868 square feet to 9,329 square feet in buildable area. Sixty-seven of the lots have buildable areas smaller than 4,000 square feet, 51 have buildable areas between 4,000 and 6,000 square feet, and four have buildable areas larger

than 6,000 square feet. Proposed Lot 9 will have a buildable area of 3,394 square feet in size, and proposed Lot 10 will have a buildable area of 4,291 square feet. **The proposed lots will be of the same character as existing lots in the neighborhood with respect to buildable area.**

Suitability for Residential Use: The existing and the proposed lots are zoned residential and the land is suitable for residential use.

Citizen Correspondence and Issues

The applicant has complied with all submittal and noticing requirements. Staff has received citizen correspondence regarding the application. All of the 11 letters that were received address the same issue: that the subject property should be considered to be a part of the Wood Acres subdivision despite the fact that the application was entitled “Springfield,” and that the Wood Acres architectural covenants should apply to any houses built on the subject property. Staff notes that the name of the application is not the deciding factor in determining whether the Wood Acre covenants apply to the subject property. Further, the Planning Department and Planning Board have no role to play in enforcement of the Wood Acre covenants, which are agreements between private property owners.

CONCLUSION

The proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance and, as conditioned, 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, staff recommends approval of the application with the conditions specified above.

Section 50-29(b)(2) of the Subdivision Regulations specifies seven criteria with which resubdivided lots must comply: 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.

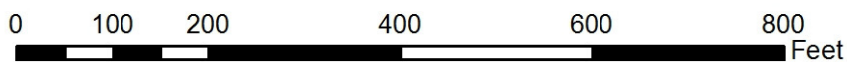
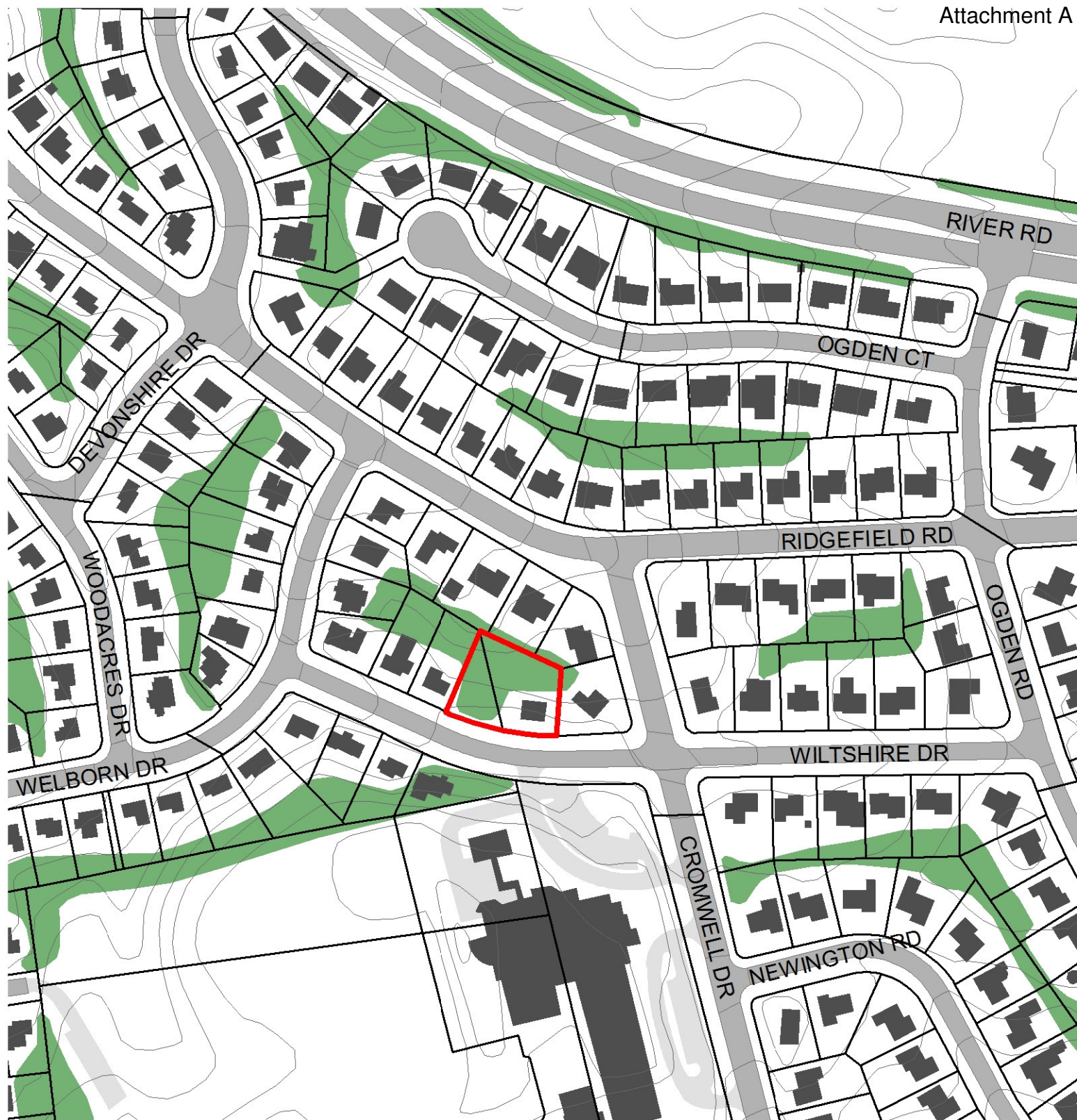
Attachments

Attachment A – Vicinity Development Map
Attachment B – Proposed Preliminary Plan and Tree Save Plan
Attachment C – Resubdivision Neighborhood Map
Attachment D – Resubdivision Table
Attachment E – Citizen Correspondence
Attachment F – Agency Correspondence Referenced in Conditions

Table 1: Preliminary Plan Data Table

PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval by the Preliminary Plan
Minimum Lot Area	6,000 sq. ft.	7,253 sq. ft. minimum
Lot Width	60 ft.	73 ft. minimum
Lot Frontage	25 ft.	78 ft. minimum
Setbacks		
Front	25 ft. Min.	Must meet minimum ¹
Side	8 ft. Min./18 ft. total	Must meet minimum ¹
Rear	20 ft. Min.	Must meet minimum ¹
Maximum Residential Dwelling Units per Zoning	2	2
MPDUs	N/A	N/A
TDRs	N/A	N/A
Site Plan Required	No	No

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



1 inch = 200 feet





CURVE TABLE					
	CURVE RADIUS	LENGTH	DELTA	TANGENT CHORD BEARING	CHORD
C1	435.00'	73.92'	944°10'	37.05°	S 84°02'30" E 73.83' (S)
C1	435.00'	93.92'	122°21'15"	47.14°	S 84°57'42" E 93.74' (P)
C2	435.00'	90.02'	115°21'40"	45.17°	S 72°57'19" E 89.86' (S)
C2	435.00'	102.71'	133°41'40"	51.59°	N 72°00'45" W 102.47' (P)

VICINITY MAP
SCALE 1" = 2,000'

NOTES

1. Topography from surveys by Harris, Hendricks & Gracioso, P.A., dated January, 2017.
2. Property interest.
3. Information from survey by Harris, Hendricks & Gracioso, P.A., dated January 2017.
4. Water and sewer capacity W-1 and S-1, respectively.
5. The property is zoned R-40. The proposed land use is Residential.
6. Number of lots proposed is 2. The plan is 2 lots.
7. This site is within **Barnesville-Cherry Creek Master Plan Area**.
8. Maryland has designated this portion of the watershed as Class I-P. This plan is not for construction purposes.
9. Property lines and areas are subject to adjustment if final
10. Building footprints shown on this Preliminary Plan of Subdivision are illustrative. The building footprints will be determined during the Bidding process. The building footprints are shown on this Preliminary Plan of Subdivision for development of the site, but the final building footprints may differ. The building footprints shown on this Preliminary Plan of Subdivision may also be included in the conditions of the Planning Board's approval.

ing utility companies include:

Water & Sewer:	W.S.S.C.
Electric:	PEPCO
Telephone:	Verizon
Natural Gas:	Washington

Total Site Area	= 0.39 ac. + -
Area of dedication	= .00 ac. + -
Net Tract Area	= 0.39 ac. + -

DEVELOPMENT STANDARDS (R-60)		Required/Permitted	Proposed
Building Height (59-4.4.3.3)	35 ft. max.	35 ft. max.	35 ft. max.
Building Coverage (59-4.4.1.1b)	Less .001% S.F. over 6,000 S.F.	23.9%	23.9%
(Chapter 59-Section 4.4.9.1)			
Net Lot Area (59-4.4.9.1)	6,000 sq. ft. min.	7,253+ sq. ft.	7,253+ sq. ft.
Lot Width (59-4.4.9.1)	25 ft. min.	71.6', lot g + 8'	71.6', lot g + 8'
—AI BRC: 25 ft. min.	60 ft. min.	73' lot-g + 8.3'	73' lot-g + 8.3'
—AI BRC: 25 ft. min.	25 ft. min.	25 ft. min.	25 ft. min.
Yard Requirements (59-4.4.9.2)	8 ft. min. rear side	8 ft. min. rear side	8 ft. min. rear side
—Side and Rear yard	18 ft. min. total	18 ft. min. total	18 ft. min. total
—Side and Rear yard	20 ft. min.	20 ft. min.	20 ft. min.

TAX MAP GN-561


WSSC 208 NW 06

PRELIMINARY PLAN OF SUBDIVISION
LOT 8, BLK 14A and OUTLOT A, BLK 19

SPRINGFIELD

L. 48596 F. 159 & L. 50135 F. 059

7TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

 MHG 20886-1279 Montgomery Village, Maryland 20854-1279	Maxris, Hendricks & Glascock, P.A. Engineers ■ Planners Landscape Architects ■ Surveyors		Proj. No.	Mgr. Doc	Designer Doc
	Date		Scale		Sheet No.
	April, 2016		1" = 20'		
	Project No. 14-139-12		1		

Professional Certification

[illegible]

PREPARED FOR:

Mr. Todd D. Chamberlin
5906 Wiltshire Drive
Bethesda, MD 20816
Phone: (301) 320-3000
Fax: (301) 320-3006



Call "Miss Utility"
Telephone 1-800-257-7777
For Utility Locations
At Least 48 Hours Before
Beginning Construction

District: **07** Account Number: **00568598**

Attachment C



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

NEIGHBORHOOD DRAWING

Attachment D

Subdivision	Lot	Block	Frontage	Size	Buildable Area	Width	Shape	Alignment
Woodacres	6	16	85	6,378	1,868	71	Trapezoid	Radial
Country Club Hills	14	C	70	6,600	2,787	77	Rectangular	Perpendicular
Woodacres	50	15	75	6,994	2,675	64	Trapezoid	Radial
Woodacres	12	20	94	6,994	2,852	102	Trapezoid	Perpendicular
Woodacres	2	21	101	7,033	2,522	90	Trapezoid	Perpendicular
Woodacres	3	21	73	7,067	2,680	72	Trapezoid	Perpendicular
Country Club Hills	2	C	80	7,200	2,821	81	Rectangular	Perpendicular
Woodacres	6	5	60	7,200	3,065	59	Rectangular	Perpendicular
Woodacres	7	5	60	7,200	3,116	60	Rectangular	Perpendicular
Woodacres	5	5	60	7,200	3,220	61	Rectangular	Perpendicular
Springfield	9	Subject	77	7,253	3,394	73	Trapezoid	Perpendicular
Woodacres	18	17	65	7,301	2,468	72	Trapezoid	Perpendicular
Woodacres	7	16	85	7,349	3,139	80	Trapezoid	Radial
Woodacres	12	21	59	7,416	2,671	62	Trapezoid	Radial
Springfield	25	17	75	7,460	4,640	82	Rectangular	Perpendicular
Woodacres	49	15	75	7,485	2,980	61	Trapezoid	Radial
Country Club Hills	11	B	73	7,619	3,562	74	Rectangular	Perpendicular
Country Club Hills	3	B	75	7,753	3,418	73	Rectangular	Perpendicular
Springfield	12	14	65	7,801	3,973	68	Rectangular	Perpendicular
Woodacres	18	21	65	7,802	3,551	63	Rectangular	Perpendicular
Woodacres	17	21	67	7,820	3,718	64	Rectangular	Perpendicular
Country Club Hills	2	B	80	7,821	3,124	82	Rectangular	Perpendicular
Woodacres	14	21	65	7,832	3,807	65	Rectangular	Perpendicular
Woodacres	15	21	66	7,888	3,651	61	Rectangular	Perpendicular
Woodacres	16	21	67	7,902	4,195	70	Rectangular	Perpendicular
Country Club Hills	10	C	79	7,926	2,881	71	Trapezoid	Radial
Country Club Hills	12	B	61	7,964	2,991	78	Trapezoid	Perpendicular
Woodacres	3	19	156	8,048	2,541	103	Trapezoid	Corner
Woodacres	47	15	90	8,050	3,471	66	Rectangular	Perpendicular
Woodacres	48	15	70	8,050	4,803	83	Rectangular	Perpendicular
Woodacres	4	19	75	8,055	3,770	72	Trapezoid	Radial
Woodacres	2	16	80	8,056	3,189	83	Trapezoid	Perpendicular
Woodacres	3	16	70	8,086	3,466	67	Rectangular	Perpendicular
Woodacres	13	20	80	8,098	2,975	71	Trapezoid	Perpendicular
Country Club Hills	11	C	55	8,117	2,550	68	Trapezoid	Radial
Country Club Hills	4	B	75	8,179	3,729	72	Rectangular	Perpendicular
Country Club Hills	15	C	80	8,198	3,135	76	Trapezoid	Perpendicular
Country Club Hills	5	C	70	8,221	3,763	72	Trapezoid	Perpendicular
Country Club Hills	10	B	70	8,233	3,761	69	Rectangular	Perpendicular
Woodacres	7	19	71	8,256	4,211	75	Trapezoid	Perpendicular
Woodacres	11	21	59	8,264	3,176	62	Trapezoid	Radial
Woodacres	4	21	63	8,264	3,472	69	Trapezoid	Radial
Woodacres	1	19	65	8,276	4,129	66	Trapezoid	Perpendicular
Woodacres	9	16	75	8,288	3,847	68	Trapezoid	Radial
Woodacres	51	15	70	8,310	3,867	65	Rectangular	Perpendicular

Subdivision	Lot	Block	Frontage	Size	Buildable Area	Width	Shape	Alignment
Springfield	11	14	80	8,313	4,496	81	Trapezoid	Radial
Woodacres	8	16	68	8,337	3,953	66	Rectangular	Perpendicular
Country Club Hills	1	B	161	8,344	2,169	103	Rectangular	Corner
Woodacres	8	5	60	8,385	3,811	63	Trapezoid	Radial
Woodacres	14	20	64	8,402	4,444	83	Trapezoid	Radial
Country Club Hills	1	C	172	8,410	3,036	100	Rectangular	Corner
Woodacres	4	16	92	8,463	4,484	82	Irregular	Radial
Springfield	24	17	65	8,495	3,866	73	Rectangular	Perpendicular
Woodacres	52	15	70	8,498	5,554	82	Rectangular	Perpendicular
Woodacres	6	19	181	8,583	2,362	107	Rectangular	Corner
Springfield	2	13	75	8,592	3,821	75	Trapezoid	Perpendicular
Woodacres	1	20	225	8,652	1,967	95	Irregular	Corner
Springfield	21	12	71	8,652	4,005	68	Rectangular	Perpendicular
Springfield	23	12	71	8,652	4,052	70	Rectangular	Perpendicular
Springfield	24	12	71	8,652	4,207	73	Rectangular	Perpendicular
Springfield	22	12	71	8,652	4,220	71	Rectangular	Perpendicular
Woodacres	14	5	145	8,732	1,907	113	Trapezoid	Perpendicular
Country Club Hills	14	B	65	8,740	4,520	75	Rectangular	Perpendicular
Springfield	2	14	70	8,750	3,938	67	Rectangular	Perpendicular
Springfield	7	14	70	8,750	3,994	68	Rectangular	Perpendicular
Springfield	3	14	70	8,750	4,047	69	Rectangular	Perpendicular
Springfield	5	14	70	8,750	4,071	69	Rectangular	Perpendicular
Springfield	6	14	70	8,750	4,234	70	Rectangular	Perpendicular
Springfield	4	14	70	8,750	4,503	74	Rectangular	Perpendicular
Woodacres	53	15	177	8,831	3,684	77	Rectangular	Corner
Woodacres	17	17	184	8,843	2,464	99	Rectangular	Corner
Country Club Hills	9	B	70	8,862	4,418	72	Rectangular	Perpendicular
Country Club Hills	16	B	60	8,927	4,310	70	Trapezoid	Perpendicular
Country Club Hills	7	C	85	8,946	4,827	81	Trapezoid	Radial
Country Club Hills	15	B	60	8,950	4,522	69	Trapezoid	Perpendicular
Woodacres	10	16	174	9,062	3,398	77	Trapezoid	Corner
Springfield	10	13	70	9,067	4,427	71	Rectangular	Perpendicular
Woodacres	13	5	70	9,075	3,973	69	Trapezoid	Perpendicular
Woodacres	2	19	65	9,113	4,381	64	Trapezoid	Perpendicular
Springfield	11	13	70	9,115	4,499	70	Rectangular	Perpendicular
Springfield	10	14	90	9,206	4,398	82	Trapezoid	Radial
Springfield	26	17	75	9,207	4,200	71	Rectangular	Perpendicular
Woodacres	1	17	212	9,215	2,630	102	Irregular	Corner
Springfield	12	13	70	9,237	4,608	70	Rectangular	Perpendicular
Springfield	13	13	75	9,324	4,922	75	Trapezoid	Corner
Country Club Hills	13	B	79	9,326	4,160	76	Rectangular	Perpendicular
Country Club Hills	6	C	72	9,353	4,403	68	Trapezoid	Perpendicular
Woodacres	12	5	70	9,354	4,418	71	Trapezoid	Perpendicular
Springfield	7	13	72	9,360	4,478	71	Rectangular	Perpendicular
Springfield	5	13	72	9,360	4,481	72	Rectangular	Perpendicular

Subdivision	Lot	Block	Frontage	Size	Buildable Area	Width	Shape	Alignment
Springfield	4	13	72	9,360	4,573	73	Rectangular	Perpendicular
Springfield	6	13	72	9,360	4,736	74	Rectangular	Perpendicular
Woodacres	11	5	161	9,405	3,383	90	Irregular	Corner
Springfield	27	17	75	9,472	3,878	66	Rectangular	Perpendicular
Woodacres	5	19	75	9,546	3,227	70	Trapezoid	Radial
Woodacres	13	21	151	9,596	4,755	131	Irregular	Radial
Springfield	10	Subject	86	9,604	4,291	83	Rectangular	Perpendicular
Country Club Hills	9	C	70	9,713	4,658	72	Rectangular	Perpendicular
Woodacres	16	20	64	9,774	3,708	64	Trapezoid	Radial
Springfield	5	14A	75	9,801	5,229	76	Rectangular	Perpendicular
Woodacres	5	16	109	9,943	4,225	89	Irregular	Radial
Woodacres	9	5	60	9,946	4,861	64	Trapezoid	Radial
Springfield	1	14	199	9,952	3,460	77	Rectangular	Corner
Springfield	1	13	174	10,011	3,948	94	Trapezoid	Corner
Springfield	6	14A	135	10,046	3,218	106	Irregular	Radial
Woodacres	15	20	64	10,085	4,694	70	Trapezoid	Radial
Woodacres	11	16	70	10,264	4,976	71	Irregular	Radial
Springfield	9	13	182	10,358	3,768	121	Irregular	Corner
Woodacres	1	16	230	10,447	3,780	104	Irregular	Corner
Country Club Hills	8	C	85	10,559	5,482	83	Trapezoid	Radial
Woodacres	14	16	173	10,575	3,619	71	Trapezoid	Corner
Woodacres	13	16	65	10,838	5,604	70	Trapezoid	Radial
Springfield	7	14A	231	11,152	3,946	74	Trapezoid	Corner
Springfield	8	13	234	11,308	3,688	141	Trapezoid	Corner
Springfield	1	12	174	11,506	4,505	114	Trapezoid	Corner
Springfield	3	13	238	11,695	4,641	107	Trapezoid	Corner
Woodacres	12	16	65	11,790	5,500	62	Irregular	Radial
Country Club Hills	13	C	42	11,916	5,340	74	Irregular	Radial
Springfield	23	17	236	12,041	4,932	113	Trapezoid	Corner
Springfield	20	12	244	12,450	5,755	109	Trapezoid	Corner
Woodacres	10	5	60	13,127	7,469	68	Trapezoid	Radial
Springfield	4	14A	100	13,142	6,474	96	Rectangular	Perpendicular
Springfield	26	22	246	16,164	7,898	156	Rectangular	Corner
Country Club Hills	12	C	49	16,314	9,329	81	Irregular	Radial

Attachment E

5910 Cromwell Drive
Bethesda, MD 20816
April 13, 2016

Development Review Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910-3760

Montgomery County
RECEIVED

APR 18 2016

Planning Department

Re: Preliminary Plan No. 120160260

Dear Plan Reviewers:

We are writing to voice our concern over the applicant's request to convert a wedge property, "Outlot A", from the Wood Acres subdivision to the Springfield subdivision. In a meeting we attended, the applicant gave the reason: to bypass the approval process of the Wood Acres architectural covenants.

As residents of Wood Acres for 35 years, we have enjoyed the ambience and harmony of the Wood Acres architecture, and have also been the beneficiaries of the covenant committee's intersession to resolve building conflicts with one of our neighbors.

Thus we see the Wood Acres architectural covenants as a good thing. As Outlot A constitutes the entire front of the property and faces the Wood Acres neighborhood, we believe the lot should remain in the Wood Acres subdivision.

We hope you will take our suggestion into consideration during your review of this application.

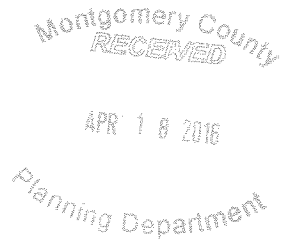
Sincerely yours,

Gerard R. Butters *Ettie H. Butters*

Gerard R. Butters, Ettie H. Butters
301-229-4625

Cc: Douglas McManus - President, Wood Acres Citizens Association
Joseph Ruocco - Architectural Covenants Committee, Wood Acres
Citizens Association

Joseph A. Chalmers
5913 Wiltshire Drive
Bethesda, MD 20816



April 12, 2016

Development Review Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910-3760

Re: Preliminary Plan No. 120160260

Dear Sir/Madam:

I am writing to express my strong opinion that in the requested resubdivision of Wood Acres property cited remain in WoodAcres.

I have been a homeowner in WoodAcres for over 40 years, and I live 3 doors from the subject property. The so called "Outlot A" has been in Wood Acres since the late 40's and, as with all lots in the neighborhood, it is subject to the Wood Acres architectural covenants. These covenants allow flexibility while insuring compatible architectural features for any new development. They have always served as a protection to the general character of the neighborhood and property values. It is in the best interests of all that this property remain in Wood Acres and continue to be subject to these covenants.

The property owner's apparent objective in requesting that the designation be changed to Springfield is to avoid having to comply with Wood Acres architectural covenants, which are attached to the property he purchased.

Please note that in the proposed new combined lot:

- Most of the land (Outlot A) has always has been in Wood Acres
- The entire frontage is in Wood Acres; the smaller portion being added from Springfield is at the back of the lot
- All houses in the block (5906, 5908, 5909, 5910, 5911, 5912 and 5913) are in Wood Acres except for the one at the far end of the block beyond this new lot

Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Joe Chalmers".

Joseph A. Chalmers

Cc: Douglas McManus - President, Wood Acres Citizens Association;
Joseph Ruocco – Architectural Covenants Committee, Wood Acres Citizens Association

5909 Wiltshire Dr.
Bethesda, MD 20816
April 7, 2016

Development Review Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910-3760

Montgomery County
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APR 14 2016



Planning Department

Re: Preliminary Plan No. 120160260

Dear Sir/Madam:

I am writing to express my strong concern that in the requested resubdivision **Wood Acres property remain in Wood Acres.**

The property owner's objective in requesting the designation be changed to Springfield is, purely, by his own admission, to avoid having to comply with Wood Acres architectural covenants¹.

Please note that in the proposed new lot:

- **70% of the land (Outlot A) is, and always has been, in Wood Acres**
- **The entire frontage is in Wood Acres;** the smaller portion being added from Springfield is at the back of the lot
- **All houses in the block are in Wood Acres** except for the one beyond this new lot

Outlot A, adjacent to my house at 5909 Wiltshire, has been in Wood Acres since the late 40's when the original farm was subdivided and, as with all lots in the neighborhood, it is subject to the Wood Acres architectural covenants. These covenants allow flexibility while insuring compatible architectural features for any new development. They have always served as a protection to the general character of the neighborhood and property values. It is in the best interests of all that this property remain in Wood Acres and continue to be subject to these covenants.

Thank you for your consideration.

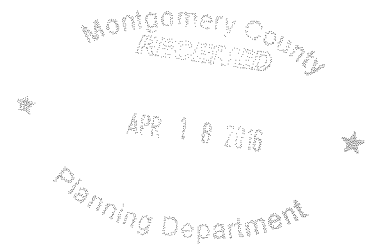
Respectfully yours,


Ann K. Christy
301-320-4485

Cc: Douglas McManus - President, Wood Acres Citizens Association

¹ Todd Chamberlin, 2/11/16 meeting at Kenwood Country Club.

DOUGLAS C. FRECHTLING
6003 CROMWELL DRIVE
BETHESDA, MD. 20816



April 12, 2016

Development Review Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear People:

We are writing you in regard to Preliminary Plan No. 120160260 filed with your office. This plan proposes to subdivide a new outlot adjacent to and southeast of 5909 Wiltshire Drive. The plan includes removing the outlot from the Wood Acres subdivision and placing it in the Springfield subdivision. I heard the owner say the purpose of this transfer is to avoid having the house he intends to build on the outlot be subject to the Wood Acres Architectural Covenants.

We have resided in Wood Acres for 45 years and have watched nearby subdivisions degraded by large and ornate houses quite contrary to the character of surrounding homes. Wood Acres is regarded a premiere neighborhood because of the Covenants protecting residents from new houses that do not "attractively blend . . . with other homes in the area". This preserves the attractive ambience of the neighborhood and owners' property values.

We oppose having the new outlot transferred to the Springfield subdivision because this would remove it from the Wood Acres Architectural Covenants, allowing the owner to erect a house incompatible with the rest of Wood Acres.

Reasons for retaining the proposed outlot in the Wood Acres subdivision include -

- 70% of the square footage of the proposed outlot is within the original Wood Acres subdivision;
- The entire lot frontage is within the original Wood Acres subdivision;
- All the houses on this 5900 block of Wiltshire Drive are part of the Wood Acres subdivision, except for the one adjacent to and southeast of the proposed outlot.

Based on these concerns, we request that you deny the property owners' request to remove the proposed outlot from the Wood Acres subdivision.

Thank you for your consideration.

Sincerely,

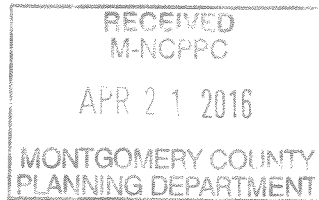
A handwritten signature in dark ink, appearing to read "Doug Frechtling".

Douglas C. Frechtling

A handwritten signature in dark ink, appearing to read "Joy A. Frechtling".

Joy A. Frechtling

cc: D. McManus, President, Wood Acres Citizens Association
J. Ruocco, Architectural Covenants Committee, Wood Acres Citizens Association



April 14, 2016

Development Review Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910-3760

Re: Preliminary Plan No. 120160260

Dear Sir/Madam:

In reviewing application 120160260, I notice that the applicant wants to realign the property lines of "Outlot A" and Lot B (5905 Wiltshire Drive) to enable a new home to be constructed on "Outlot A." That request makes sense.

However, what is NOT mentioned in the application is that "Outlot A" is within the boundaries of the Wood Acres community, not the Springfield community as the owner has implied. That means that the Wood Acres protective covenants apply to the "Outlot A" property.

I believe approval of this application must contain a statement or binding element that any development must conform to the Wood Acres covenants and associated architectural guidelines.

Sincerely,

A handwritten signature in cursive script that reads "William H. Freund".

William H. Freund
Past President, WACA
244 Oyster Shell Cove
Bethany Beach, DE 19930
301-229-0799 (H)
301-706-7388 (C)
wmfreund@verizon.net

Montgomery County
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APR 15 2016



Planning Department

5909 Welborn Drive
Bethesda, MD 20816
April 13, 2016

Development Review Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Preliminary Plan No. 120160260

Dear Sir/Madam:

This letter is to express strong concern that the requested re-subdivision **Wood Acres property remain in Wood Acres.**

Please note that in the proposed new lot:

- **70% of the land (Outlot A) is, and always has been, in Wood Acres**
- **The entire frontage is in Wood Acres;** the smaller portion being added from Springfield is at the back of the lot
- **All houses in the block are in Wood Acres** except for the one house beyond this new lot

Outlot A has been in Wood Acres since the late 40's when the original farm was subdivided and, as with all lots in the neighborhood, it is subject to the Wood Acres architectural covenants. These covenants allow flexibility while insuring compatible architectural features for any new development. They have always served as a protection to the general character of the neighborhood and property values. It is in the best interests of all that this property remains in Wood Acres and continue to be subject to these covenants.

Thank you for your consideration.

Sincerely yours,



Deborah Goldfarb

Cc: Douglas McManus - President, Wood Acres Citizens Association

Braunstein, Neil

From: Pamela <pjtmcape@aol.com>
Sent: Tuesday, April 19, 2016 9:27 AM
To: Braunstein, Neil
Subject: Wiltshire lot application (120160260)

Dear Sir,

I am writing you regarding the lot application on Wiltshire Street in Woodacres, Bethesda MD. Since I walk by this currently vacant lot almost daily with my lovely Lab, I am concerned to see that this lot is now actually being sought for as a Springfield designation. I have lived in Woodacres for 38 years and certainly hope, on the other hand, that this lot will remain with a Woodacres designation as it always has been. As I understand, 70% of the lot is already a Woodacres property.

I look forward to waking by another beautiful new home in Woodacres! Many thanks for your attention to this issue so important to our community.

Kind regards, Pamela Griffin (pjtmcape@aol.com)

Sent from my iPad

Montgomery County
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★ APR 18 2016 ★

Planning Department

5912 Wiltshire Drive
Bethesda, MD 20816

April 13, 2016

Development Review Division
Maryland –National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Preliminary Plan No. 120160260

Dear Sir/Madam:

We are writing to express our concern with the request that the subject property's designation be changed from Woodacres to Springfield.

We understand that in the proposed new lot (Outlot A), 70 percent of the land is, and always has been in Woodacres; the entire frontage is in Woodacres; and all the houses in the bloc, except the one beyond this lot, are in Woodacres.

We believe that it is in the best interests of the community that this property remain in Woodacres and continue to be subject to the Woodacres architectural covenants.

Thank you for your consideration.

Sincerely,



Christine Lucyk



Bohdan Balko

Montgomery County
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APR 15 2016



Planning Department

April 14, 2016

Development Review Division

Maryland-National Capital Park and Planning Commission

8787 Georgia Ave.

Silver Spring, MD 20910-3760

Re: Preliminary Plan No. 120160260

Dear Sir/Madam:

I am writing to express my strong concern that in the requested resubdivision **Wood Acres property remain in Wood Acres.**

The property owner's objective in requesting the designation be changed to Springfield is, purely, by his own admission, to avoid having to comply with Wood Acres architectural covenants. *at 2/11/16 meeting*

Please note that in the proposed new lot:

- **70% of the land (Outlot A) is, and always has been, in Wood Acres**
- **The entire frontage is in Wood Acres;** the smaller portion being added from Springfield is at the back of the lot
- **All houses in the block are in Wood Acres** except for the one beyond/east of this new lot

Outlot A, adjacent to the house at 5909 Wiltshire, has been

in Wood Acres since the late 40's when the original farm was subdivided and, as with all lots in the neighborhood, it is subject to the Wood Acres architectural covenants. These covenants allow flexibility while insuring compatible architectural features for any new development. They have always served as a protection to the general character of the neighborhood and property values. It is in the best interests of all that this property remain in Wood Acres and continue to be subject to these covenants.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Joni McIlvain".

Joni McIlvain
301-229-3339

Braunstein, Neil

From: joseph.ruocco@som.com
Sent: Saturday, April 02, 2016 9:21 PM
To: Kronenberg, Robert
Cc: Flynn, Meghan; Doug McManus
Subject: Springfield Application 120160260 - Wood Acres Out Lot Bethesda
Attachments: outlotsign_plannumber.jpg; Montgomery County Area 1 Chief of Planning-5906 Wiltshire Drive, Bethesda 20816.pdf; Attachment 2-Satellite Photograph.pdf; 5906 Wiltshire Drive Community Hearing 11 February 2016.pdf

Dear Mr. Kronenberg,

I am writing to you on behalf of the Wood Acres Citizens Association [WACA] concerning the Out Lot that resides within Wood Acres subdivision in Bethesda, which is subject to the WACA Covenants and Architectural Guidelines dating back to 1939. The Out Lot is located adjacent to 5909 Wiltshire Drive, which is within Wood Acres subdivision. The Out Lot is also located adjacent to 5905 Wiltshire drive, which is located within Springfield subdivision.

Note the attached sign has been posted concerning the development of the Out Lot property. We note the development application lists Springfield as it is the applicant's intention to transfer the Out Lot – currently residing within Wood Acres subdivision and governed by the WACA Covenants and Architectural Guidelines – to Springfield in an effort to bypass compliance with WACA Covenants and architectural Guidelines.

Please reference the attached letter with satellite site image we issued to you on 21 June 2015 concerning the development of the Out Lot and the WACA position that the Out Lot may only be developed in accordance with the WACA Covenants and Architectural Guidelines, which are more stringent than the Montgomery County zoning criteria for house size, including footprint, height and architectural design and character.

Please also note attached letter issued and presented to applicant's agent [Macris, Hendricks & Glasscock, P.A.] via email and applicant by hand at public hearing on 11 February 2016.

Based upon the facts WACA requests that Montgomery County Planning Department deny the application request to re-subdivide the Out Lot from Wood Acres to Springfield.

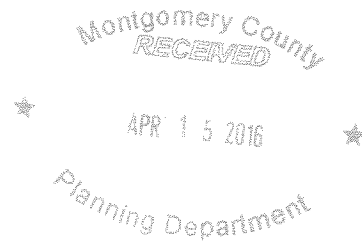
Please contact me to discuss the timing and process by which you and your team will act upon the application such that we may be assured our position is acknowledged.

Sincerely,

JOSEPH P. RUOCCO, AIA
ASSOCIATE DIRECTOR

SKIDMORE, OWINGS & MERRILL LLP
2001 K STREET NW, SUITE 200
WASHINGTON, DC 20006
T [\(202\) 367-2567](tel:(202)367-2567)
M [\(202\) 250-9324](tel:(202)250-9324)

5908 Wiltshire Drive
Bethesda, MD 20816
301.229.1238
srwhiteaia@gmail.com



April 11, 2016

Development Review Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910-3760

Re: Preliminary Plan No. 120160260

To whom it may concern:

My name is Steve White. My family and I reside directly across the street from the proposed development. I have practiced architecture in the Washington for more than 20 years and have been a member of the Wood Acres Covenants Committee since 2006 (the year we moved to the neighborhood). I am writing to share with you my observations of the proposed development and express my opinion on the matter.

In reviewing the plat, it appears that the outlot currently within Wood Acres (Outlot A) is a majority of the proposed subdivision (approximately 70% of the area). I also notice that 100% of the street frontage is currently part of Wood Acres (Outlot A). This block of Wiltshire Drive is predominantly within the Wood Acres subdivision. Based on these three facts, I believe the new development most appropriately belongs within Wood Acres.

The Wood Acres Architectural Covenants has continued to maintain the architectural fabric of the post WWII community by guiding homeowners and builders to sensitively design structures that address the scale and character of the neighborhood while meeting the space needs of modern day families. The result is a beautiful cottage-like setting that distinguishes Wood Acres from most surrounding neighborhoods. I believe the standard established by the Wood Acres Architectural Covenants to be an exemplary model of smart growth and long term quality development.

Thank you for your time and consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve White".

Steve White, AIA, LEED AP BD+C

Cc: Douglas McManus - President, Wood Acres Citizens Association
Joseph Ruocco - Architectural Covenants Committee, Wood Acres Citizens Association

Isiah Leggett
County
Executive



Al R. Roshdieh
Director

DEPARTMENT OF TRANSPORTATION

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JAN 11 2017

January 9, 2017

MONTGOMERY PLANNING/Area 1

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

RE: Preliminary Plan No. 120160260
Springfield

Neil:
Dear Mr. Braunstein:

We have completed our review of the preliminary plan dated November 4, 2016. A previous plan was reviewed by the Development Review Committee at its meeting on May 2, 2016. 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. Full width dedication of Wiltshire Drive in accordance with the master plan.
2. Widen the sidewalk to five (5) feet between the existing driveway located at 5905 Wiltshire Drive and the proposed driveway.

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178

FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

3. The applicant will be removing three (3) trees currently located in front of the proposed house, in the County right-of-way as shown on the "Tree Save Plan" dated October 5, 2016.
 4. The storm drain analysis was reviewed and is acceptable to MCDOT. Based on the Storm Drain Report dated October 2016, the subject site does not drain to any publicly maintained closed storm drain system. Therefore, no improvements are needed to the downstream public storm drain system for this plan.
 5. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
 6. The sight distance study has been accepted. A copy of the accepted Sight Distance Evaluation certification form is enclosed for your information and reference.
 8. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
 9. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
 10. 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.
 11. 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. On Wiltshire Drive widen the existing sidewalk to five (5) feet between the proposed driveway for the new house and the existing driveway.
- * NOTE: The Public Utilities Easement is to be graded on a side slope not to exceed 4:1.**
- B. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.

Mr. Neil Braunstein
Preliminary Plan No. 120160260
January 9, 2017
Page 3

- C. 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.
- D. Developer shall ensure final and proper completion and installation of all utility lines underground, for all new road construction.
- E. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Ms. Rebecca Torma, our Development Review Area Senior Planning Specialist for this project at rebecca.torma@montgomerycountymd.gov or (240) 777-2118.

Sincerely,



Gregory M. Leck, Manager
Development Review Team

Sharepoint/directors office/development review/rebecca/Bethesda/springfield/120160260 Springfield Preliminary Plan ltr

Enclosure

cc: Todd Chamberlin Owner
Dave Crowe Macris, Hendricks & Glascock, P.A.
Matthew Folden M-NCPPC Area 1
Preliminary Plan folder
Preliminary Plan letters notebook

cc-e: Sam Farhadi MCDPS RWPR
Chris Meyers MCDPS
Rebecca Torma MCDOT OTP



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Springfield Preliminary Plan Number: 1-120160260

Street Name: Wiltshire Drive Master Plan Road Classification: Secondary - 30 MPH

Posted Speed Limit: 25 (sign along Cromwell Dr) mph

Street/Driveway #1 (Proposed Entrance) Street/Driveway #2 (Existing Entrance)

Sight Distance (feet) OK?
Right 220' OK
Left 110' NO

Sight Distance (feet) OK?
Right 150' NO
Left 100' NO

Comments: Looking left was completely blocked by existing street trees. Sight distance can be met if street trees are removed. Tree #4 to remain per MCDOT, Sight distance met +/- 4.8' back from curb, see exhibits.

Comments: Looking out from both directions were completely blocked by existing street trees. Sight distance can be met if street trees are removed. Tree #4 to remain per MCDOT, Sight distance met +/- 5.5' back from curb, see exhibits.

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
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

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)

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines and that these documents were prepared or approved by me, and that I am a licensed Professional Engineer under the laws of the State of Maryland, License No. 14979.
Expiration Date: 07-02-2018

Scott C. Rosen
Signature

11/04/2016
Date

14979
PLS/P.E. MD Reg. No.



Montgomery County Review:

☒ Approved

☐ Disapproved:

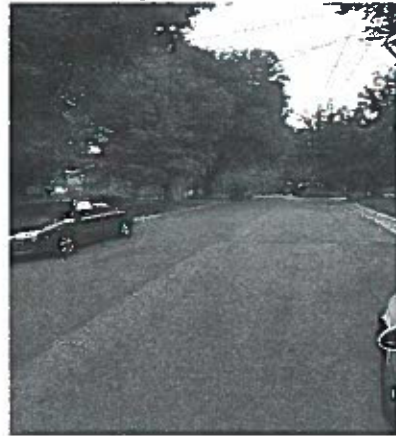
By: Rebecca Loma

Date: 11/6/17

Looking Right from
Proposed Entrance.



Approaching Proposed
Entrance from the East
220' Away.



Looking Left from
Proposed Entrance.



Approaching Proposed
Entrance from the West
200' Away.



Looking Right from
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Approaching Existing
Entrance 200' East.



Looking Left from Existing
Entrance.



Approaching Existing
Entrance 200' West.

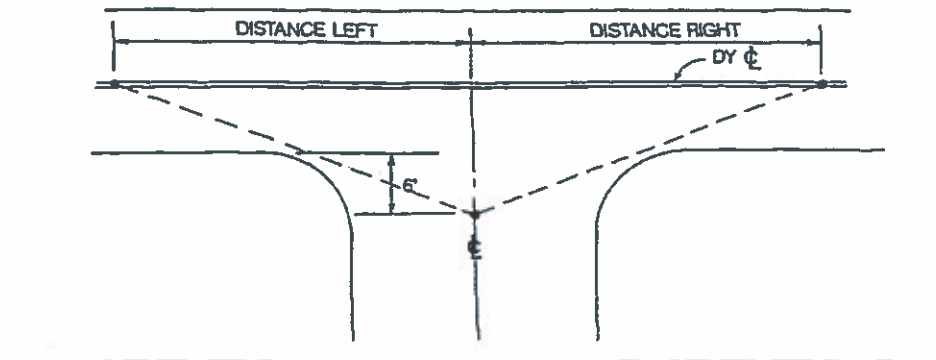




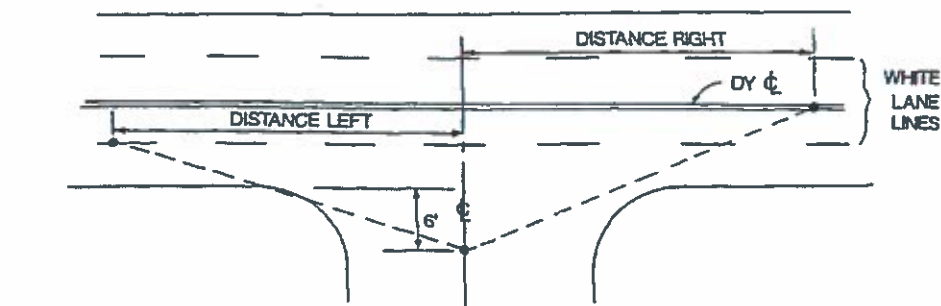
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION ATTACHMENT

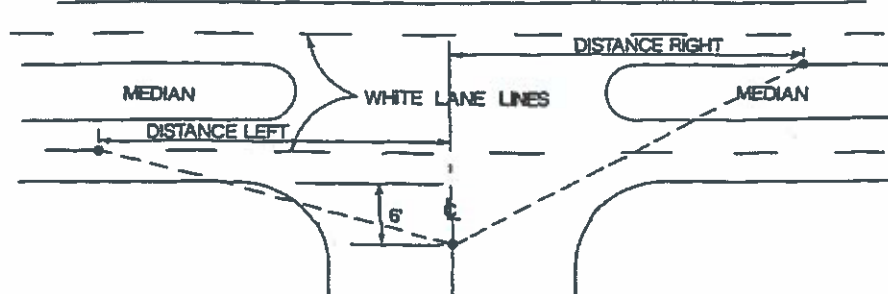
2 LANE UNDIVIDED ROADWAY



MULTI-LANE UNDIVIDED ROADWAY



MULTI-LANE DIVIDED ROADWAY



Isiah Leggett
County
Executive



Al R. Roshdieh
Director

DEPARTMENT OF TRANSPORTATION

February 21, 2017

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

RE: Preliminary Plan No. 120160260
Springfield
Amendment Letter

Neil:
Dear Mr. Braunstein:

We have completed our review of the revised preliminary plan dated February 14, 2017. A previous plan was reviewed by the Development Review Committee at its meeting on May 2, 2016. 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. All comments from the previous DOT letter dated January 9, 2017 apply unless conditioned in this letter.
2. The revised sight distance study has been accepted. A copy of the revised Sight Distance Evaluation certification form is enclosed for your information and reference.

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178

FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

Mr. Neil Braunstein
Preliminary Plan No. 120160260 Revised
February 21, 2017
Page 2

3. 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 DPS Right-of-Way Plan Review Section.
4. 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. On Wiltshire Drive provide two (2) street trees and widen the existing sidewalk to five (5) feet between the proposed driveway for the new house and the existing driveway.

Thank you for the opportunity to review this revised preliminary plan. If you have any questions or comments regarding this letter, please contact Ms. Rebecca Torma, our Development Review Area Senior Planning Specialist for this project at rebecca.torma@montgomerycountymd.gov or (240) 777-2118.

Sincerely,



Gregory M. Leck, Manager
Development Review Team
Office of Transportation Policy

Sharepoint/directors office/development review/rebecca/Bethesda/springfield/120160260 Springfield Preliminary Plan ltr revised.docx

Enclosure

cc: Todd Chamberlin Owner
 Dave Crowe Macris, Hendricks & Glascock, P.A.
 Matthew Folden M-NCPPC Area 1
 Preliminary Plan folder
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cc-e: Sam Farhadi MCDPS RWPR
 Chris Meyers MCDPS
 Rebecca Torma MCDOT OTP



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Springfield Preliminary Plan Number: 1-120160260

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Replacement Trees 1 and 2 to be Planted Behind Sight Distance Sight Line

GUIDELINES

Replacement Trees 1 and 2 to be Planted Behind Sight Distance Sight Line

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
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*Source: AASHTO

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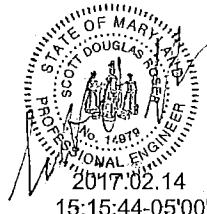
ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines and that these documents were prepared or approved by me, and that I am a licensed Professional Engineer under the laws of the State of Maryland, License No. 14979, Expiration Date: 07-02-2018

Scott C. Prosen
Signature

11/04/2016
Date

14979
PLS/P.E. MD Reg. No.



Montgomery County Review:

☒ Approved

☐ Disapproved:

By: [Signature]

Date: 2/21/17

Form Reformatted:
March, 2000

Looking Right from
Proposed Entrance.



—Tree 1 To Be Replaced

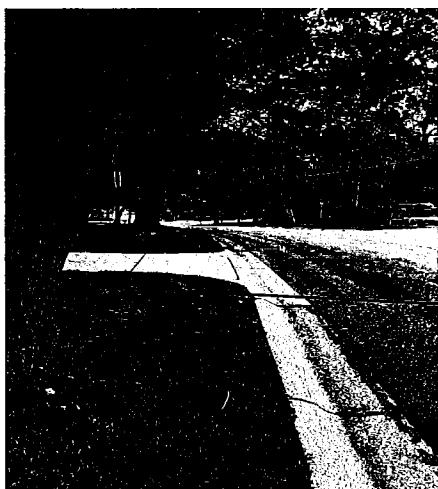
—Tree 2 To Be Replaced

Replacement Trees 1 and 2
to be Planted Behind Sight
Distance Sight Line

Approaching Proposed
Entrance from the East
220' Away.



Looking Left from
Proposed Entrance.



—Tree 4 To Be Remain

—Tree 3 To Be Removed

Approaching Proposed
Entrance from the West
200' Away.

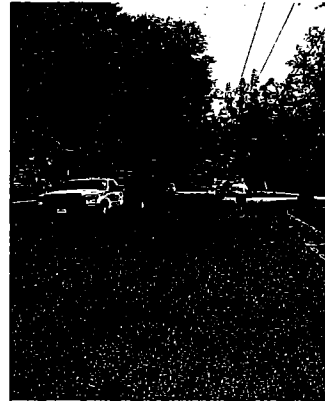


Looking Right from
Existing Entrance.

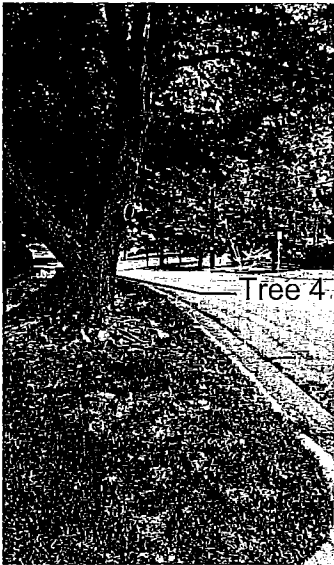


Tree 3 To Be Removed

Approaching Existing
Entrance 200' East.

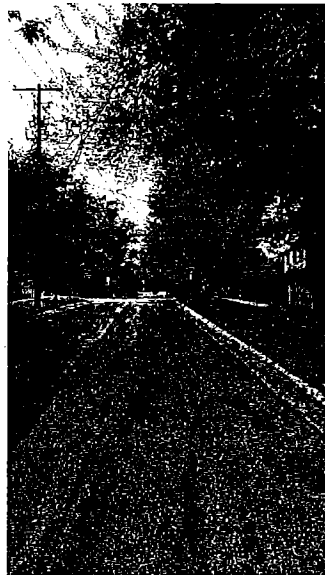


Looking Left from Existing
Entrance.



Tree 4 To Be Remain

Approaching Existing
Entrance 200' West.

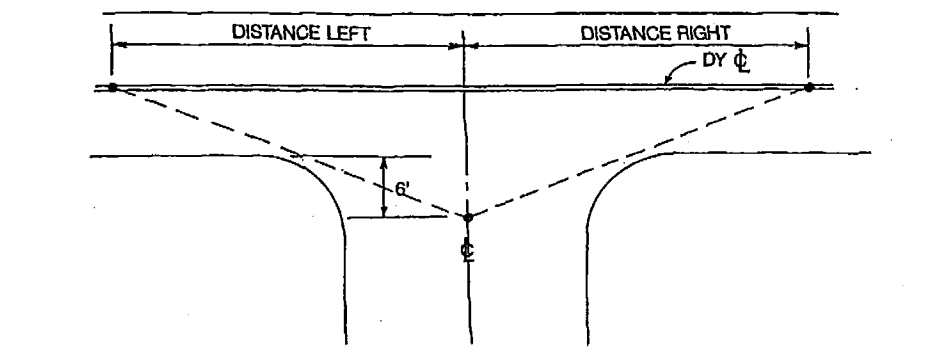




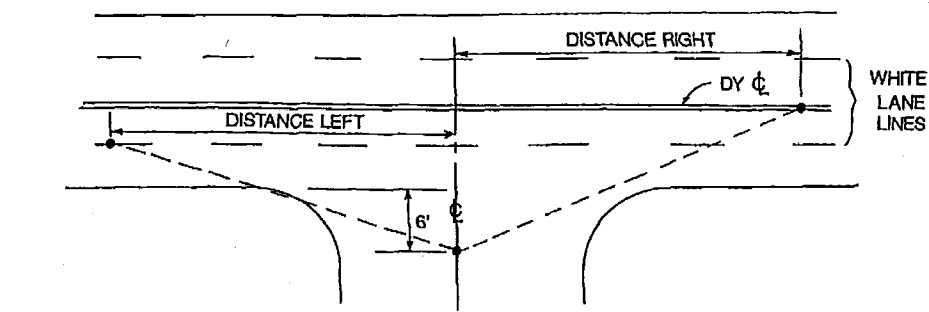
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION ATTACHMENT

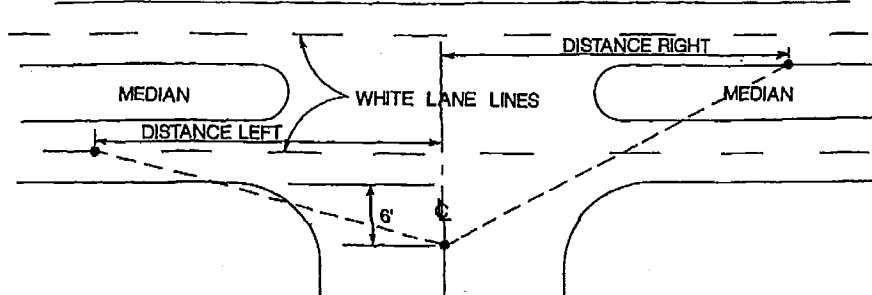
2 LANE UNDIVIDED ROADWAY



MULTI-LANE UNDIVIDED ROADWAY



MULTI-LANE DIVIDED ROADWAY





DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

April 27, 2016

Ms. Nicole Huang
Macris, Hendricks & Glascock, P.A.
9220 Whightman Road, Suite 120
Montgomery Village, MD 20886

Re: COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN
Request for: Springfield Lot 10/Block 14A only,
existing house on Lot 9 to remain
Preliminary Plan #: 120160260
SM File #: 281802
Tract Size/Zone: 0.39 ac.
Total Concept Area: 0.22 ac.
Lots/Block: Ex Lot 8 and Outlot A/Block 14A to
be subdivided into Lots 9 and 10/Block A4
Watershed: Potomac River Direct

Dear Ms. Huang:

Based on a review by the Department of Permitting Services Review Staff, the Combined Stormwater Management Concept/Site Development Stormwater Management Plan for the above mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals for proposed Lot 10/Block 14A via the use of **two drywells and one micro-bioretenention planter box**. After subdivision of the property, the existing house will be located entirely on proposed Lot 9.

The following **items** will need to be addressed **during** the final stormwater management design plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

October 4, 2016

Ms. Nicole Huang
Macris, Hendricks & Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886

Re: **CONCEPT RECONFIRMATION
COMBINED STORMWATER
MANAGEMENT CONCEPT/SITE
DEVELOPMENT STORMWATER
MANAGEMENT PLAN**

Request for: Springfield existing Lot 8,
Block 14A and Outlot A, Block 19 to be
subdivided into Lots 9 and 10, existing
house on Lot 9 to remain
Preliminary Plan #: 120160260
SM#281802
Tract Size/Zone: 0.39 ac.
Total Concept Area 0.22 ac.
Watershed: Potomac River Direct

Dear Ms. Huang:

Your request for a stormwater management reconfirmation for the above site has been evaluated. The original approved SWM concept dated April 27, 2016 is hereby reconfirmed. The specific measures to be utilized to achieve full ESD treatment will be reviewed at final engineering. Please adhere to all conditions required as part of that approval.

If you have any questions regarding these actions, please feel free to contact Mary Fertig at mary.fertig@montgomerycountymd.gov or at 240-777-6202.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark C. Etheridge".

Mark C. Etheridge, Manager
Water Resources Planning Section
Division of Land Development Services

cc: SM File #: 281802